



RETAIL PROPERTY FOR SALE OR LEASE

1561 W LIBERTY AVE
PITTSBURGH, PA 15226



Presented By:

Paige Myers

412.745.5000 x203

paige@totumrealtyadvisors.com

Kevin Riley

412.745.5000 x200

kevin@totumrealtyadvisors.com

420 Fort Duquesne Blvd Pittsburgh, PA 15222 // 412.745.5000 // totumrealtyadvisors.com

1561 W LIBERTY AVE

PITTSBURGH, PA 15226



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$3,200,000
Lease Rate:	\$12.00 SF/yr (NNN)
Building Size:	26,000 SF
Available SF:	26,000 SF
Lot Size:	1.75 Acres
Zoning:	HC - Highway Commercial
Traffic Count:	24,500

PROPERTY OVERVIEW

Formerly used as a car dealership and auto repair shop, this property includes approximately 8,000 SF of showroom, lobby and office space (6,000 SF street-level and 2,000 SF mezzanine level) and approximately 18,000 SF of warehouse & shop space.

Ownership is open to offers for purchase, lease, ground lease or build-to-suit opportunities.

PROPERTY HIGHLIGHTS

- 3 Drive-In doors
- Two-directional access with over 500 ft of frontage on West Liberty Ave
- 24,500 vehicles per day
- Strong surrounding residential density
- Ample surface parking
- Wide array of acceptable uses include car washes, banking or financial institutions, child care, animal care, indoor recreation, lab & research services, medical marijuana operations, retail sales and service, manufacturing and assembly operations, and many more

Presented By:

Paige Myers

412.745.5000 x203

paige@totumrealtyadvisors.com

Kevin Riley

412.745.5000 x200

kevin@totumrealtyadvisors.com

420 Fort Duquesne Blvd Pittsburgh, PA 15222 // 412.745.5000 // totumrealtyadvisors.com

1561 W LIBERTY AVE

PITTSBURGH, PA 15226



ADDITIONAL PHOTOS



Presented By:

Paige Myers

412.745.5000 x203

paige@totumrealtyadvisors.com

Kevin Riley

412.745.5000 x200

kevin@totumrealtyadvisors.com

420 Fort Duquesne Blvd Pittsburgh, PA 15222 // 412.745.5000 // totumrealtyadvisors.com

1561 W LIBERTY AVE

PITTSBURGH, PA 15226



ADDITIONAL PHOTOS



Presented By:

Paige Myers

412.745.5000 x203

paige@totumrealtyadvisors.com

Kevin Riley

412.745.5000 x200

kevin@totumrealtyadvisors.com

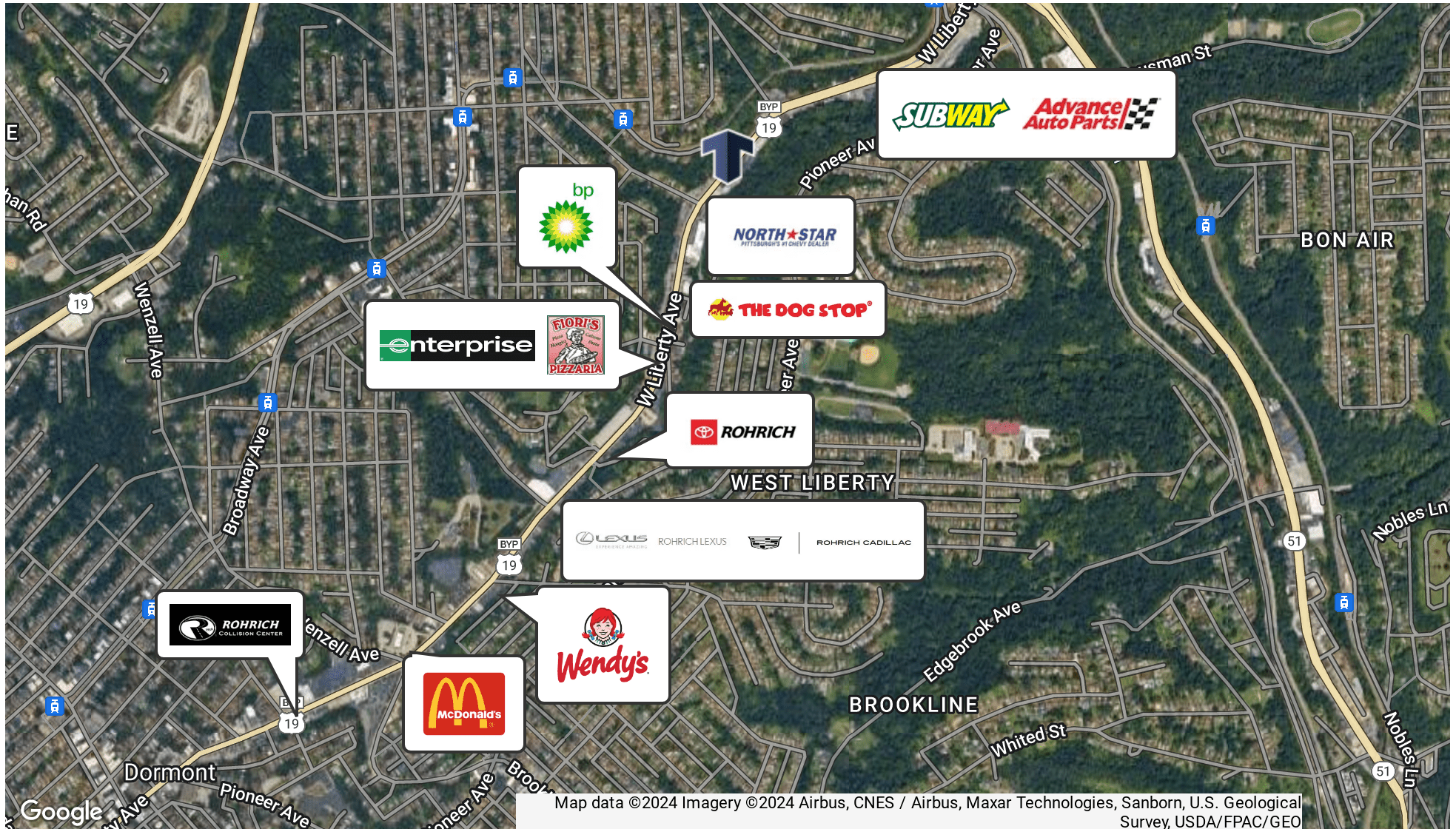
420 Fort Duquesne Blvd Pittsburgh, PA 15222 // 412.745.5000 // totumrealtyadvisors.com

1561 W LIBERTY AVE

PITTSBURGH, PA 15226



RETAILER MAP



Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, Sanborn, U.S. Geological Survey, USDA/FPAC/GEO

Presented By:

Paige Myers

412.745.5000 x203

paige@totumrealtyadvisors.com

420 Fort Duquesne Blvd Pittsburgh, PA 15222 // 412.745.5000 // totumrealtyadvisors.com

Kevin Riley

412.745.5000 x200

kevin@totumrealtyadvisors.com

1561 W LIBERTY AVE

PITTSBURGH, PA 15226

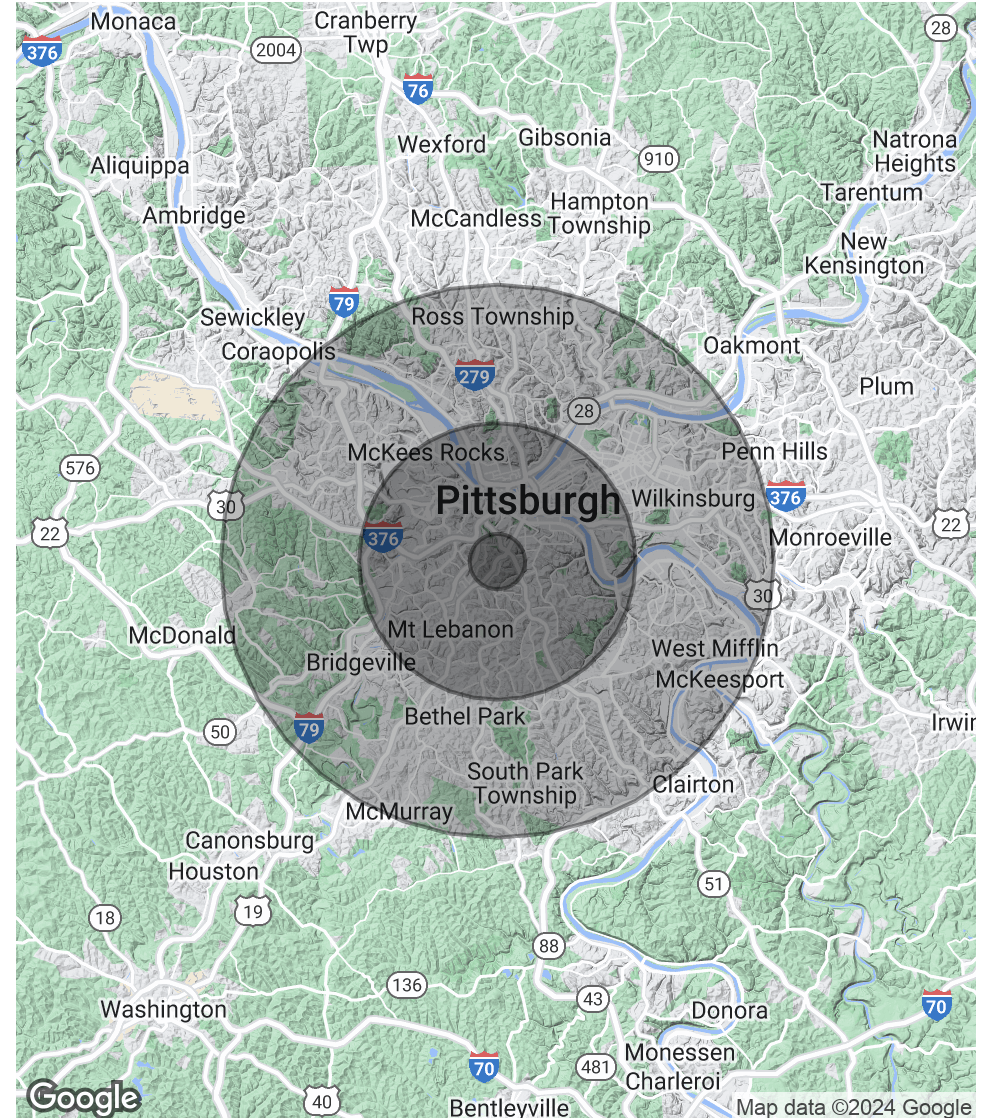


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	16,523	346,003	836,979
Average Age	39.3	39.1	40.9
Average Age (Male)	36.9	37.3	39.1
Average Age (Female)	42.5	40.6	42.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	8,072	174,166	425,000
# of Persons per HH	2.0	2.0	2.0
Average HH Income	\$61,172	\$69,595	\$74,740
Average House Value	\$103,145	\$165,101	\$178,305

2020 American Community Survey (ACS)



Presented By:

Paige Myers

412.745.5000 x203

paige@totumrealtyadvisors.com

420 Fort Duquesne Blvd Pittsburgh, PA 15222 // 412.745.5000 // totumrealtyadvisors.com

Kevin Riley

412.745.5000 x200

kevin@totumrealtyadvisors.com