



FOR SALE/LEASE

Former Rite Aid-New Brighton



813 Third Avenue,
New Brighton, PA 15066

ALEX RODRIGUEZ, CCIM | DRE LIC# 01803607

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BRIAN BROCKMAN | LICENSE #: RM423816

Broker
Bang Realty-Pennsylvania Inc
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LOCATION:	813 Third Avenue, New Brighton, PA 15066
PROPERTY TYPE:	Retail
SALE PRICE:	\$1,619,000
LEASE RATE:	\$9.95/SF
LEASE TYPE:	Absolute NNN
LAND SIZE:	0.683+/- Acres
SPACE AVAILABLE:	10,078 SF

2020 DEMOGRAPHICS

	Total Population
1 MILE	7,700
3 MILES	38,010

	Avg HH Income
1 MILE	\$59,513
3 MILES	\$68,516
5 MILES	\$71,024

HIGHLIGHTS

- Serving Over 65,400 Residents in Established Trade Area
- Strategic Location, Minutes to Health Valley's Medical Campus and its Award-Winning Flagship Hospital with 2,000 Employees
- Highly Visible Along Major North/South Artery with Direct Access to Downtown Pittsburgh
- Strong Daytime Population, Over 23,800 Employees within a 5-Mile Radius
- Close Proximity to More Than 7,000 Students Attending Several K-12 Schools and Geneva College
- Just Northeast of Shell's \$2.5 Billion Petrochemical Plant Currently Under Construction
- 22 Miles to Pittsburgh International Airport



SITE PHOTOS



SITE PLAN



TRAFFIC COUNTS



LOCATION

