

# FOR SALE/LEASE

Former Rite Aid-New Brighton



**813 Third Avenue,  
New Brighton, PA 15066**

**ALEX RODRIGUEZ, CCIM | DRE LIC# 01803607**

The Alexander Group

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**BRIAN BROCKMAN | LICENSE #: RM423816**

Broker

Bang Realty-Pennsylvania Inc

(513) 898-1551

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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

<div>  <p>Total Population</p> </div>	1 MILE	7,700	<div>  <p>Avg HH Income</p> </div>	1 MILE	\$59,513
	3 MILES	38,010		3 MILES	\$68,516
	5 MILES	65,406		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



*Information contained herein has been obtained from sources deemed to be reliable; however, no warranties, whether expressed or implied, can be assumed for its accuracy.*

# SITE PHOTOS





# SITE PLAN





# TRAFFIC COUNTS



# LOCATION

