

INVESTMENT OPPORTUNITY

FOR SALE OR LEASE

12120 FRANKSTOWN ROAD, PENN HILLS, PA 15235

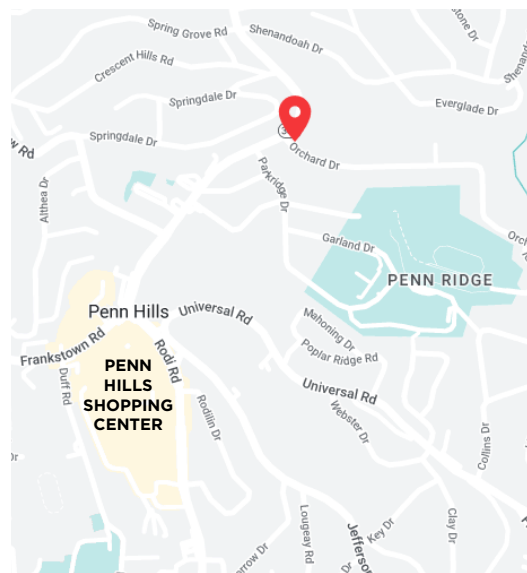


ASKING PRICE: \$395,000



PROPERTY HIGHLIGHTS

- 8,100 SF building for sale or lease
- Asking Price: \$395,000
- 3,560 SF available on two floors with loading dock for lease or new owner occupied
- 0.18 acres / 8,000 SF lot
- Corner location @ Frankstown Rd and Orchard Dr
- Seven (7) parking spaces in the front with additional parking on side of building



CONTACT:

BRENDAN MCMANUS

bmcmanus@hannacre.com

412 261 2200

HANNA COMMERCIAL REAL ESTATE

11 STANWIX ST., SUITE 1024

PITTSBURGH, PA 15222

HANNACRE.COM

All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental, or other conditions, prior sale lease, financing or withdrawal without notice. Hanna Commercial will make no representation, and assume no obligation, regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property.

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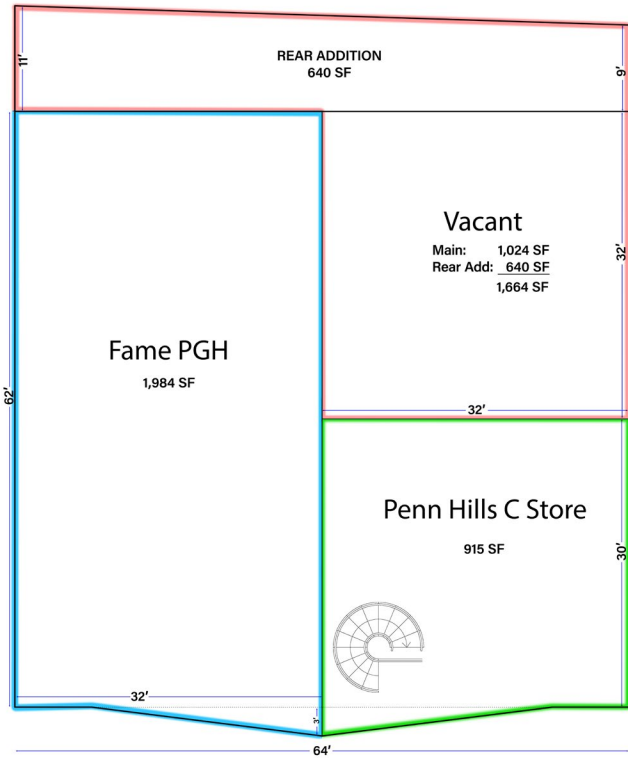
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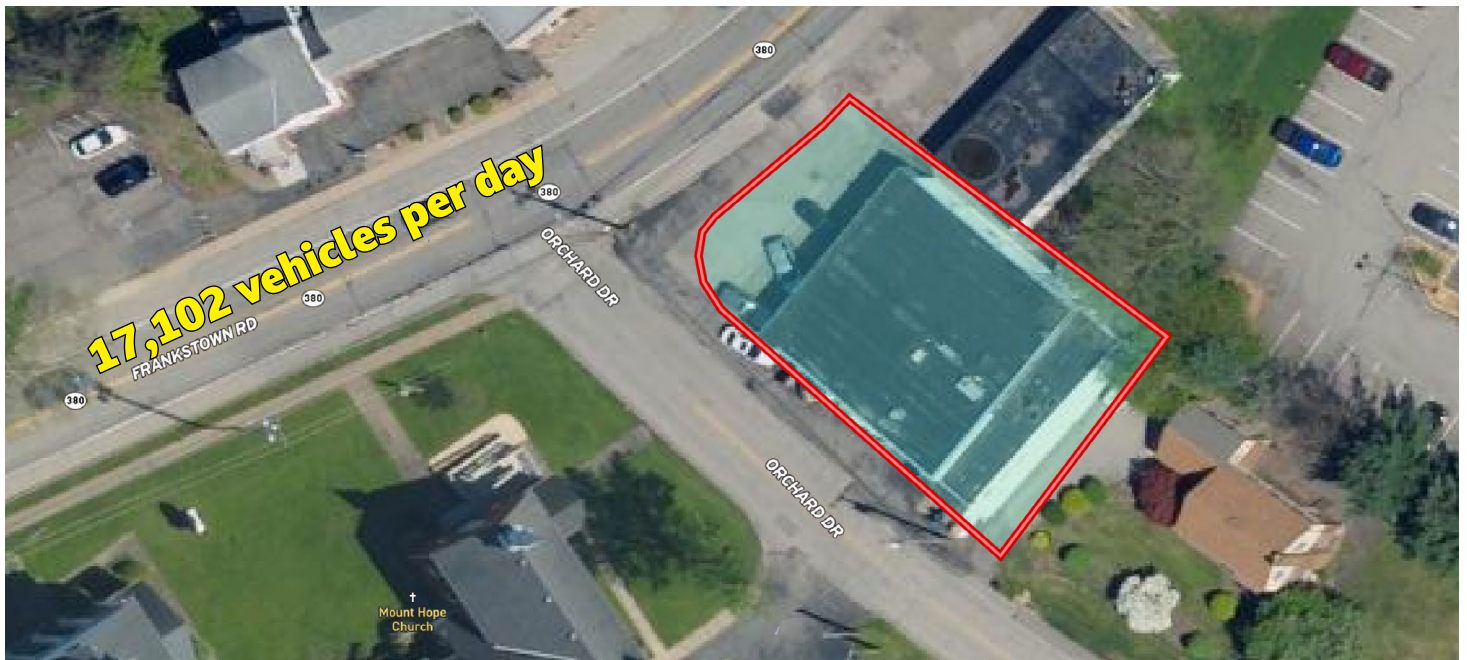
ALL MEASUREMENTS ARE APPROXIMATE

First Floor



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Basement



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DEMO SNAPSHOT	1 MILE	3 MILE	5 MILE
EST POPULATION	9,392	63,825	172,861
EST HOUSEHOLDS	4,232	28,784	79,246
EST AVG HH INCOME	\$70,964	\$74,926	\$79,149
CONSUMER SPENDING	\$114.5M	\$788.3M	\$2.2B



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