

BARBER SHOP

OFFERING MEMORANDUM

For Lease | Second Floor Office Space

990 GREENTREE ROAD

Pittsburgh, PA 15220



PRESENTED BY:

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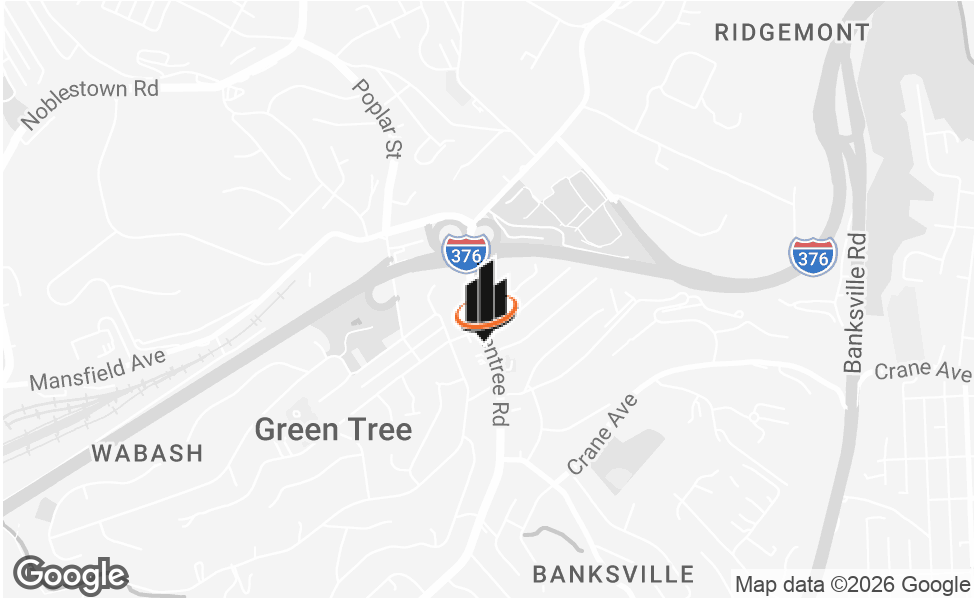
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BARBER SHOP

SECTION 1
Property
Information

EXECUTIVE SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$14.00 SF/yr (Plus Utilities)
BUILDING SIZE:	6,200 SF
AVAILABLE SF:	2,793 SF
LOT SIZE:	0.26 Acres
MARKET:	Pittsburgh
SUBMARKET:	Parkway West Corridor

PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present this prime office space available at 990 Greentree Rd in Greentree, PA. This second-floor 2,793 SF space offers exceptional visibility on Greentree Road, ensuring exposure to 17,080 average daily traffic. With its strategic location and versatile layout, this office space presents an outstanding opportunity for businesses seeking a prominent presence in the market.

PROPERTY HIGHLIGHTS

- 2,793 SF office space available on the second floor
- High visibility on Greentree Rd with 17,080 ADT
- Less than one half mile to I-376 onramp
- Located on bus line
- Onsite parking - 4 spaces in the front and 17 in the rear
- Easily accessible

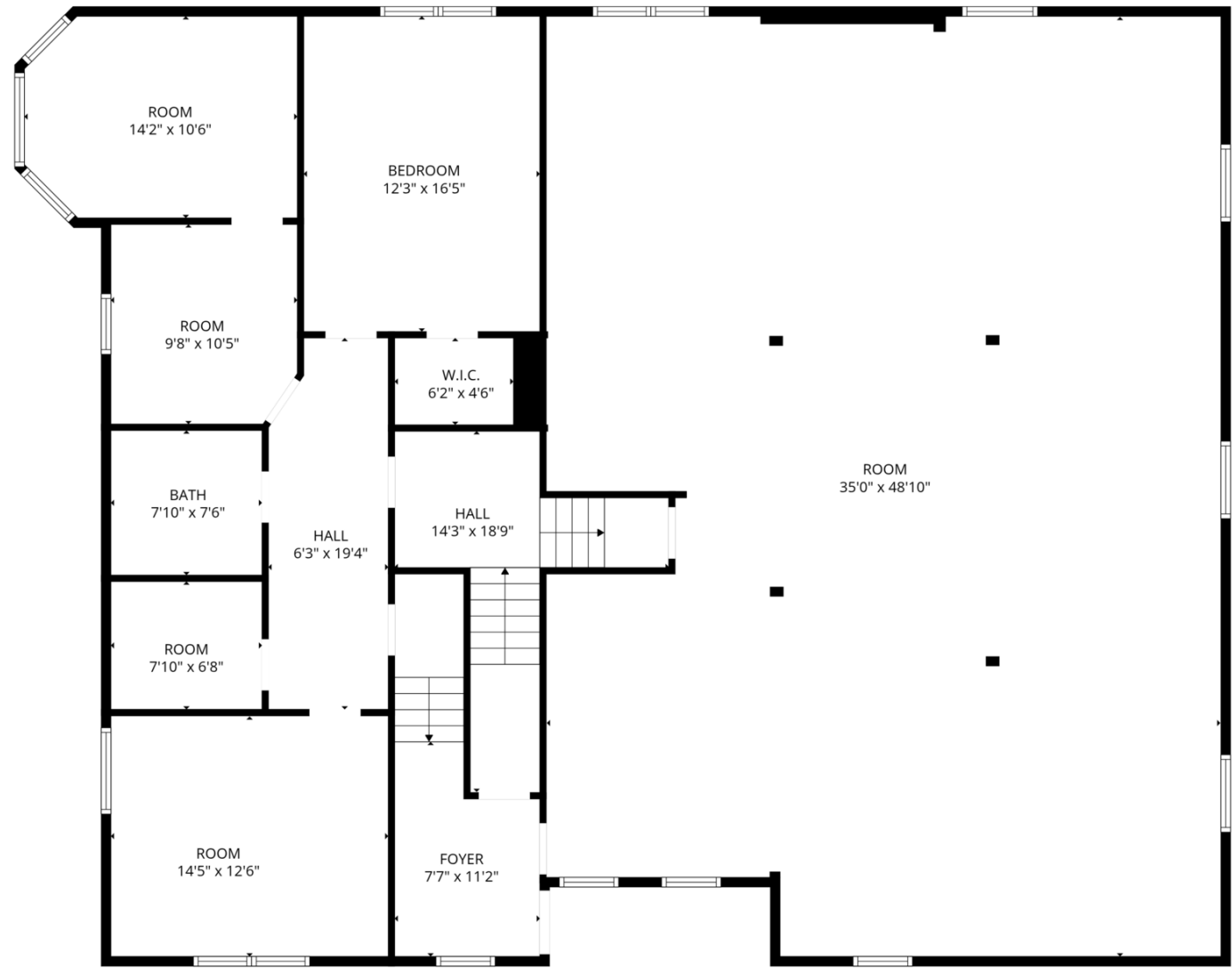
ADDITIONAL PHOTOS | COMMON AREA



ADDITIONAL PHOTOS | 2ND FLOOR



FLOOR PLAN



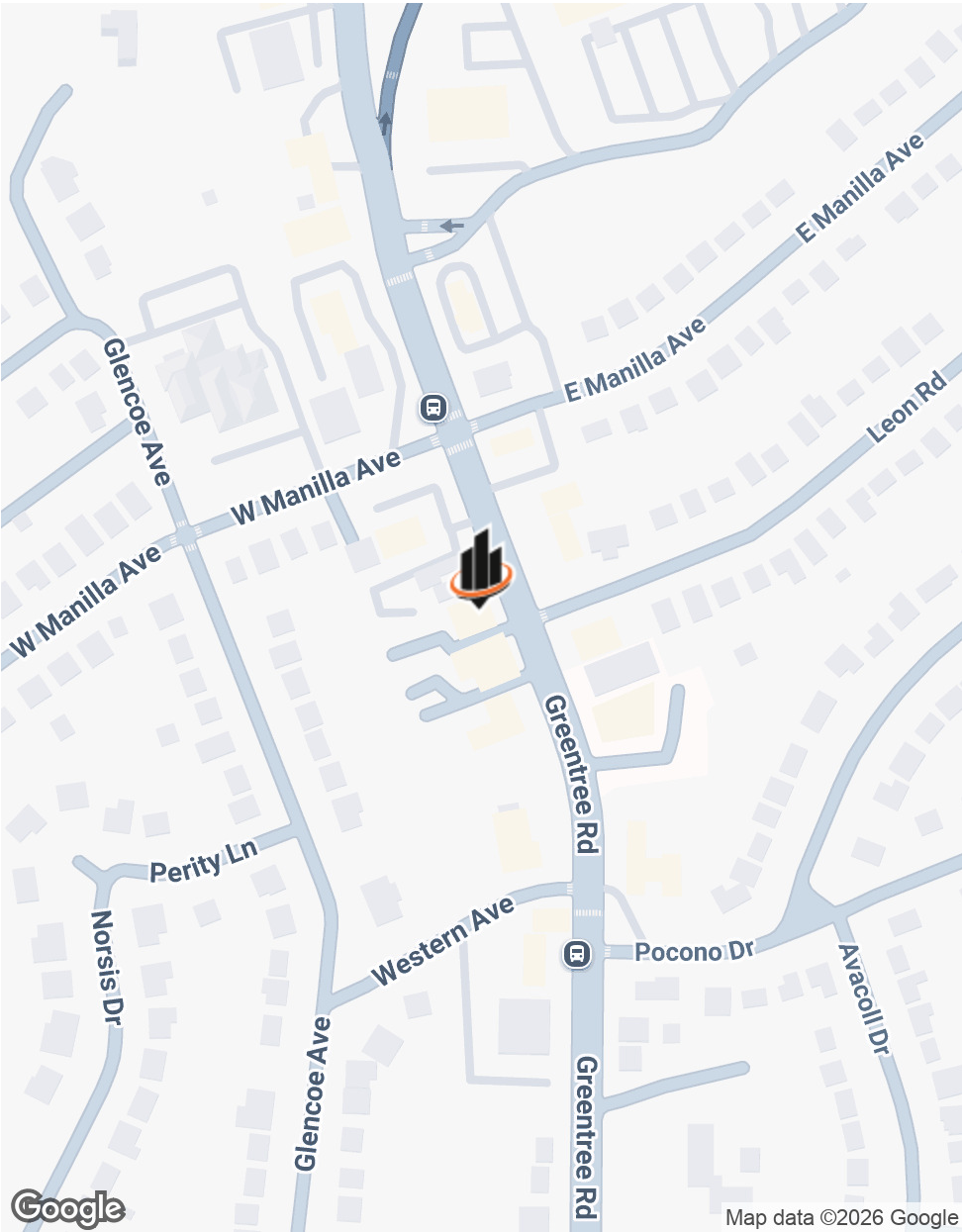
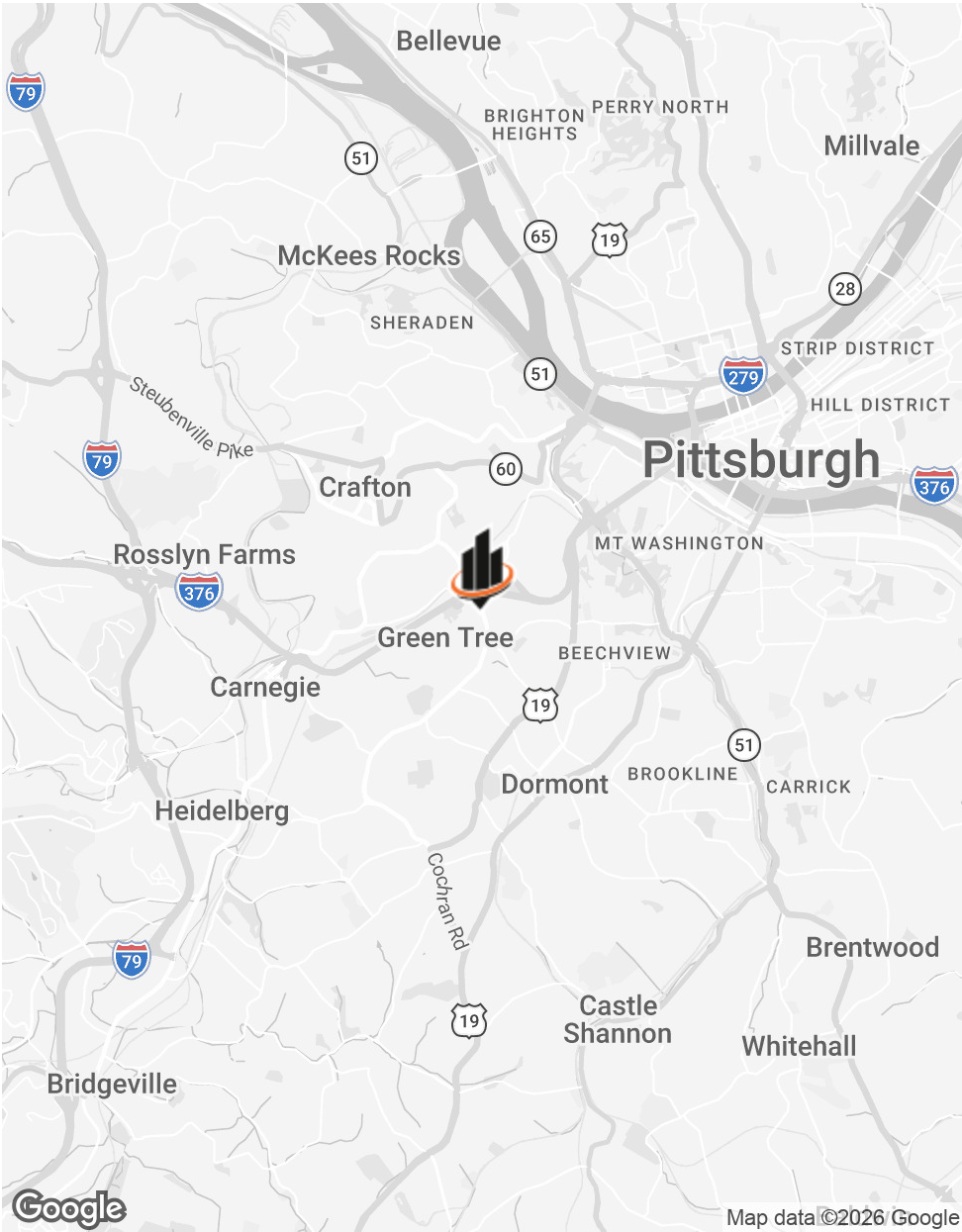
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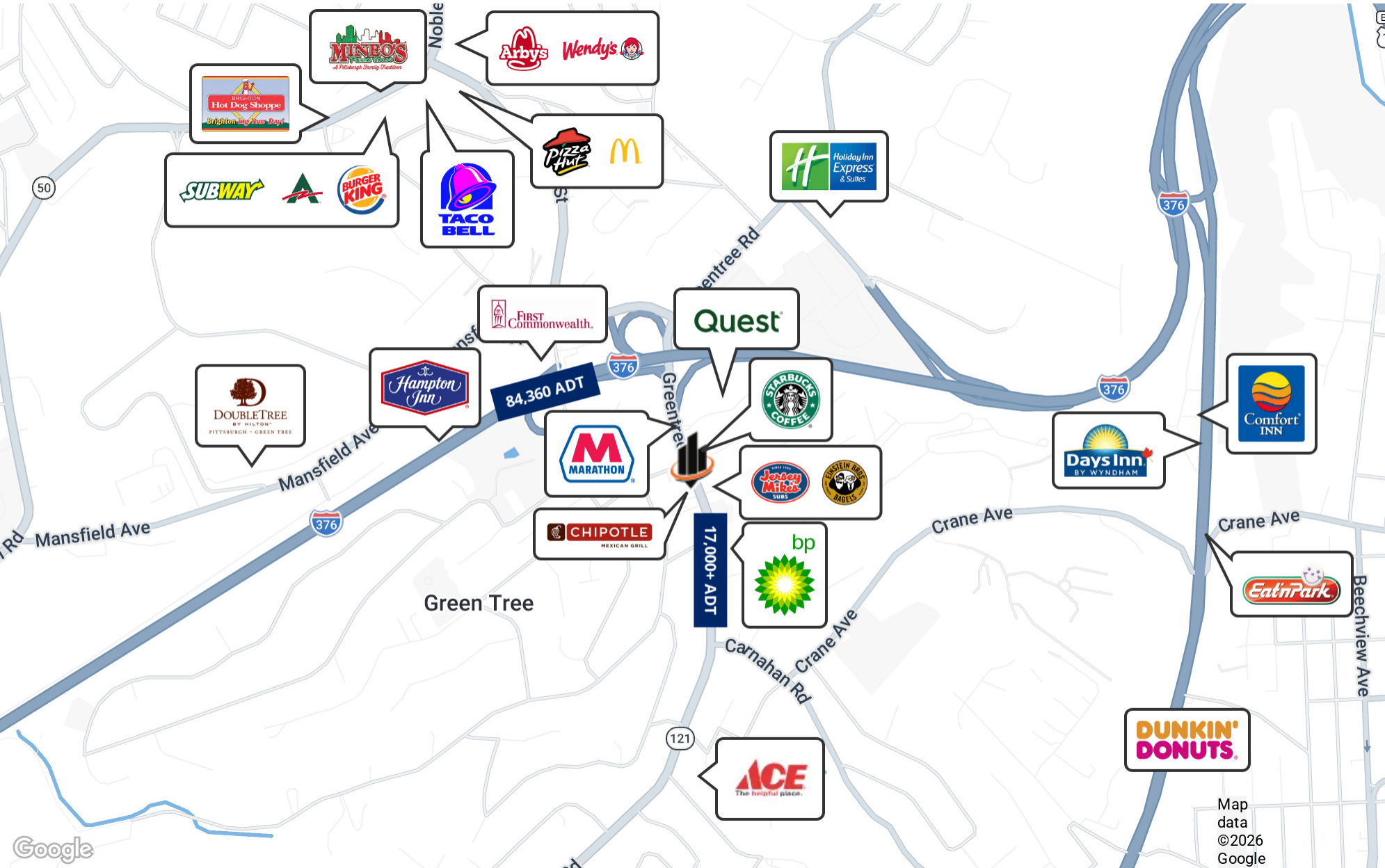
BARBER SHOP

SECTION 2
Location
Information

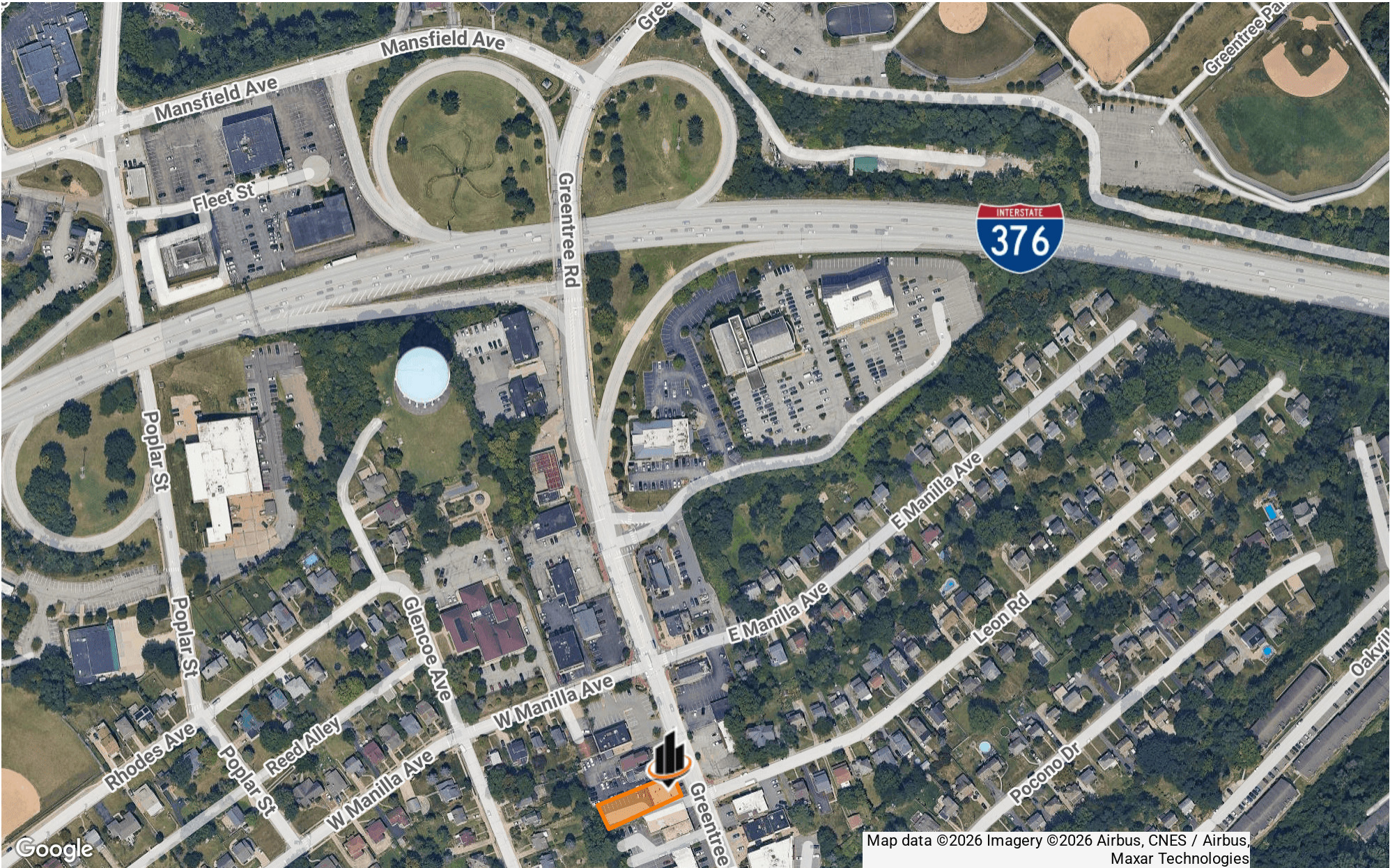
LOCATION MAPS



RETAILER MAP



AERIAL MAP | PROXIMITY TO I-376 INTERCHANGE



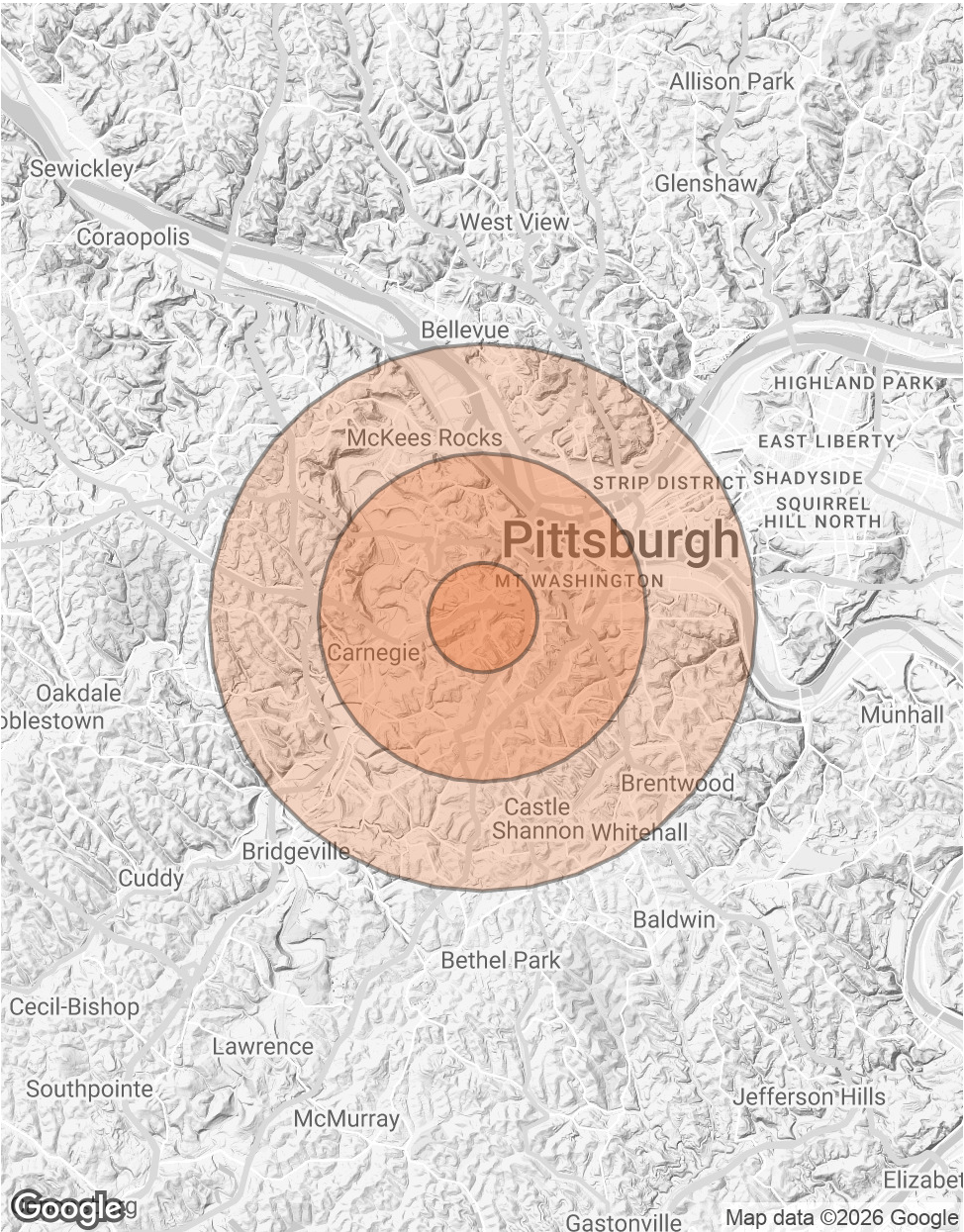
Map data ©2026 Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,929	135,787	322,199
AVERAGE AGE	43	42	41
AVERAGE AGE (MALE)	42	40	40
AVERAGE AGE (FEMALE)	44	43	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,272	63,065	144,185
# OF PERSONS PER HH	2.1	2.2	2.2
AVERAGE HH INCOME	\$95,377	\$96,622	\$96,474
AVERAGE HOUSE VALUE	\$211,693	\$243,176	\$258,522

Demographics data derived from AlphaMap



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