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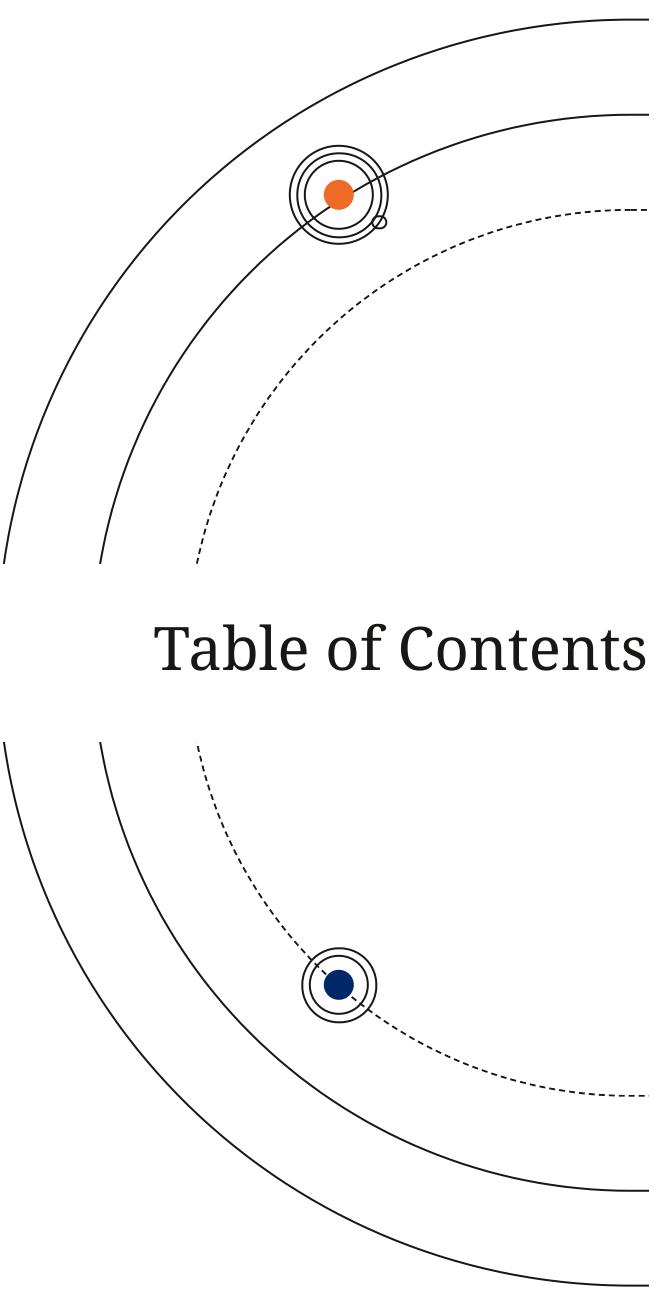
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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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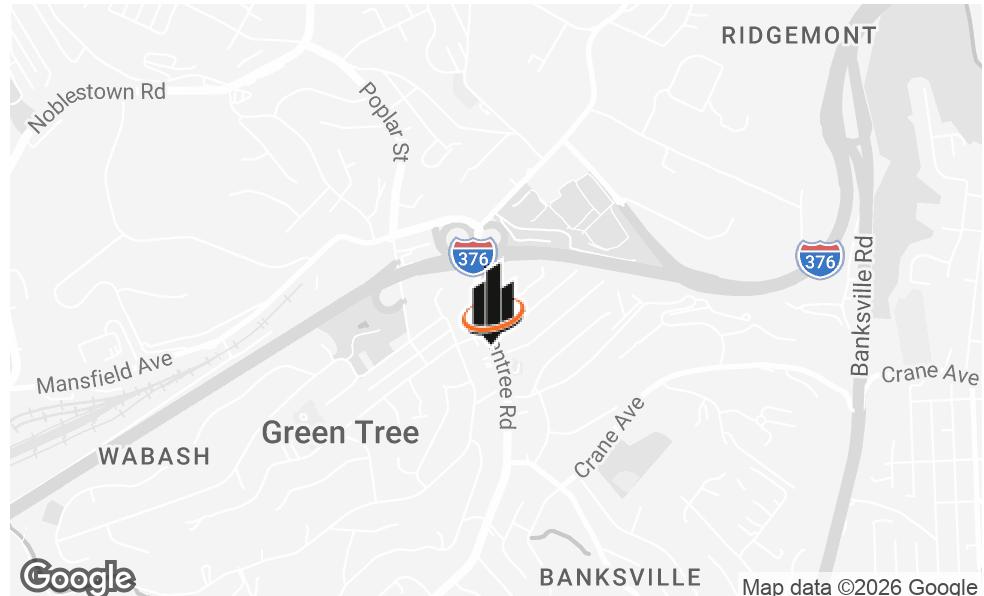
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# EXECUTIVE SUMMARY



## OFFERING SUMMARY

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

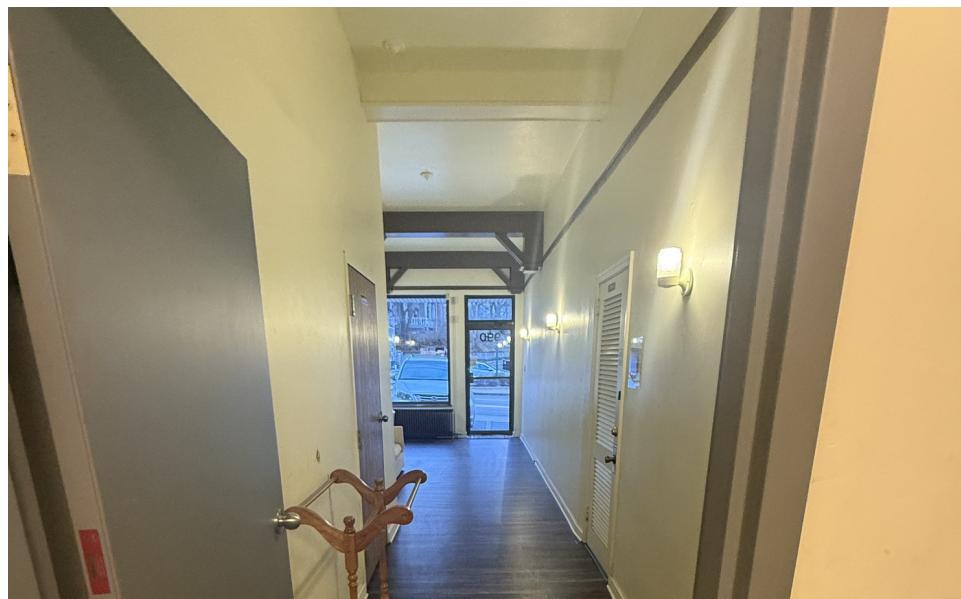
## PROPERTY OVERVIEW

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

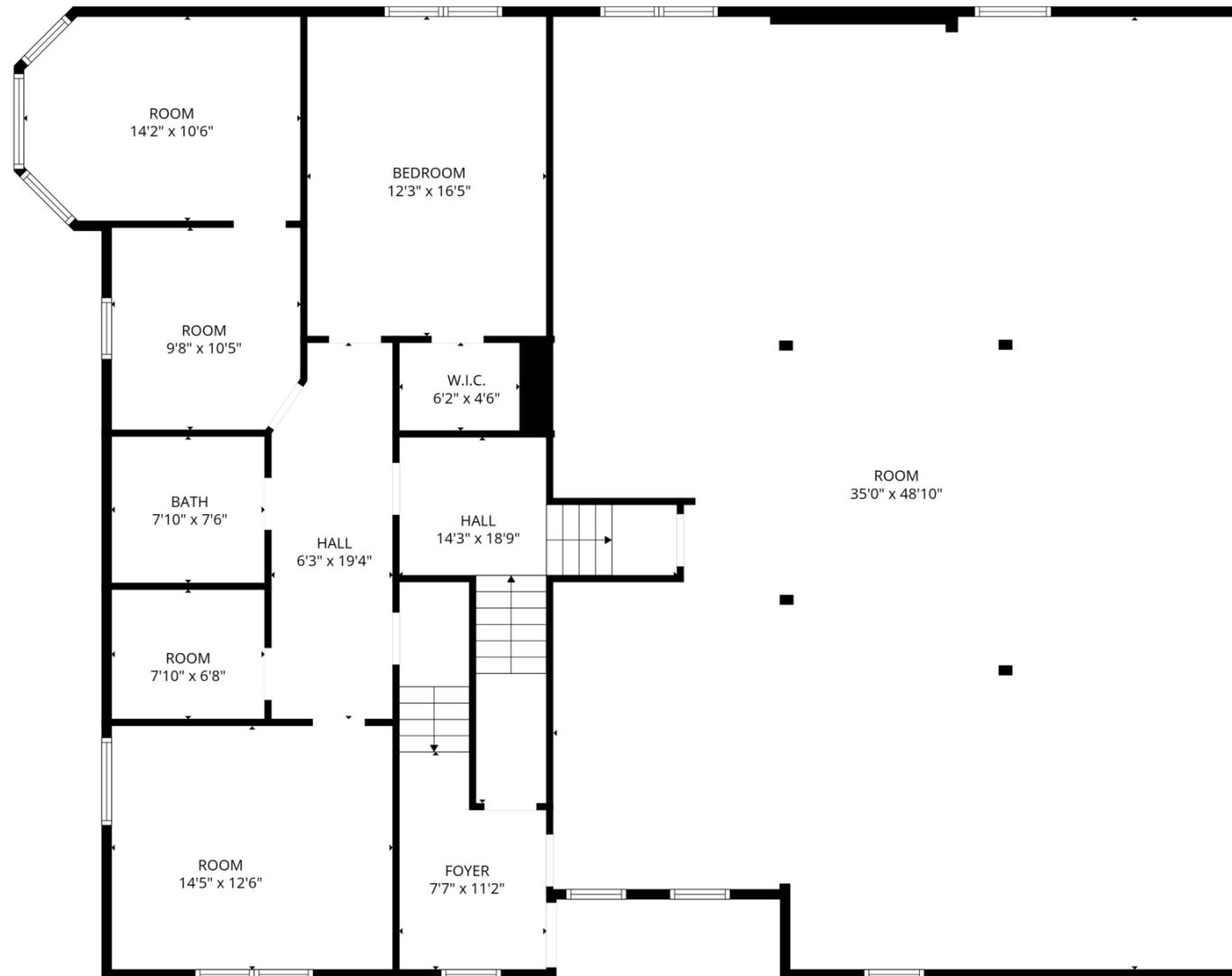
## ADDITIONAL PHOTOS | COMMON AREA



## ADDITIONAL PHOTOS | 2ND FLOOR



## FLOOR PLAN



## PARKING

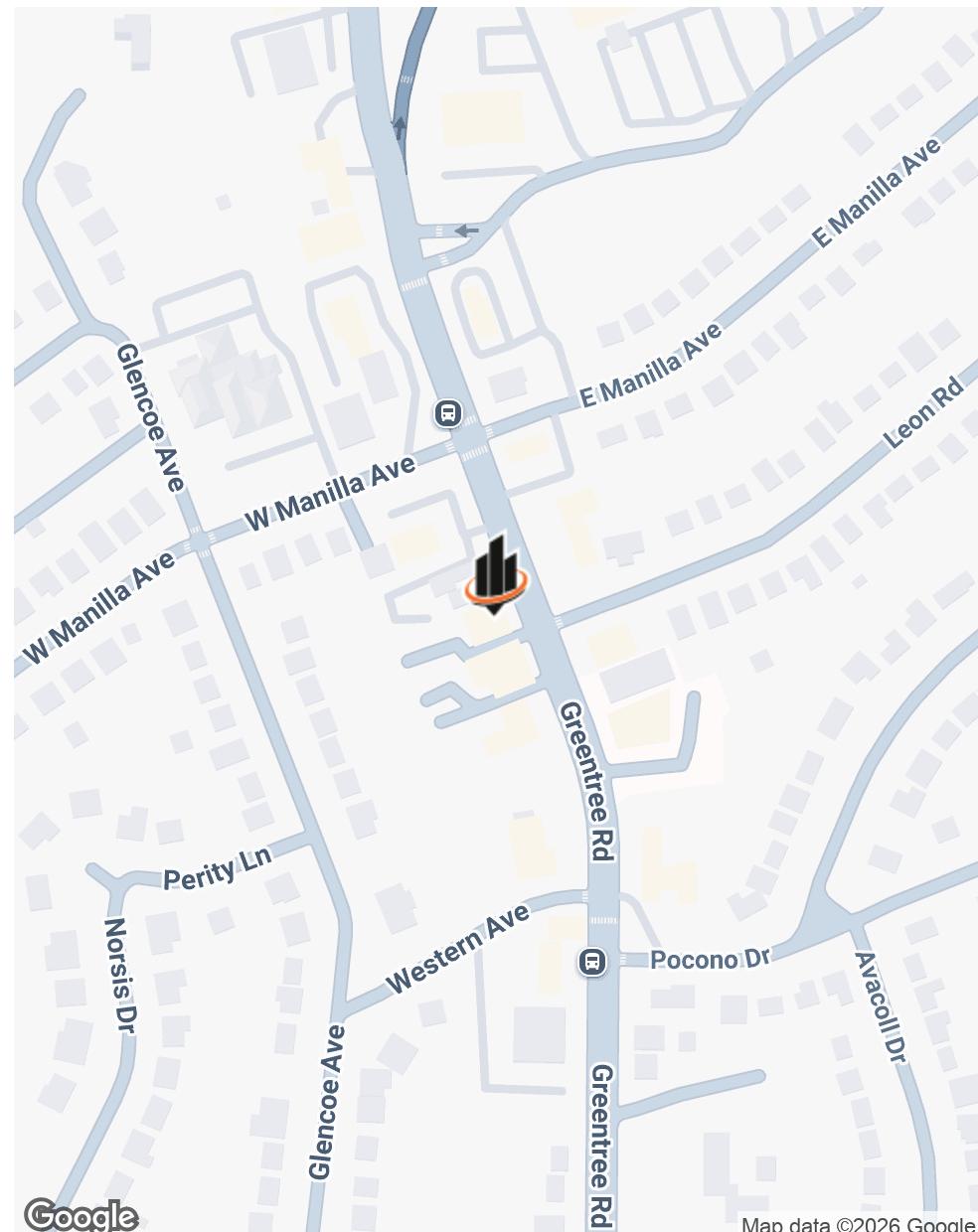
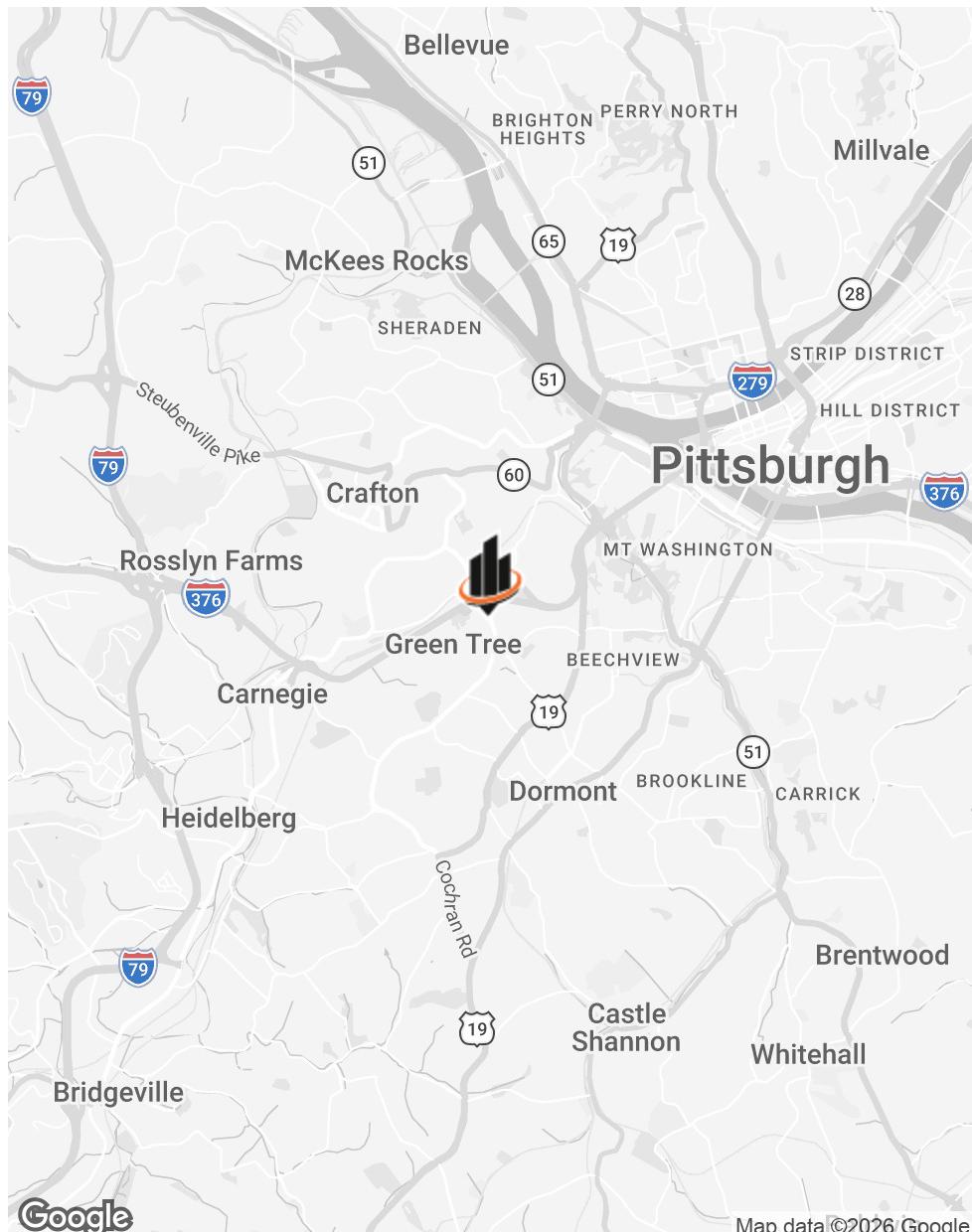




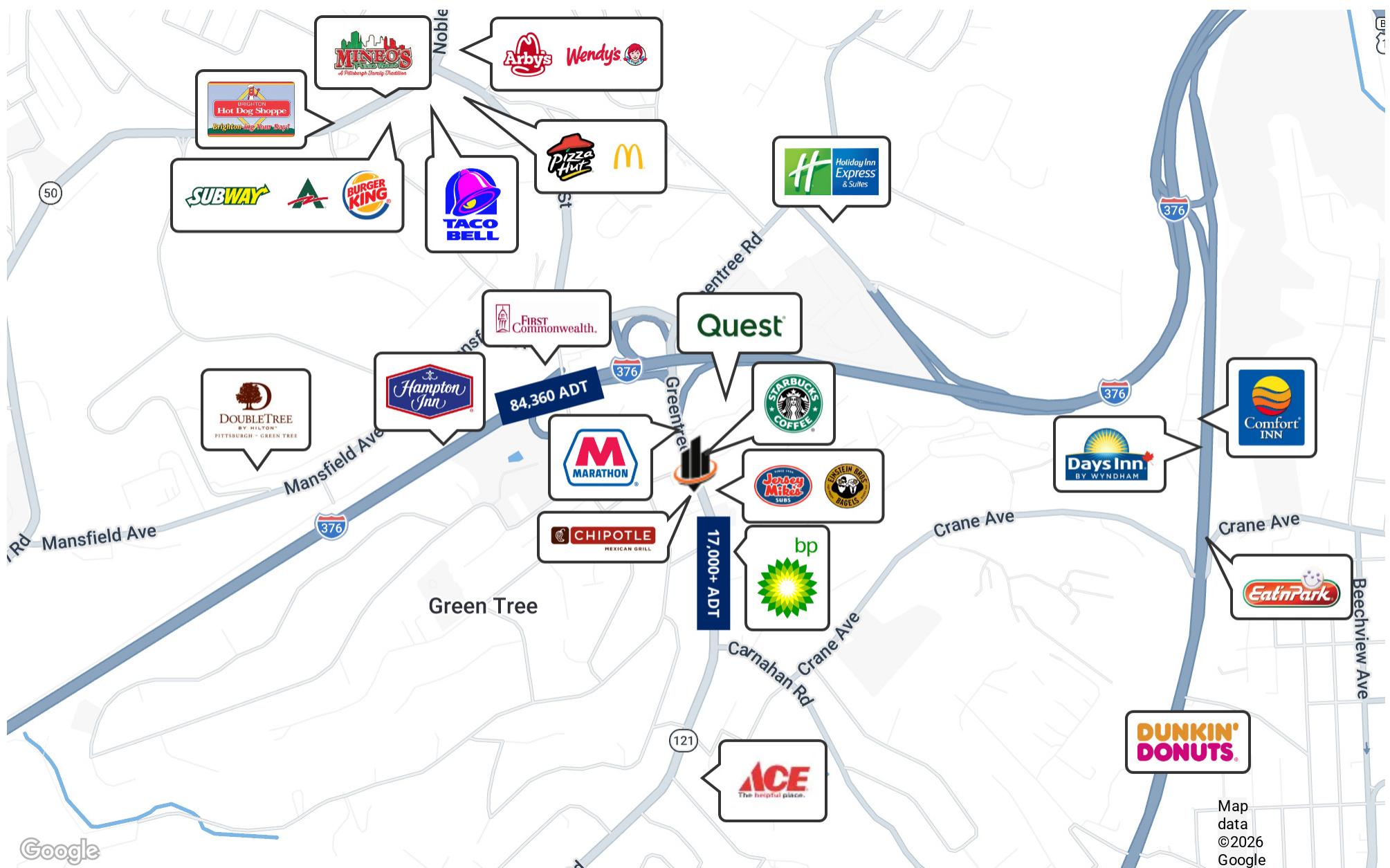
## SECTION 2

### Location Information

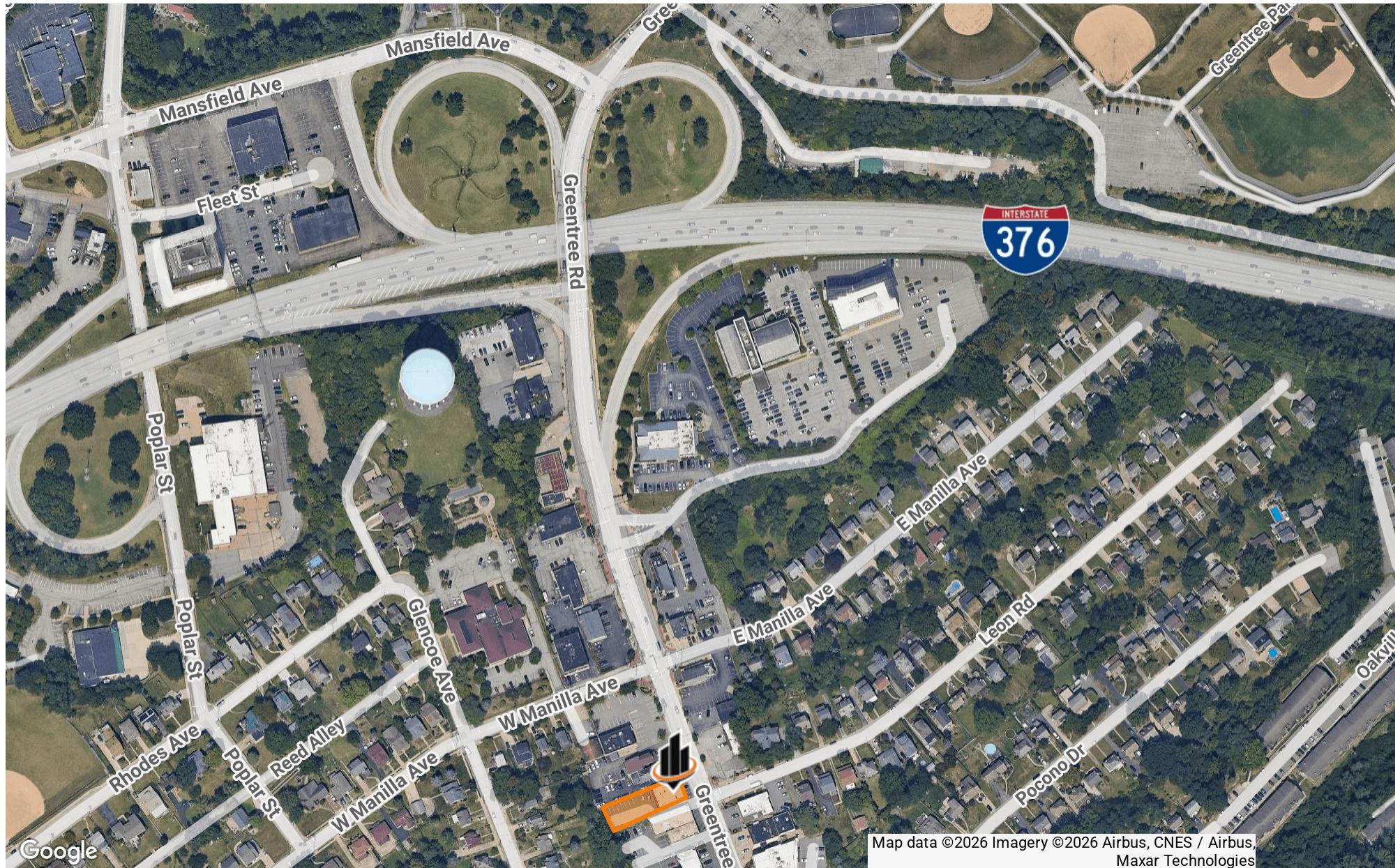
## LOCATION MAPS



## RETAILER MAP



## AERIAL MAP | PROXIMITY TO I-376 INTERCHANGE



# DEMOGRAPHICS MAP & REPORT

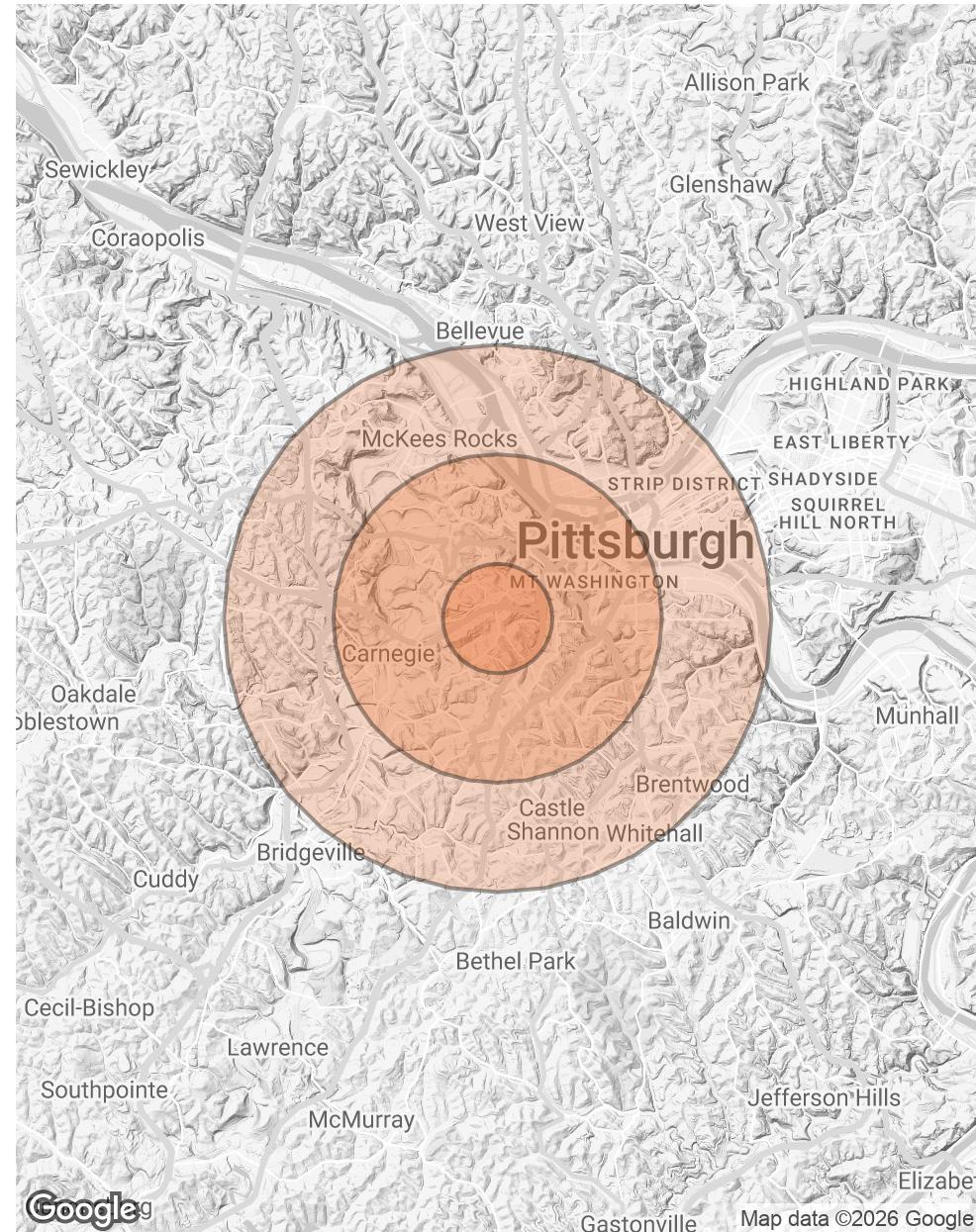
## POPULATION

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

## HOUSEHOLDS & INCOME

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

Demographics data derived from AlphaMap





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