

1351 WASHINGTON BOULEVARD

PITTSBURGH, PA 15206



PROPERTY DESCRIPTION

Situated at 1351 Washington Blvd in Pittsburgh, this 5,400-square-foot commercial warehouse offers prime space in a high-traffic zone. The building is single-story and is best suited for warehouse use or similar operations. With all utilities in place, including climate control for most of the building, this property is ready for immediate occupancy.

One of the standout features of this warehouse is its high ceilings, which provide ample vertical storage space and accommodate a wide range of commercial activities. Accessibility is streamlined thanks to one loading dock and one drive-in, making it highly convenient for both incoming and outgoing goods.

It features bathrooms that are already in place, new stairs, a handicap ramp, and floor drains, contributing to a functional work environment. Additionally, parking is plentiful with approximately 13 on-site parking spaces and room for more, ensuring that both staff and visitors will have easy access to the facility.

OFFERING SUMMARY

Lease Rate:	\$13.00 SF/yr (NNN)
Available SF:	5,400 SF
Building Size:	5,400 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	333	1,758	9,636
Total Population	716	3,657	17,184
Average HH Income	\$68,105	\$73,480	\$64,464



SELECT REALTY

Each office independently owned and operated

5807 Penn Ave
Pittsburgh, PA 15206-3816

724.933.6300

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TYLER PETIT

Senior Advisor

724.882.2619

tyler@thepittsburghagent.com

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LOCATION DESCRIPTION

1351 Washington Blvd is strategically situated in a high-traffic commercial zone in Pittsburgh, making it an ideal location for a warehouse or similar enterprise. Nestled along Washington Blvd/Route 8 with an impressive Average Daily Traffic (ADT) of 27,219, this property enjoys high visibility and easy accessibility. Public transportation is also a breeze, with a convenient bus stop located in close proximity to the building.

The area itself is predominantly commercial, ensuring a synergy with various other businesses and a focus on commercial activities. Parking won't be an issue here; the property boasts an on-site parking facility with approximately 13 spaces, and additional parking is available. This makes it convenient not only for staff but also for any freight or delivery activities that may require extra space.

In summary, 1351 Washington Blvd offers a lucrative opportunity for businesses looking for a well-placed commercial property in Pittsburgh, especially those in need of warehouse space. Its high-traffic location, easy accessibility, and ample parking make it a highly desirable spot in the commercial landscape of the city.



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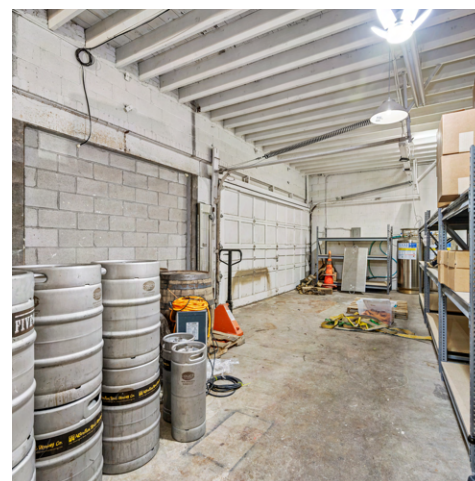
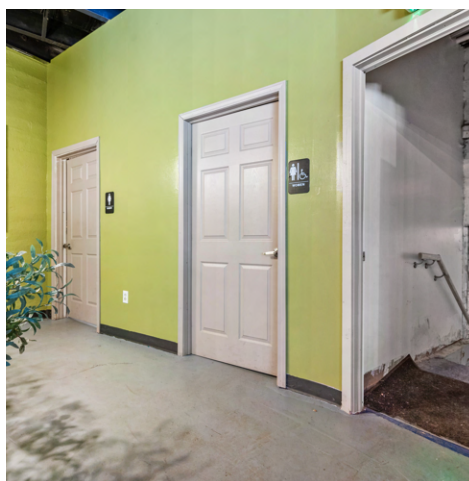
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ADDITIONAL PHOTOS

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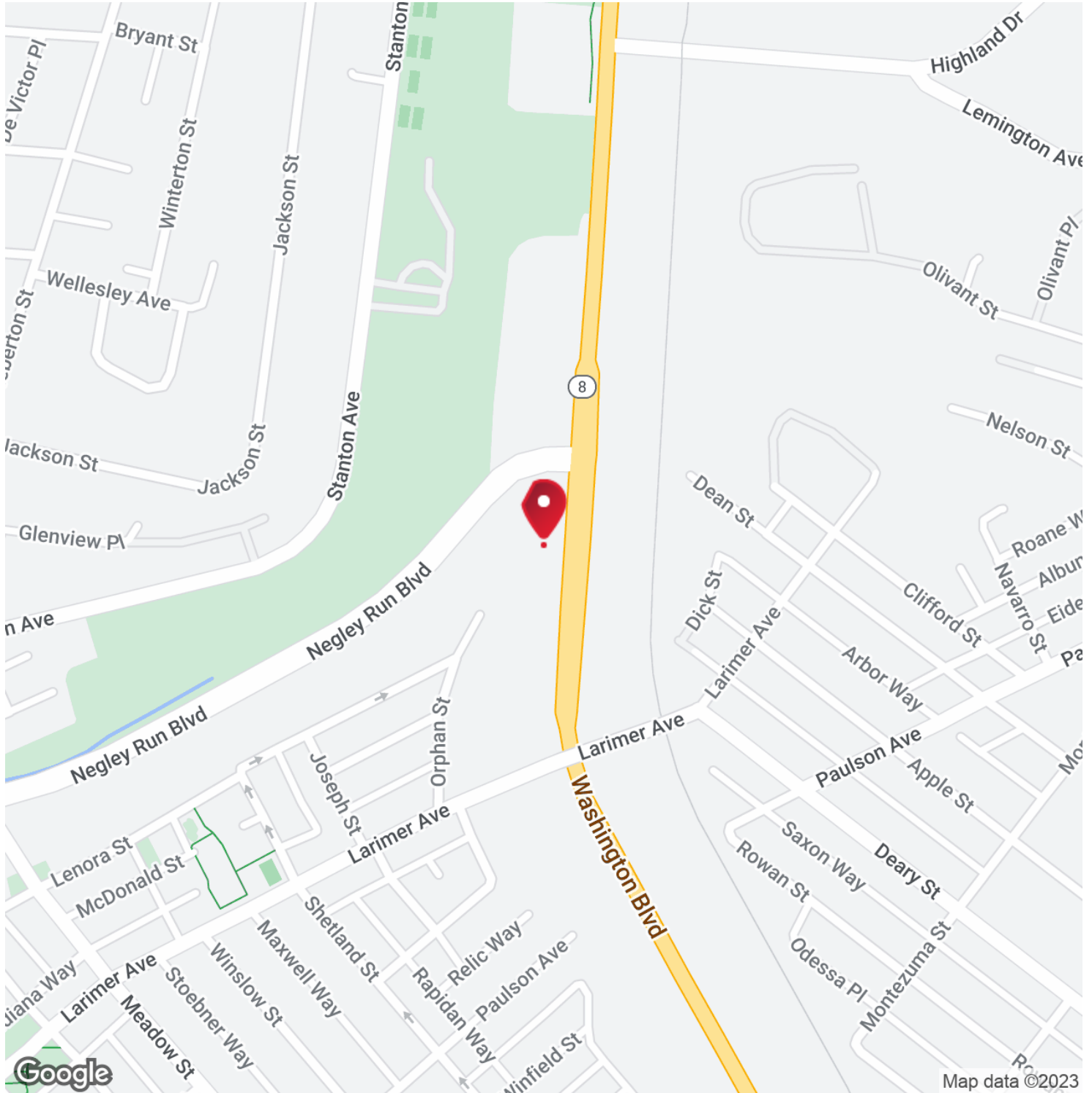
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OFFICE BUILDING

LOCATION MAP

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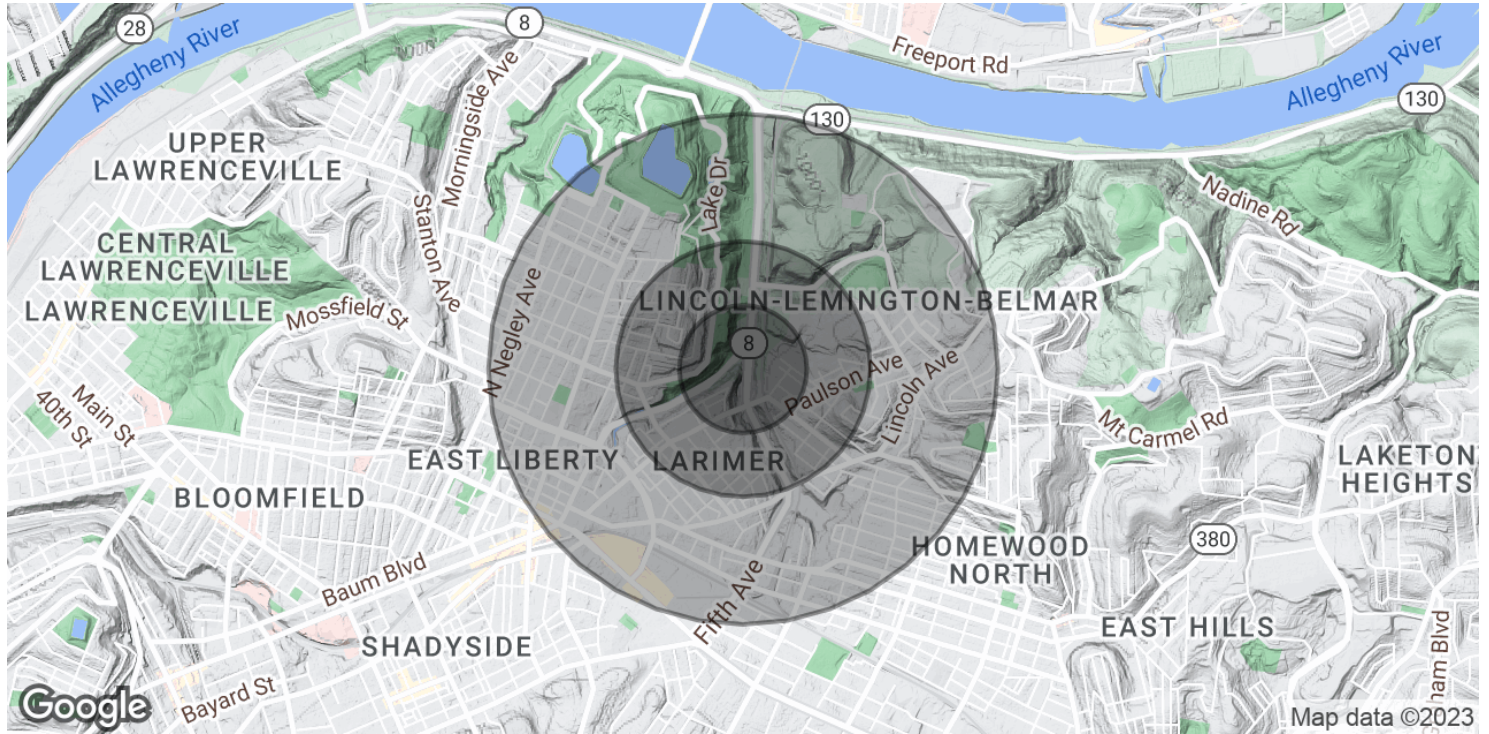
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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	716	3,657	17,184
Average Age	39.0	38.1	37.6
Average Age (Male)	36.4	34.4	32.5
Average Age (Female)	49.3	46.8	43.1

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	333	1,758	9,636
# of Persons per HH	2.2	2.1	1.8
Average HH Income	\$68,105	\$73,480	\$64,464
Average House Value	\$93,493	\$191,763	\$233,335

* Demographic data derived from 2020 ACS - US Census



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