



**OFFERING MEMORANDUM**

**For Sale or Lease | 7,800  
SF Turnkey Restaurant**

**8 TECH ONE DR**

Monroeville, PA 15146

**PRESENTED BY:**

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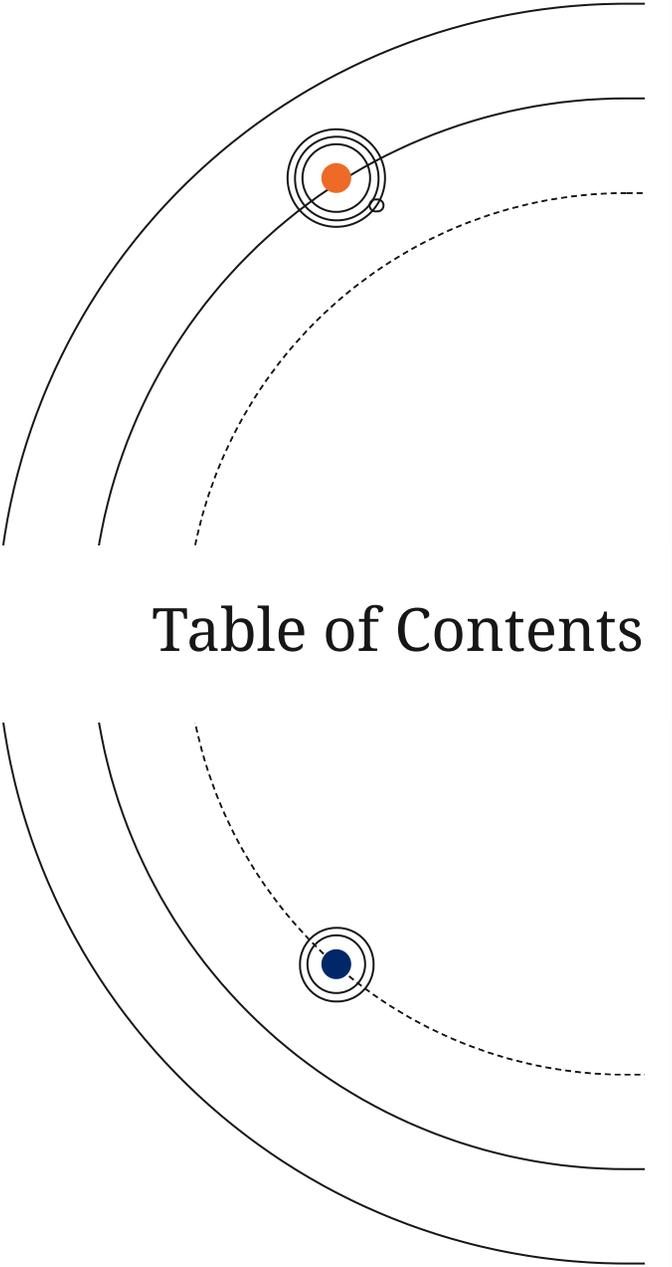
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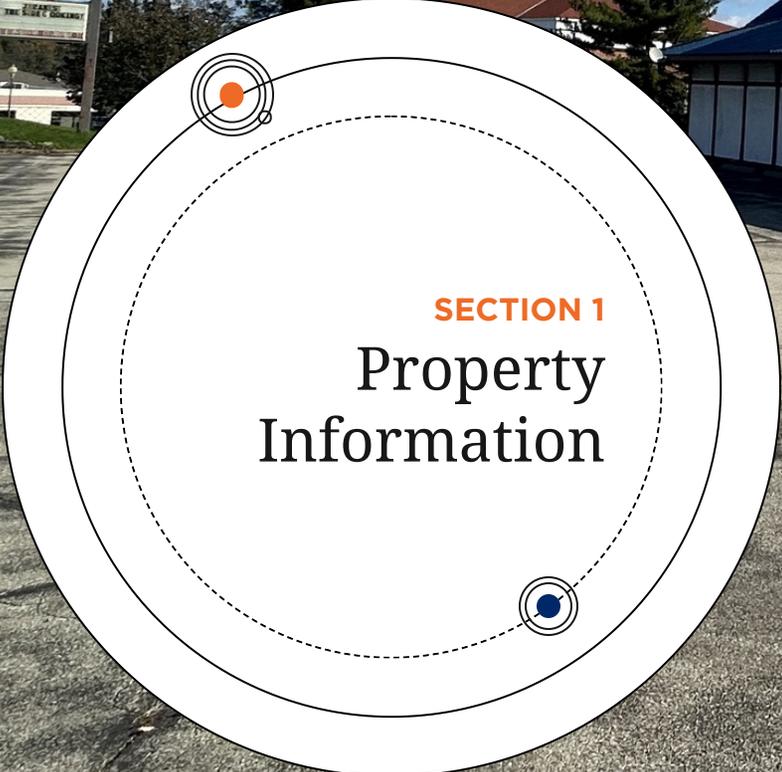
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## LOCATION INFORMATION

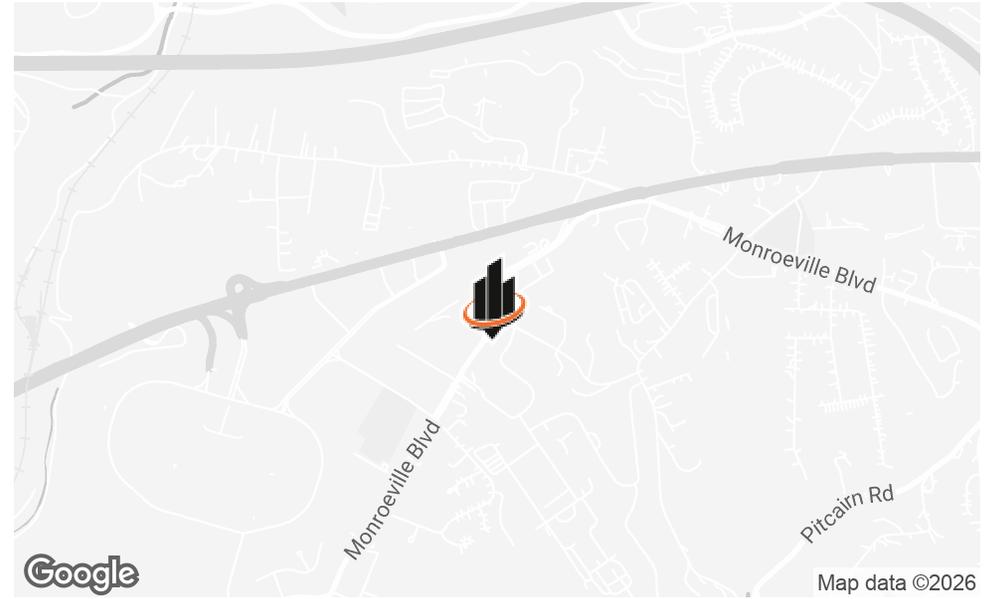
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**SECTION 1**  
Property  
Information



# EXECUTIVE SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,000,000
<b>LEASE RATE:</b>	\$12.00 SF/yr (NNN)
<b>BUILDING SIZE:</b>	7,800 SF
<b>AVAILABLE SF:</b>	7,800 SF
<b>LOT SIZE:</b>	1.059 Acres
<b>PRICE / SF:</b>	\$128.21
<b>ZONING:</b>	BLVD
<b>MARKET:</b>	Pittsburgh

## PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present this 7,800 SF turnkey restaurant for sale or lease. This property, a previous hibachi restaurant, offers a seamless transition for retail investors with included furniture, fixtures, and equipment. Boasting 70+ parking spaces, the property's strategic location less than a mile from Monroeville Mall ensures high visibility and foot traffic. Additionally, a liquor license is available to enhance the retail potential. Don't miss the chance to capitalize on this exceptional Pittsburgh-area property.

## PROPERTY HIGHLIGHTS

- 7,800 SF Turnkey Hibachi Restaurant
- Includes furniture, fixtures and equipment
- 70+ parking spaces
- Less than a mile from Monroeville Mall
- Liquor license also available
- 25,649 ADT on William Penn Hwy & 3,899 ADT on Monroeville Blvd
- One full bar, one sushi bar, 18 Hibachi Grill stations, three private dining rooms; 140 Seats.

ADDITIONAL PHOTOS



Monroeville  
Mall

ALL AMERICAN+  
Field House

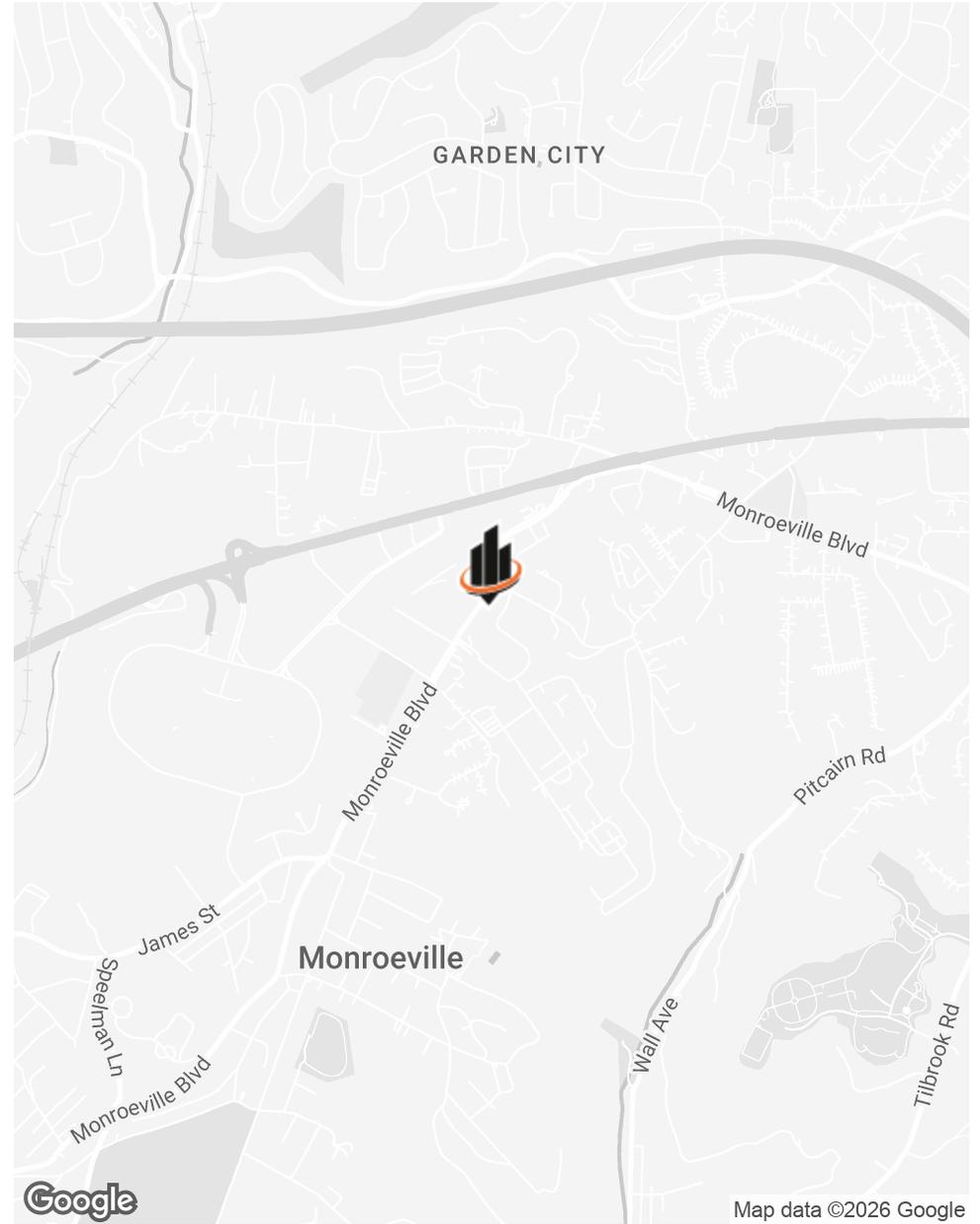
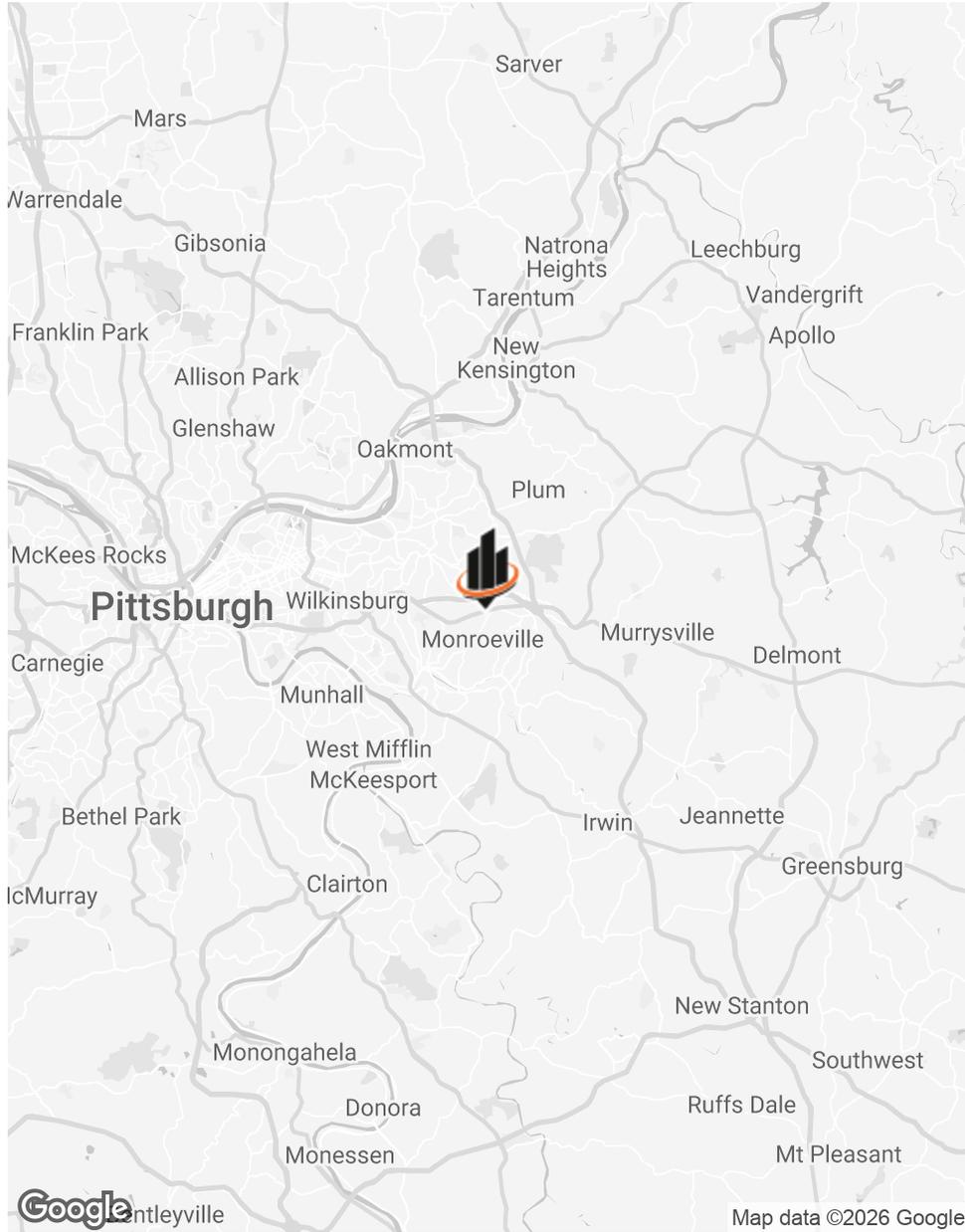
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UPMC Oxford Drive

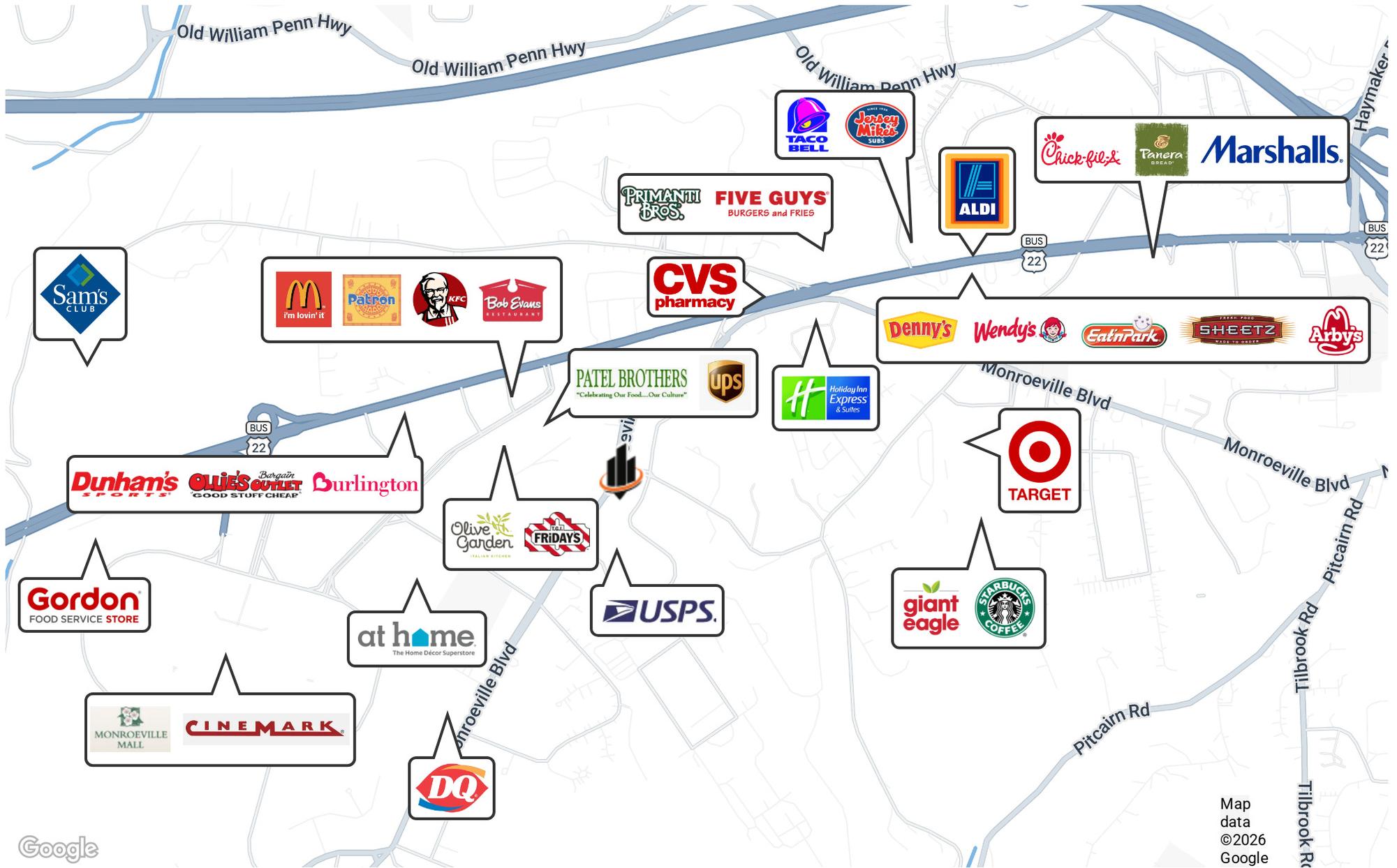
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# LOCATION MAPS



# RETAILER MAP



# PARCEL MAP



Google

Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.3 MILES 0.5 MILES 1 MILE

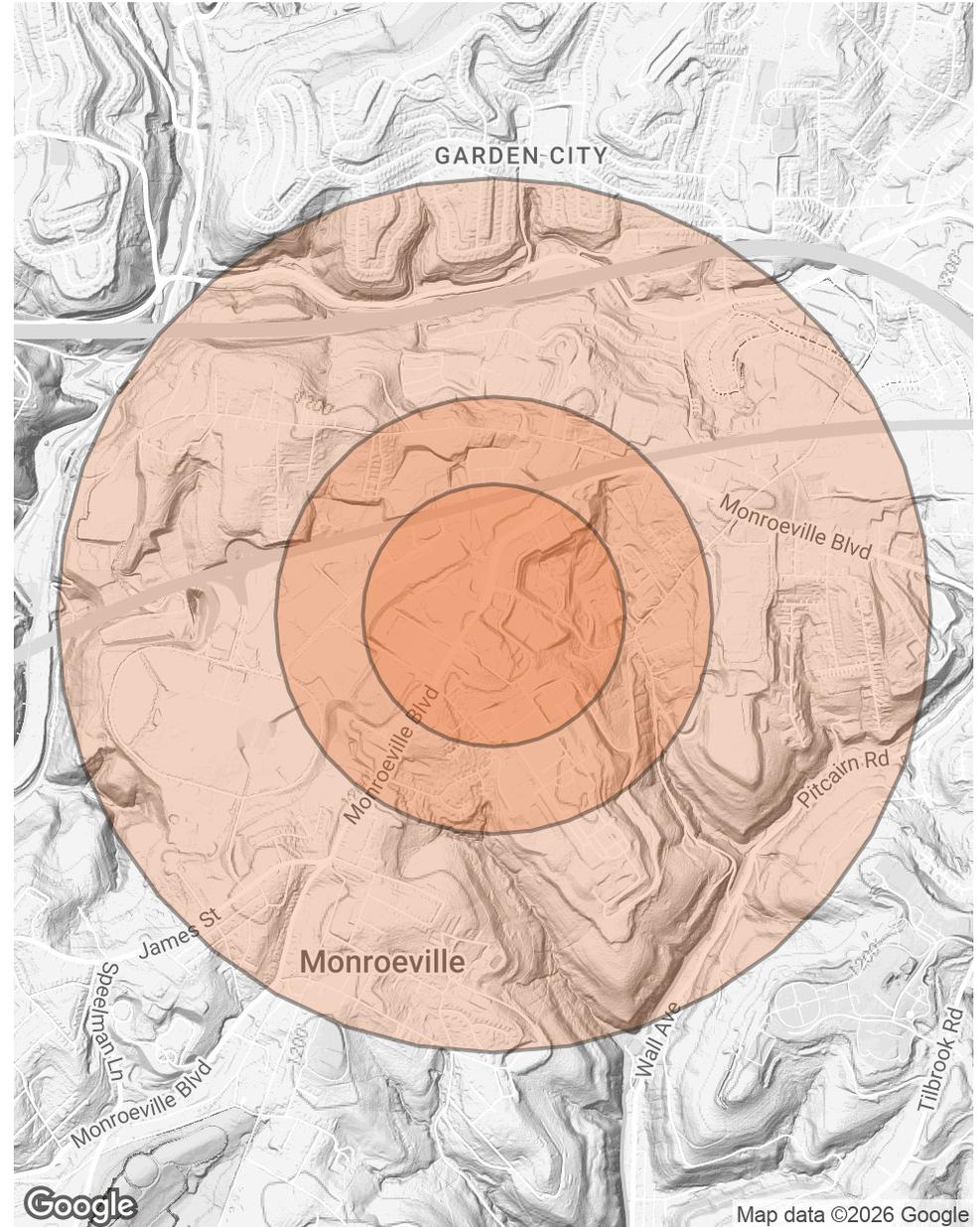
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	777	1,840	6,442
AVERAGE AGE	42	42	43
AVERAGE AGE (MALE)	41	40	41
AVERAGE AGE (FEMALE)	44	43	45

## HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	378	908	3,169
# OF PERSONS PER HH	2.1	2	2
AVERAGE HH INCOME	\$70,938	\$72,656	\$79,870
AVERAGE HOUSE VALUE	\$168,021	\$175,432	\$185,346

Demographics data derived from AlphaMap



## LOCATION DESCRIPTION



### ALLEGHENY COUNTY

Allegheny County is a county in the southwestern part of Pennsylvania (PA). It is the second most populous county in PA following Philadelphia County. Allegheny County was the first in PA to be given a Native American name, being named after the Allegheny River. Allegheny County was created in September of 1788 from parts of Washington and Westmoreland counties and originally extended all the way north to the shores of Lake Erie and became the “Mother County” for most of northwestern PA before the counties current borders were set. The area developed rapidly throughout the 19th century to become the center of steel production in the nation. The county is known for the three major rivers that flow through it, the Allegheny, the Monongahela, and the Ohio Rivers. Allegheny County is home to three National Sports Teams, multiple major top ten companies as well as various colleges and universities. The county consists of 4 cities, 84 boroughs and 42 townships.



### MONROEVILLE

Monroeville is a City with home rule status in Allegheny County, PA, located about 15 miles east of the City of Pittsburgh. It is a suburb with mixed residential and commercial developments, home to the Monroeville Mall as well as several office parks and since the 1960s featured high rise hotels. Monroeville is considered by many to be the “Crossroads of Western Pennsylvania” with Interstate 376, Interstate 76 (PA Turnpike) and U.S. Route 22 all converging there.



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