

3200 OREGON DR
LOWER BURRELL, PA 15068



14,616 SF ON 1.4 AC
AVAILABLE

JABE
COMPANIES

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PROPERTY OVERVIEW

This former Rite Aid is 14,616 SF and is situated on 1.4 acres. Nearby retail includes Hillcrest Shopping Center and Burrell Plaza.



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	2,645	27,884	57,067
HOUSEHOLDS	1,279	12,849	25,936
AVERAGE HH INCOME	\$105,645	\$86,149	\$85,171

TRADE AREA

This property is located approx. 5 miles E of New Kensington, 7 miles SW of Leechburg, and 16 miles N of Monroeville. Within a 5-mile radius, the median household income is \$65,211.

TRAFFIC COUNTS

VEHICLES PER DAY (VPD)

LEECHBURG RD

13,500

RETAIL MARKET AERIAL



JABE COMPANIES

COMMERCIAL REAL ESTATE

LOCATIONS

PITTSBURGH OFFICE

739 Washington Avenue
Carnegie, PA 15106

MORGANTOWN OFFICE

235 High Street, Suite 501
Morgantown, WV 26505

LISTING AGENTS



JAMES WILDING JR.



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ACQUISITIONS
& DISPOSITIONS

TENANT & LANDLORD
REPRESENTATION

SITE SELECTION
& DEVELOPMENT



Founded in 2001, Jabe Companies LLC has been working with prominent retailers and developers nationwide for over 20 years. Based out of Carnegie, just outside of Pittsburgh, Pennsylvania, Jabe Companies pairs cutting-edge technology with an old-school, boots-on-the-ground model.

Jabe Companies deals in acquisitions, dispositions, brokerage, site selection, consultation, and development. Our brokers and leasing agents strive to find the perfect solution for each and every unique client.

As a member of TCN Worldwide, Jabe Companies is part of an alliance of top independent brokerage firms serving more than 200 markets across the country, allowing our reach to expand far beyond just Western Pennsylvania.

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