

Office/Flex property available for lease

Ideal for financial advisors, insurance agencies, or other professional service firms, this well-maintained office/flex building offers high visibility and proximity to major medical centers and retail amenities—making it a prime location for client-facing businesses seeking convenience and credibility.

Property type	Flex
Property subtype	Light Manufacturing
Rentable office area	2,000 sf
Lot size	2.43 acres
Price	\$12 psf + utilities
Parcel number	0741-G-00042-0000-00



Stories
One (1)



Ceiling height
16' clear



Drive-in / Grade-level doors
Two (2)



Parking ratio
2.83 per 1,000 sf

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information**

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Office/Flex for lease

470 Old Frankstown Rd, Monroeville, PA 15146

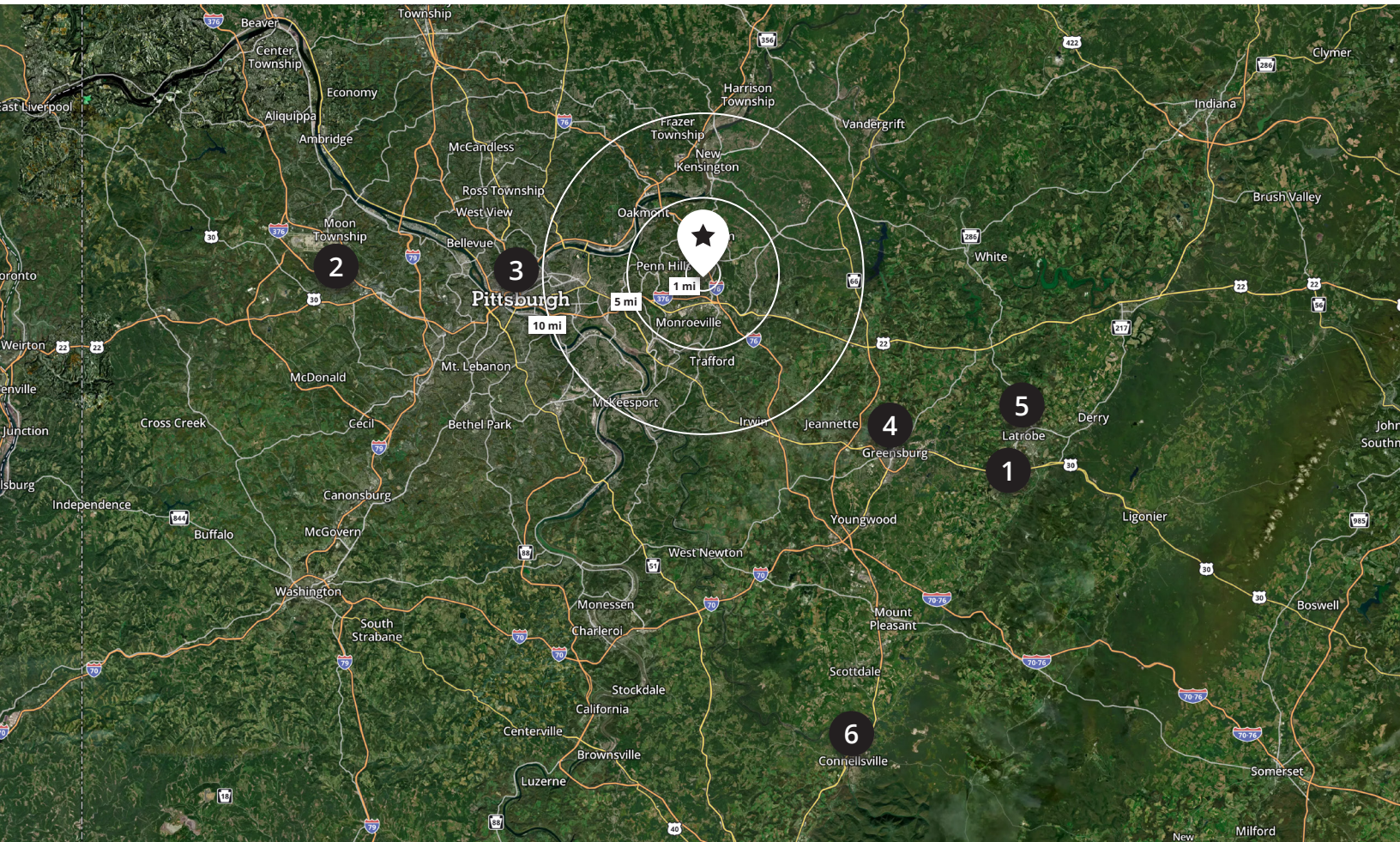


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Access to public transportation

Airport		
		
Arnold Palmer Regional ¹	50 min drive	31.1 mi
Pittsburgh International ²	48 min drive	32.3 mi

Commuter rail		
		
Pittsburgh Amtrak ³	25 min drive	15.8 mi
Greenburg Amtrak ⁴	34 min drive	21.6 mi
Latrobe Amtrak ⁵	46 min drive	28.1 mi
Connellsville Amtrak ⁶	48 min drive	37.8 mi

Demographics	1 Mile	5 Miles	10 Miles
Population			
2020 Population	22,792	129,319	523,386
2024 Population	23,873	123,846	523,051
2029 Population Projection	23,654	151,087	516,079
Median Age	30.5	45.7	41.4
Bachelor's Degree or Higher	44%	36%	38%
Households			
2020 Households	1,931	57,840	237,532
2024 Households	1,860	55,203	235,800
2029 Household Projection	1,821	53,937	232,398
Owner Occupied Households	1,622	37,421	135,318
Renter Occupied Households	199	16,515	97,080
Average Household Size	2.4	2.2	2.1
Average Household Vehicles	2	2	1
Housing & Income			
Median Home Value	\$183,781	\$162,652	\$171,993
Median Year Built	1964	1961	1955
Average Household Income	\$110,657	\$89,011	\$85,067
Median Household Income	\$99,329	\$70,390	\$59,940
Consumer Spending Details			
Apparel	\$3,285,490	\$82,861,186	\$343,288,507
Entertainment, Hobbies, & Pets	\$9,440,610	\$241,199,692	\$968,958,822
Food & Alcohol	\$18,218,713	\$464,779,892	\$1,893,301,900
Households	\$11,477,078	\$276,869,968	\$1,102,637,362
Transportation & Maintenance	\$15,923,577	\$406,463,368	\$1,593,153,770
Health Care	\$3,439,385	\$86,933,518	\$342,781,819
Education & Daycare	\$4,237,855	\$95,509,902	\$400,866,924
Total Specified Consumer Spending	\$66,022,708	\$1,654,617,526	\$6,644,989,104



Get in touch

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