

INDUSTRIAL FOR LEASE

1,800-3,600 SF (FLEX) MONROEVILLE

2828 BROADWAY BOULEVARD, MONROEVILLE, PA 15146



FOR LEASE

KW COMMERCIAL
1500 Oxford Dr Suite 110
Bethel Park, PA 15102



Each Office Independently Owned and Operated

PRESENTED BY:

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EXECUTIVE SUMMARY

2828 BROADWAY BOULEVARD



OFFERING SUMMARY

AVAILABLE SF:	1,800 - 3,600 SF
LEASE RATE:	\$8.50
LEASE TERM:	3-5 years
NNN:	\$1.65 (Taxes & Insurance)
ZONING:	Mix Use
DRIVE IN DOOR	1
OFFICE	(10%-25%)
CEILING HEIGHT:	12'

PROPERTY OVERVIEW

1,800 SF to 9,200 SF +/- Available flex space
Each 1,800 SF unit has, 1-man door, 1- garage door and separate utilities.

Location Overview

Property located Approximately 14 miles from Pittsburgh and Approximately 4 miles from I-376. Property is conveniently locates across from the West Management Monroeville Location.



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PROPERTY PHOTOS

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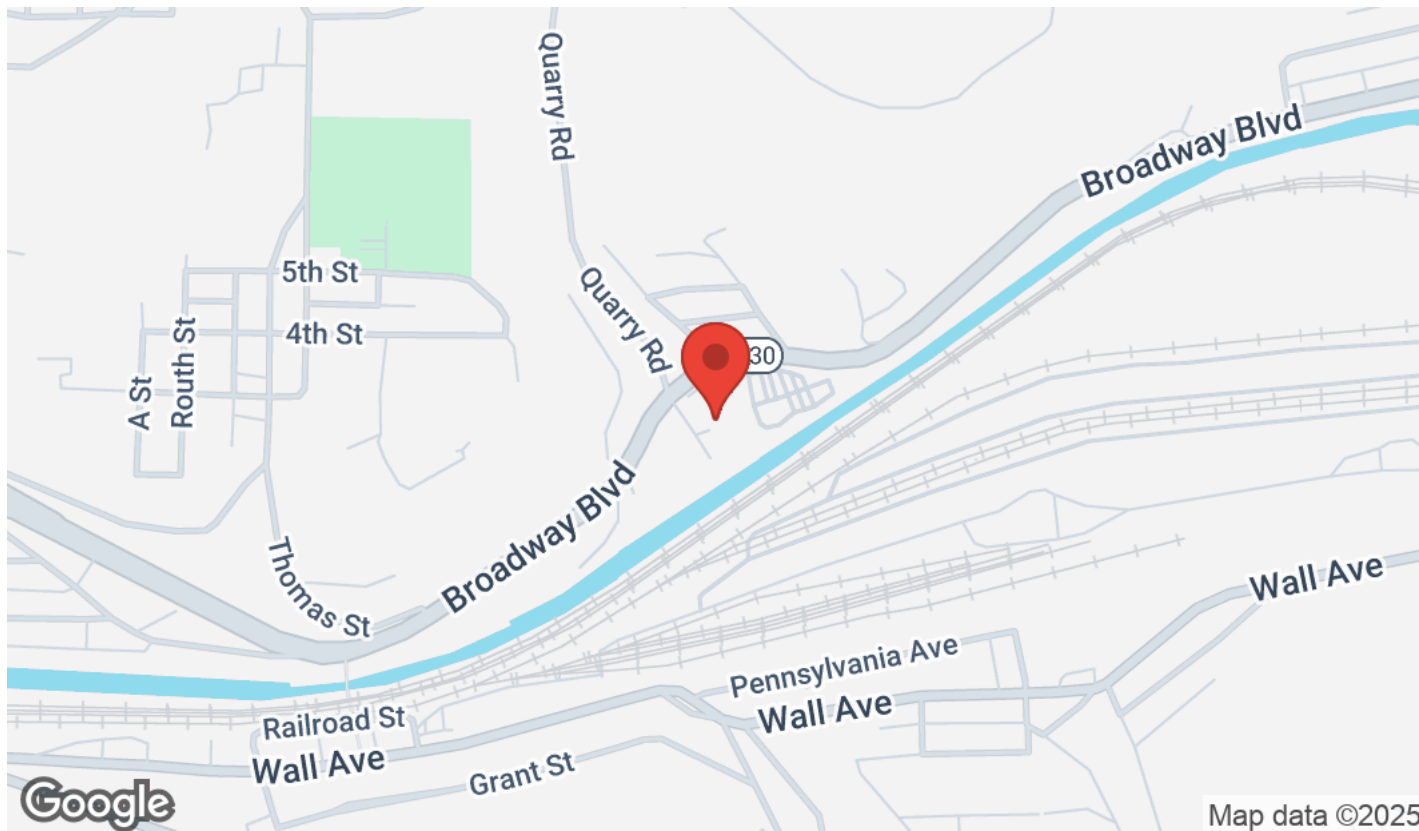
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LOCATION MAPS

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AERIAL MAP

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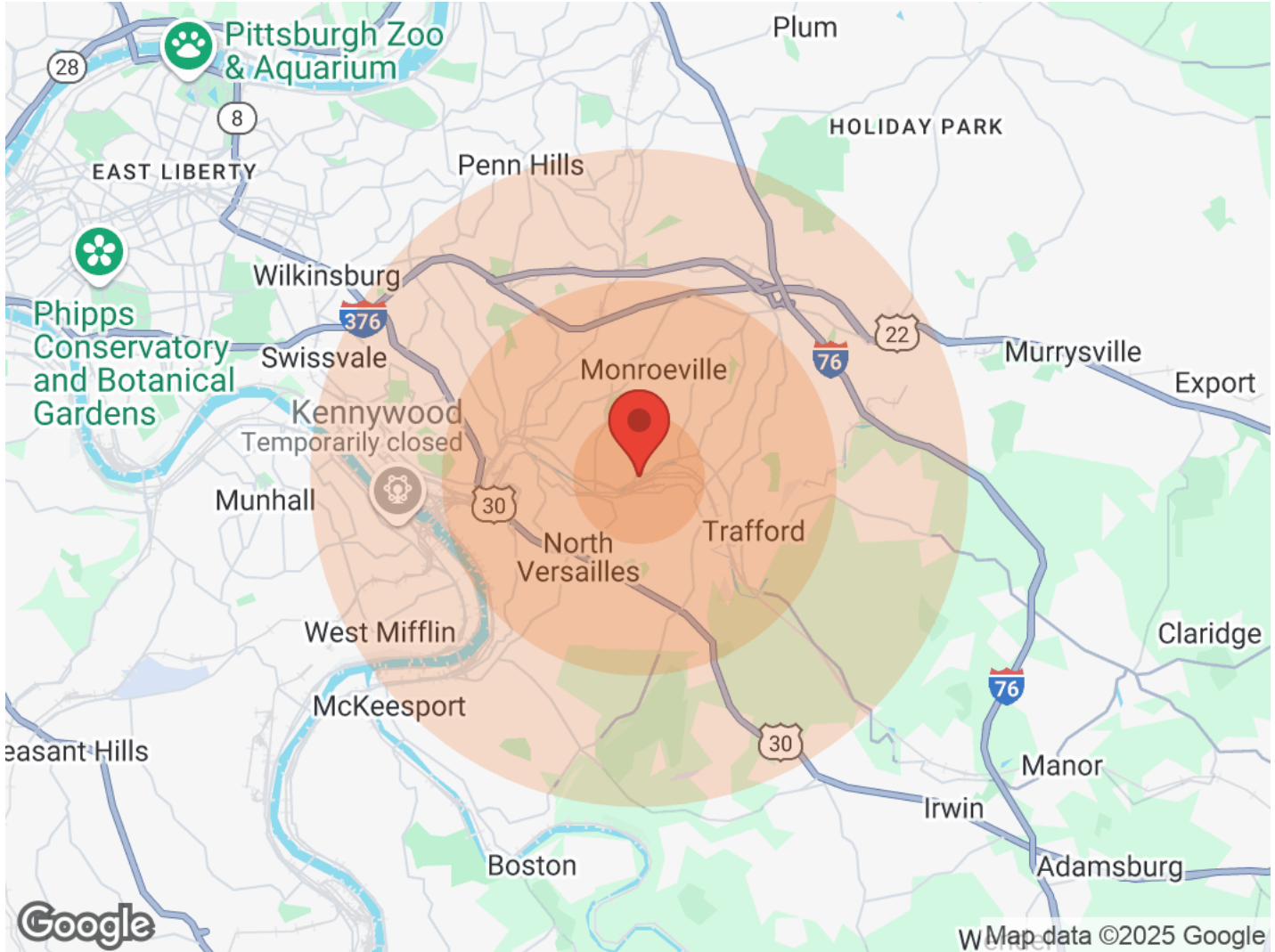
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	2,134	24,158	69,255
Female	2,363	26,879	77,311
Total Population	4,497	51,037	146,566

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	801	7,712	23,034
Ages 15-24	587	5,739	17,551
Ages 25-54	1,754	19,543	54,371
Ages 55-64	563	7,029	20,287
Ages 65+	792	11,014	31,323

Race	1 Mile	3 Miles	5 Miles
White	3,909	42,516	113,035
Black	463	6,251	28,771
Am In/AK Nat	1	12	29
Hawaiian	N/A	2	3
Hispanic	66	522	1,377
Multi-Racial	248	2,156	5,792

Income	1 Mile	3 Miles	5 Miles
Median	\$42,524	\$42,642	\$42,583
< \$15,000	489	3,903	10,956
\$15,000-\$24,999	328	3,526	9,034
\$25,000-\$34,999	273	2,791	7,725
\$35,000-\$49,999	486	3,505	9,417
\$50,000-\$74,999	285	4,292	12,829
\$75,000-\$99,999	165	2,947	7,848
\$100,000-\$149,999	51	2,145	6,197
\$150,000-\$199,999	11	494	1,421
> \$200,000	N/A	261	869

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,662	27,176	75,739
Occupied	2,213	24,285	67,759
Owner Occupied	1,048	14,062	43,865
Renter Occupied	1,165	10,223	23,894
Vacant	449	2,891	7,980

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Disclaimer

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