

**623 SAINT CLAIR AVE**  
CLAIRTON, PA 15025



10,998 SF AVAILABLE  
**FOR SALE OR LEASE**

**JABE**  
COMPANIES

James Wilding Jr.  
(412) 606-9795  
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(412) 212-1270  
www.jabecompanies.com





## PROPERTY OVERVIEW

This 10,998 SF former Rite Aid is situated on approx. 0.9 acres. Nearby retail includes Dollar General.



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	5,443	23,780	84,029
HOUSEHOLDS	2,485	10,313	36,043
AVERAGE HH INCOME	\$64,585	\$92,670	\$94,578
TRAFFIC COUNTS			
SAINT CLAIR AVE			VEHICLES PER DAY (VPD)
			2,200

## TRADE AREA

Clairton is located approx. 6 miles SW of McKeesport and 13 miles SE of Bethel Park. Within a 5-mile radius, the median household income is \$64,681.



# 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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### PRESIDENT



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### VICE PRESIDENT



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### MICHELE SIPE



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### SALES & LEASING



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## CONTACT US

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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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