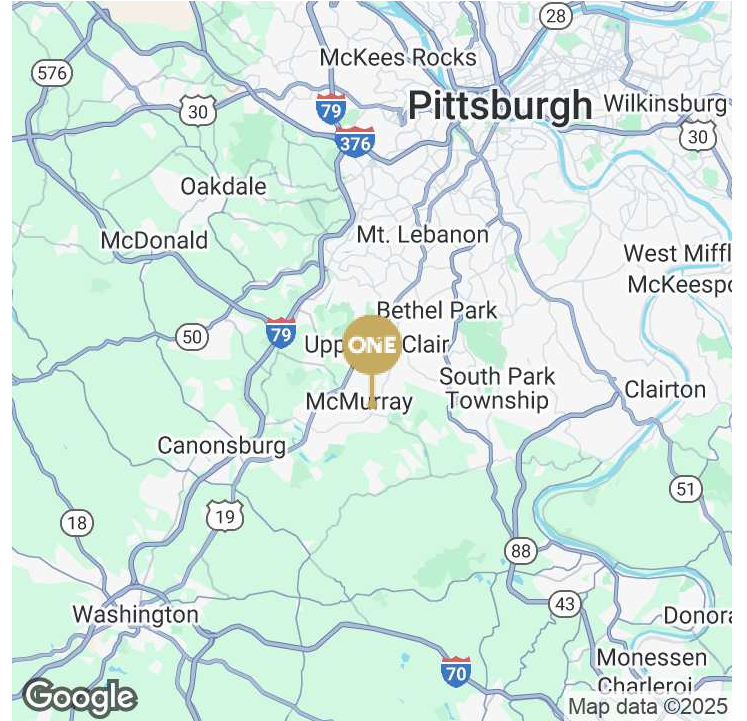


453 VALLEY BROOK ROAD

CANONSBURG, PA 15317

FOR LEASE



OFFERING SUMMARY

Lease Rate:	25.00 NNN
Building Size:	8,000 SF
Available SF:	1,400 SF
Lot Size:	1 Acres
Zoning:	C
Market:	Pittsburgh
Submarket:	Washington County

PROPERTY OVERVIEW

Discover an exceptional leasing opportunity at 453 Valley Brook Road, an impressive property ideally situated at the prominent corner of Valleybrook Rd and W McMurray. This versatile property offers a prime location with high visibility and accessibility. With its strategic positioning and adaptable layout, this property is a standout choice for tenants seeking a distinguished and dynamic space to establish their presence in the Canonsburg area.

PROPERTY HIGHLIGHTS

- Versatile retail potential
- High visibility for business exposure
- Modern and adaptable interior space
- Well-maintained former Pizza Hut takeout
- Ample parking for tenants and clients
- Convenient access for customers and employees

ONE

JAIME BONGIORNO

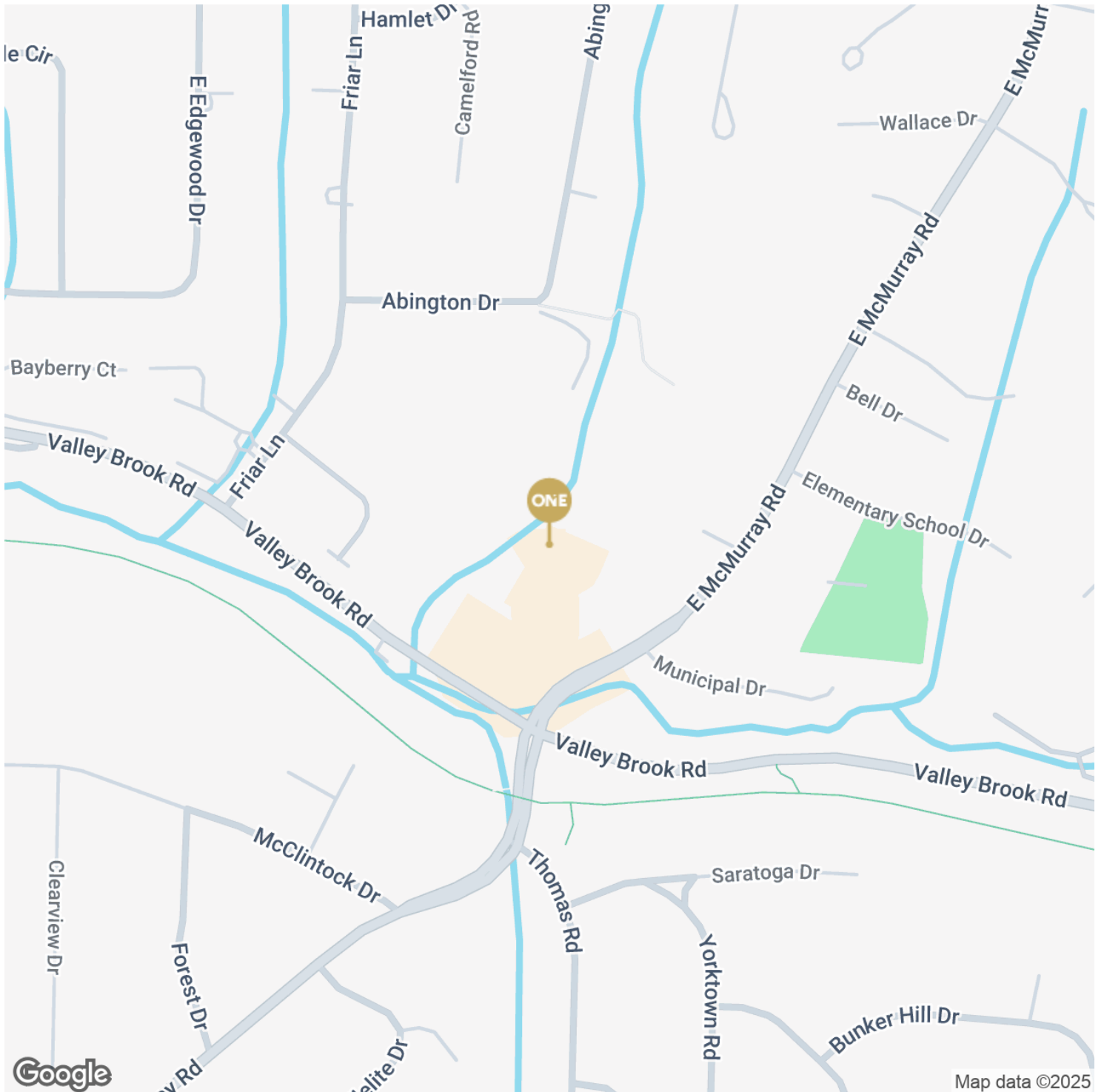
724.941.1427

jaimedeya8@gmail.com

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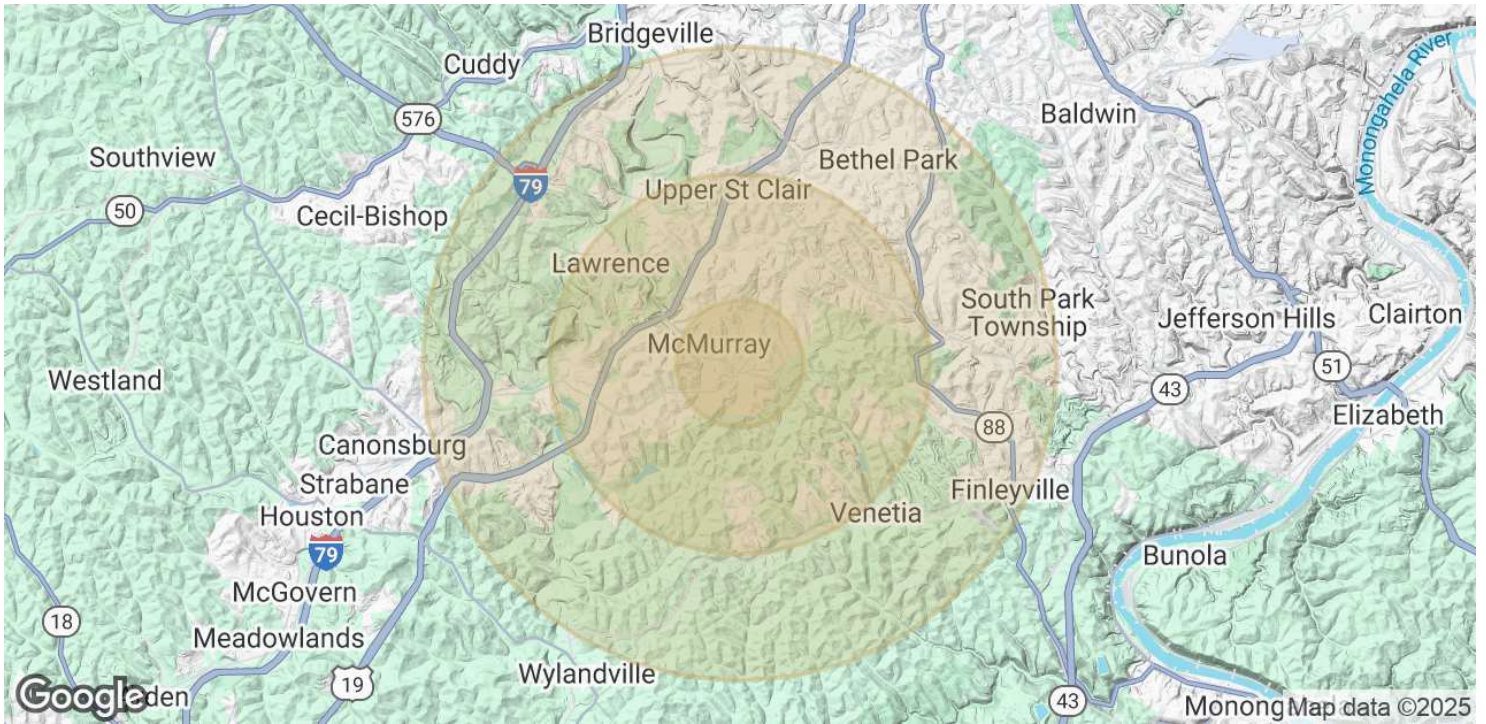
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,065	41,589	100,467
Average Age	43	44	44
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,867	15,616	40,183
# of Persons per HH	2.7	2.7	2.5
Average HH Income	\$176,842	\$163,600	\$147,965
Average House Value	\$454,625	\$436,439	\$384,849

Demographics data derived from AlphaMap



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