



FOR SALE OR LEASE

Brewpub/Restaurant in Pittsburgh's North Hills

1044 Saxonburg Blvd, Glenshaw, PA 15116



Property Highlights:

- Turnkey Brewery, Restaurant, and Event Space
- PA Restaurant Liquor License Available Separately
- Approximately 80 On-Site Parking Spaces
- General Commercial Zoning (GC) in Shaler Township
- Well-Suited for a Wide Variety of Uses

Offering Summary

Sale Price:	\$750,000
Lease Rate:	\$10.50 SF/yr (NNN)
Lot Size:	1.31 Acres
Building Size:	(+/-) 9,000 SF



PRESENTED BY:

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**PENNSYLVANIA
COMMERCIAL
REAL ESTATE INC.**



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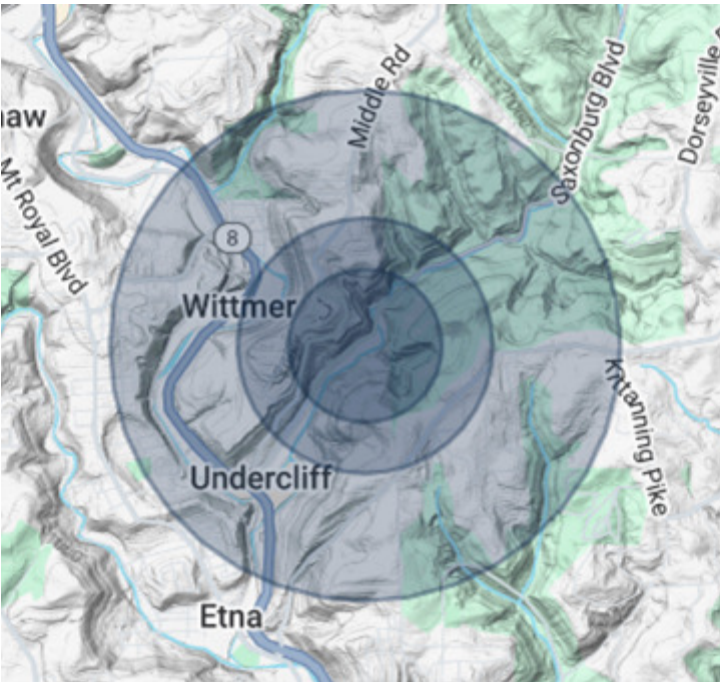
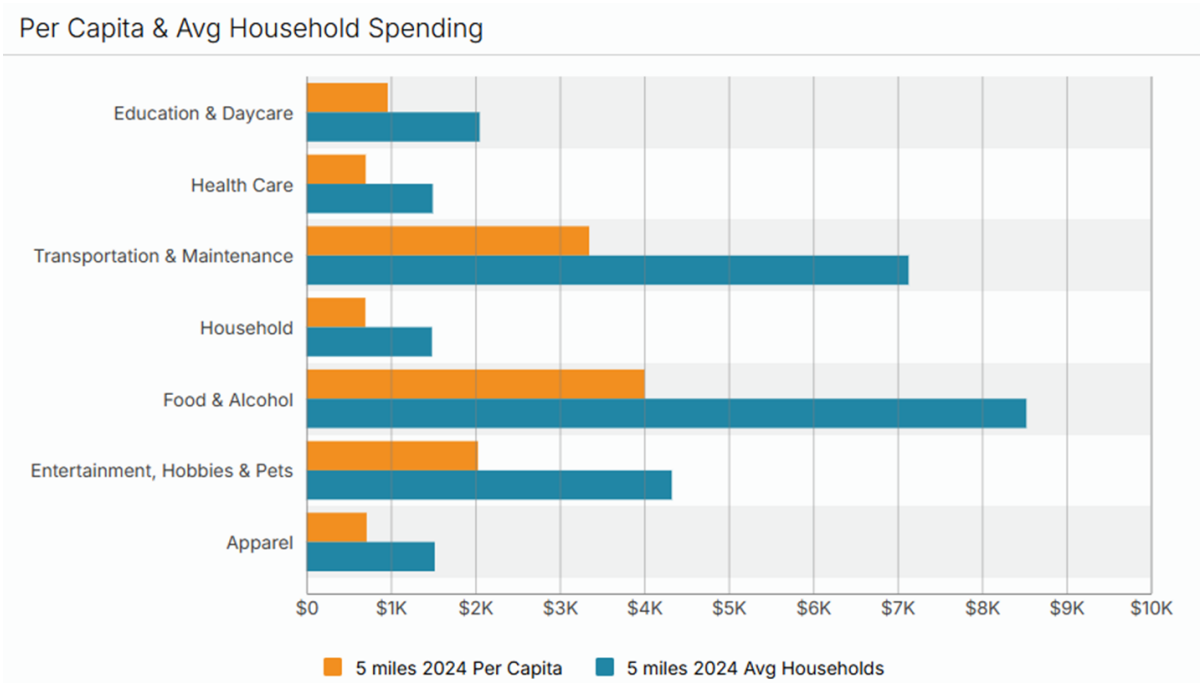
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Consumer Spending & Demographics



DEMOGRAPHICS

	2 Miles	5 Miles	10 Miles
2024 Population	23,017	194,648	728,962
Median Age	45.1	39.3	39.6
2024 Households	10,220	91,413	328,751
Avg Household Income	\$95,670	\$98,604	\$90,849

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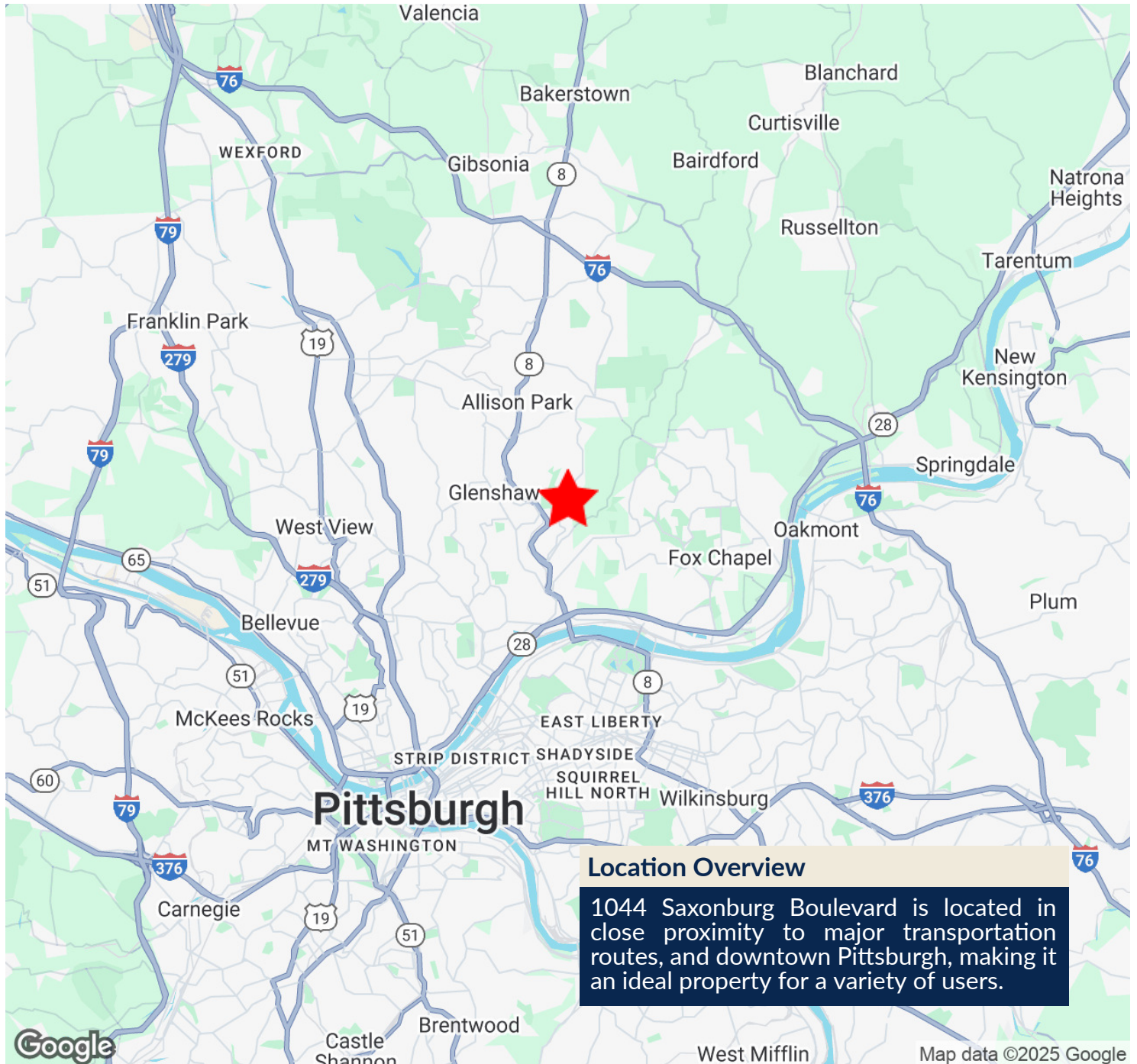


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Prime Location!

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