



INLINE RETAIL PROPERTY FOR LEASE

195 MONTOUR RUN RD
CORAOPOLIS, PA 15108



Presented By:

Kevin Riley, CCIM, SIOR Michael Castle

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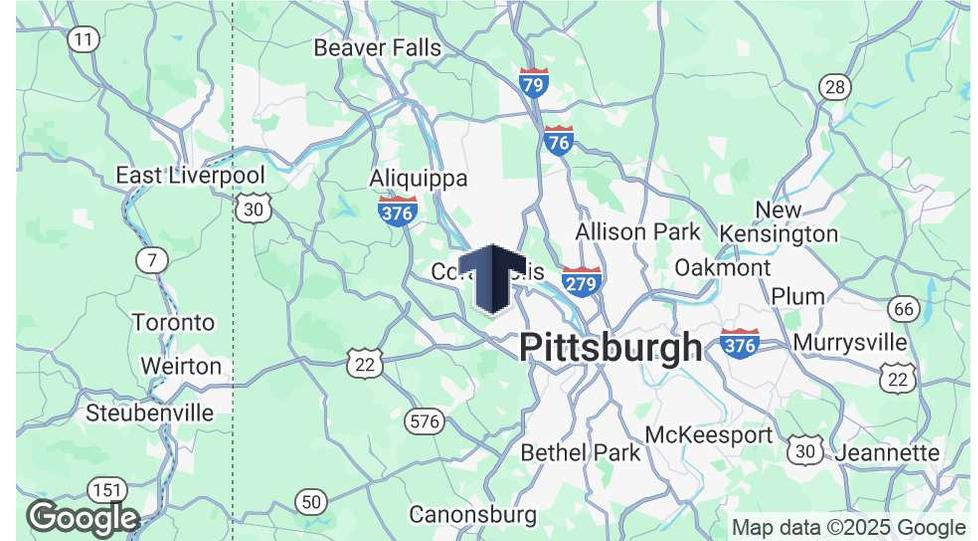
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
Building Size:	58,000 SF
Available SF:	2,000 SF
Suite 106	1,000 SF
Suite 107	1,000 SF
Year Built:	1960
Renovated:	2023
Zoning:	C-3

PROPERTY OVERVIEW

Presenting a prime inline retail space available for lease in Robinson Township, perfect for business looking to establish themselves in a vibrant and bustling area. This impeccably maintained space offers a total of 2,000 SF which can be subdivided into two 1,000 SF suites, providing flexibility to meet various businesses needs. Your business will benefit from harmonious neighbors, including PetWell Clinic, Groove Beauty, Content Recovery Specialists, and The Greater Pittsburgh Sports Complex, which boasts over 500 members. The high vehicle and foot traffic, along with strong neighboring businesses, create an excellent environment for growth and success.

PROPERTY HIGHLIGHTS

- 13,838 VPD
- Ample Parking (~170 Spaces)
- Strong Neighboring Businesses
- Easy access to Parkway West (Interstate 376)

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LOCATION DESCRIPTION & ZONING



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Situated in the thriving town of Coraopolis, this prime location offers unparalleled convenience and accessibility. Located just off the Parkway West (I-376), the property provides easy access to major highways. Additionally, the property is part of the bustling Robinson retail trade area, a vibrant commercial hub known for its diverse mix of shops, restaurants, and services. The property's proximity to the Diamond Ridge master plan community further enhances its appeal, as this growing residential area promises increased vehicle and foot traffic and a steady customer base.

ZONING

Permitted Uses:

- Existing single family and two family dwellings
- Convent/monastery
- Public and essential services
- Retail business, convenience and shoppers retail
- Service business, personal and business service
- Business, professional or medical office
- Bank/financial institution
- Bakery
- Restaurant, conventional and fast-food
- Tavern/Bar or Beer Distributor
- Retail sale of liquor or wine
- Commercial school
- Private or Health club
- Day-care center, child
- Theatre
- Hotel/motel
- Funeral home/mortuary (excluding crematorium)
- Nursery or greenhouse, retail
- Retail Building material sales
- Showroom
- Forestry
- Amusement arcade

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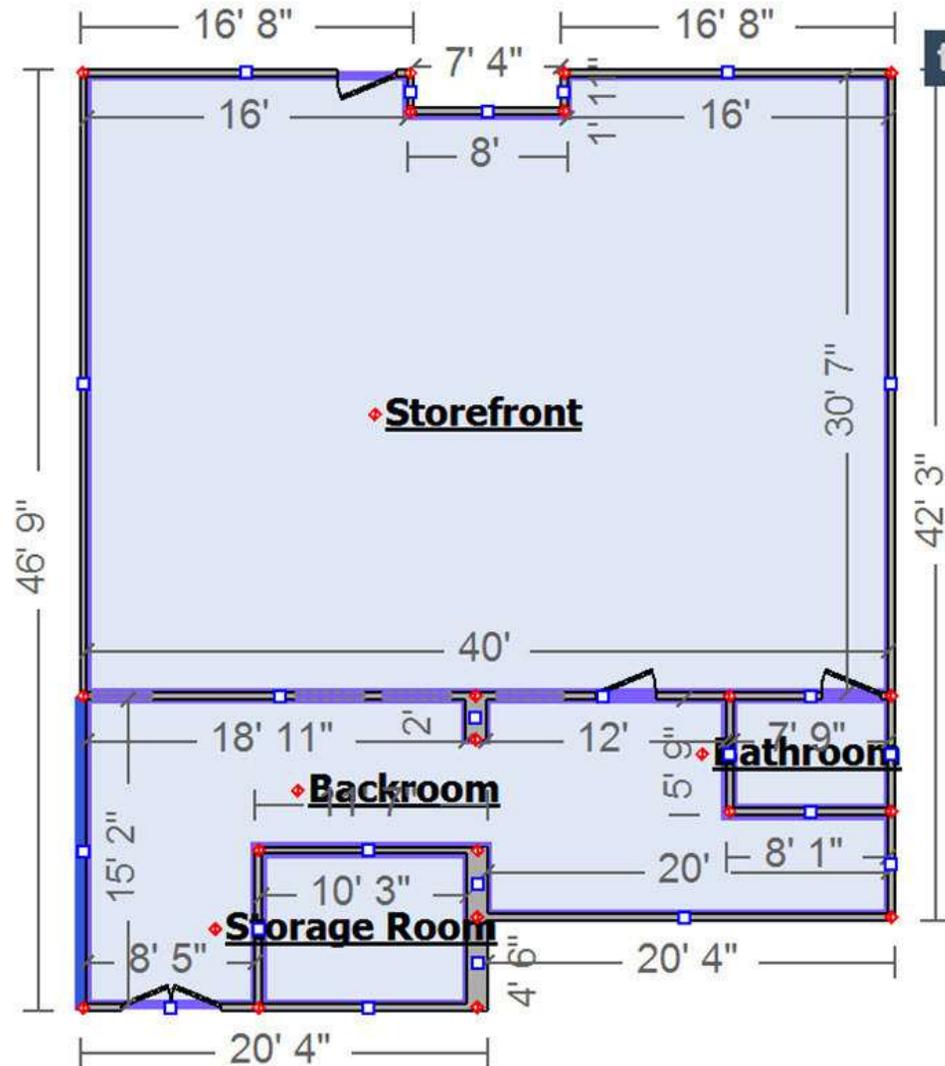
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FLOOR PLANS



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ADDITIONAL PHOTOS



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AERIAL MAP



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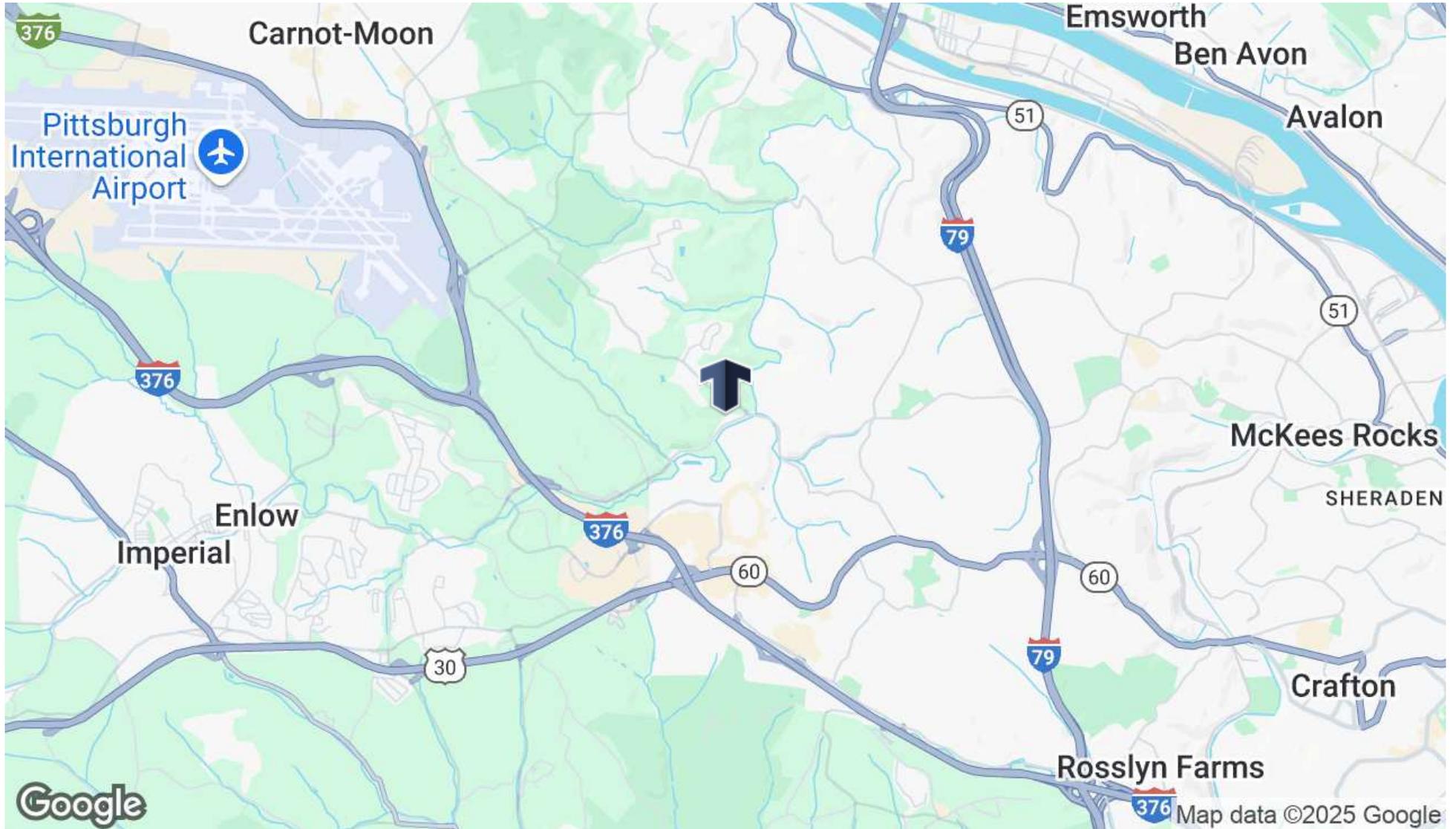
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LOCATION MAP



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RETAILER MAP



Google

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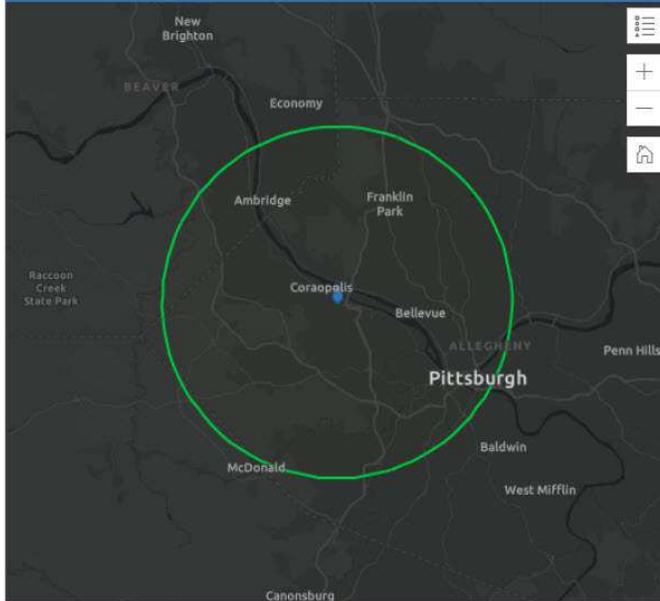


DEMOGRAPHICS REPORT

DEMOGRAPHIC PROFILE

195 Montour Rd, Coraopolis, Pennsylvania, 15108

Ring of 10 miles



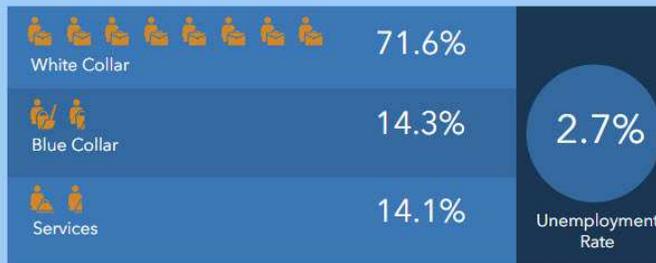
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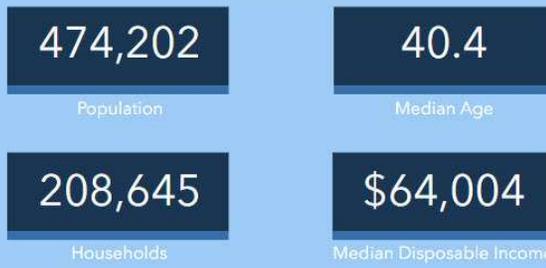
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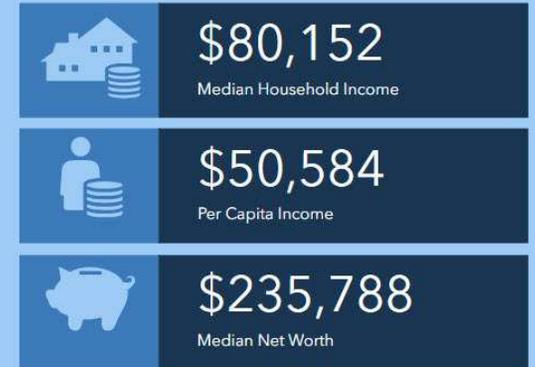
EMPLOYMENT



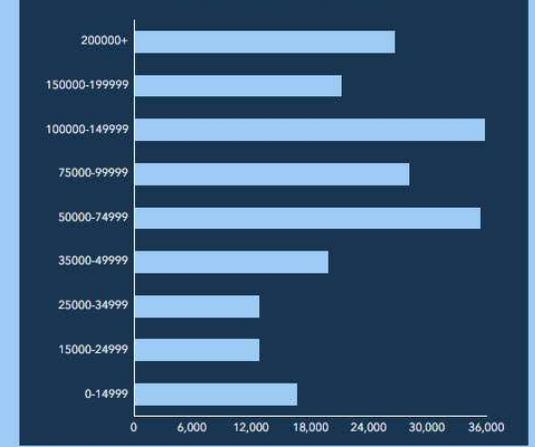
KEY FACTS



INCOME



HOUSEHOLD INCOME (\$)



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