

775

CLAIRTON BLVD



FOR SALE OR LEASE **PRICE REDUCTION**

12,383 SF WAREHOUSE & SHOWROOM ON ROUTE 51

CAROLINE MUSE

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D 412.284.1040

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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PLEASANT HILLS | PITTSBURGH, PA 15236

12,383 SF WAREHOUSE & SHOWROOM

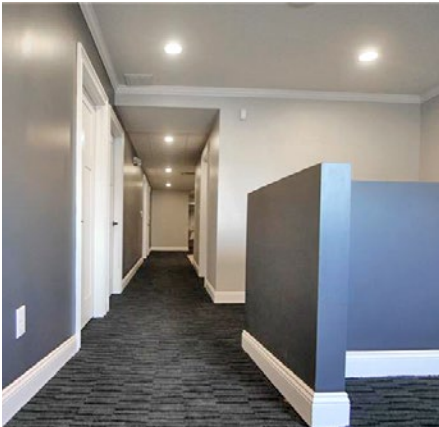
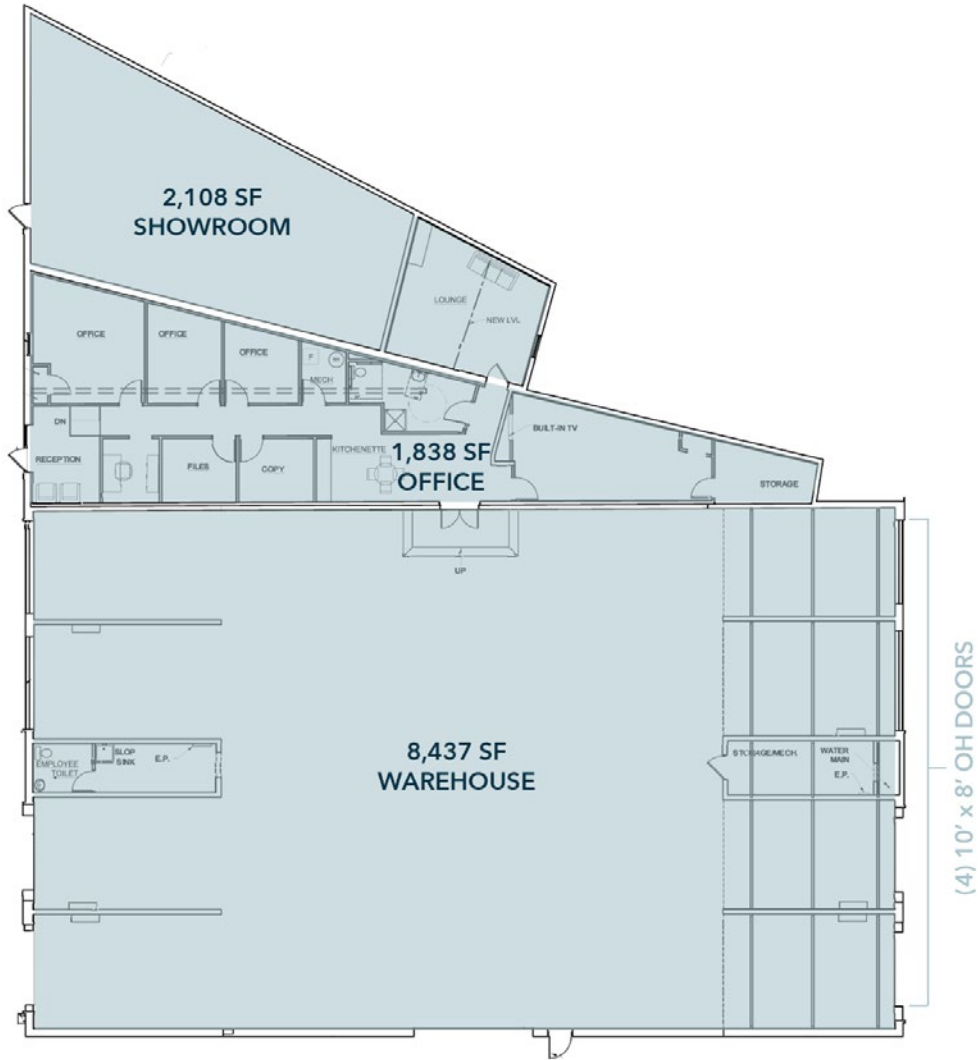
PROPERTY HIGHLIGHTS

- 12,383 SF building
 - 10,545 SF showroom/warehouse
 - 1,838 SF office
- Ceiling height: 8'-11'
- Four drive-in doors with ability to add four additional
- 30 surface parking spaces
- Approx. 310' of frontage with 26,159 ADT
- 0.95 acres (Parcel ID: 561-B-99)
- Direct access to Route 51
- Zoned C-3 (Commercial District)



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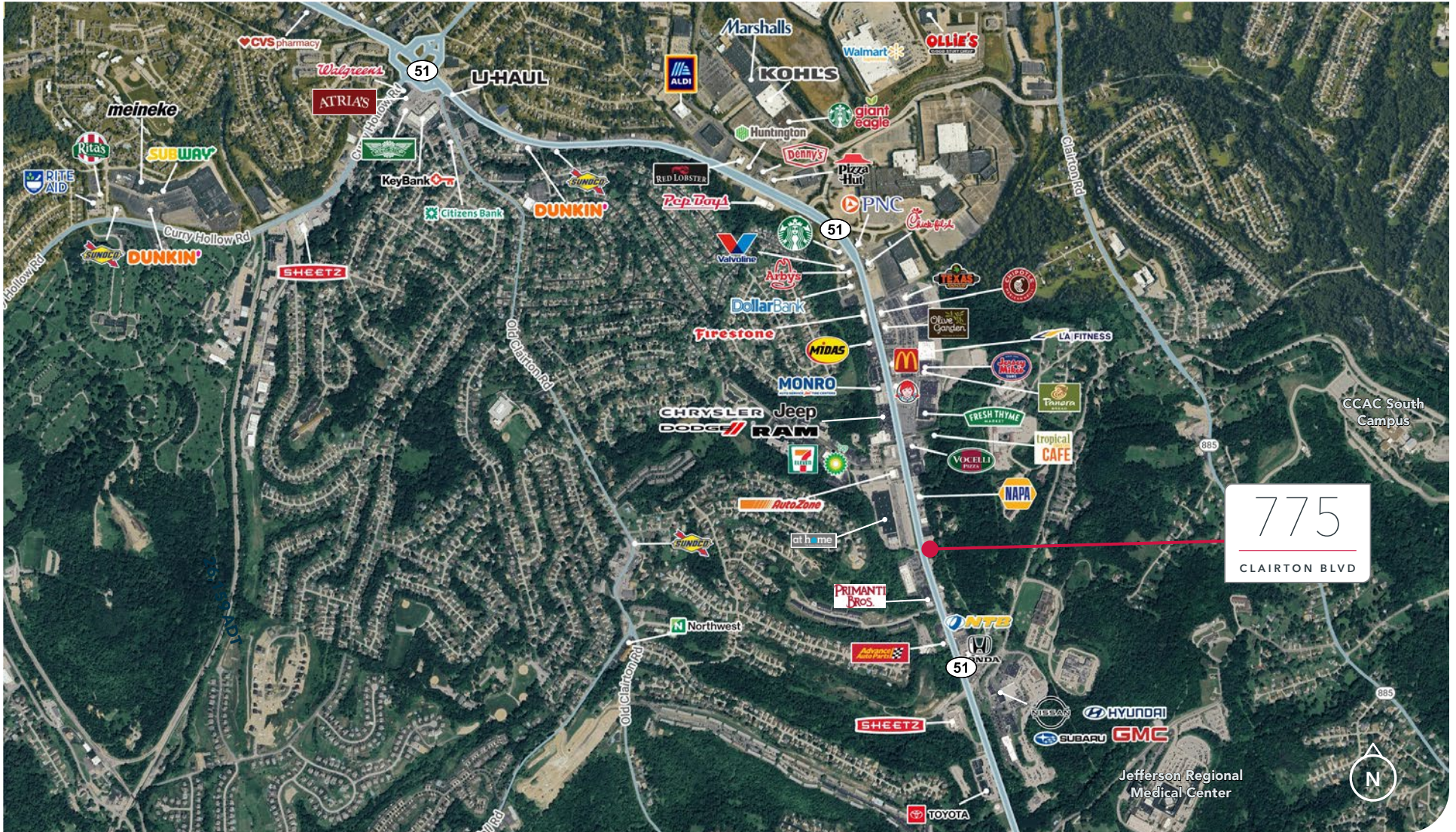


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AREA AMENITIES: ROUTE 51 RETAIL CORRIDOR



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DEMOGRAPHICS

5 MILE RADIUS (2023)

Source: Applied Geographic Solutions
11/2023, TIGER Geography - RF1



149,859
POPULATION



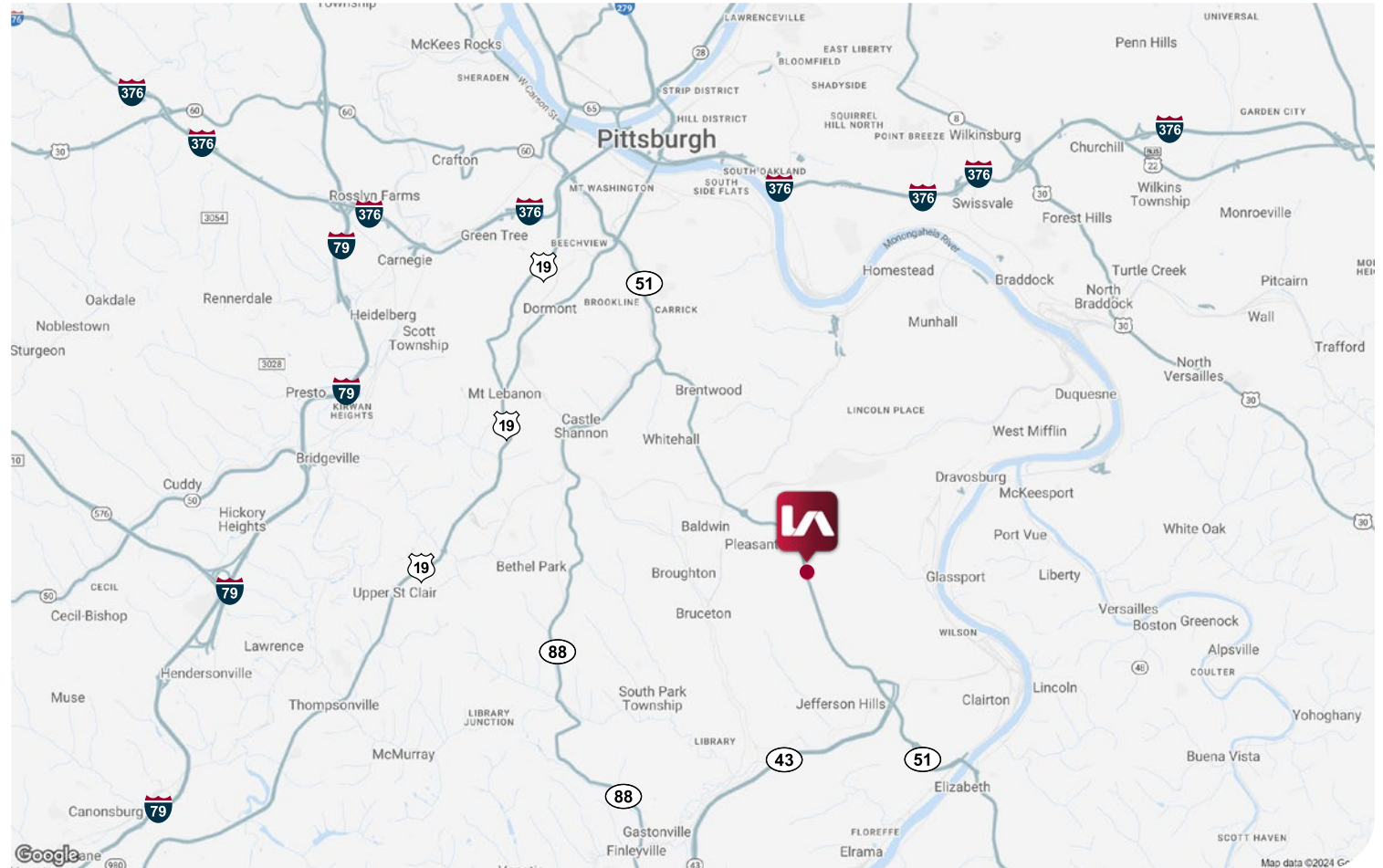
\$107,713
**AVG. HOUSEHOLD
INCOME**



65,093
HOUSEHOLDS



43.2
MEDIAN AGE



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