

# MT. NEBO WAREHOUSE **FOR LEASE**

407 MT. NEBO ROAD, PITTSBURGH, PA 15237



## PROPERTY HIGHLIGHTS

- 3,481 SF industrial space with two private offices
- 12'8" clear ceiling height supporting flexible operations
- Two drive-in doors: one 11' x 14' and one 11' x 10'
- 4' loading dock with 8' x 8' dock-high door
- Forced air heat in office space & radiant heat in warehouse
- Fenced ±18,000 SF yard ideal for storage or fleet parking
- Pylon signage available for strong visibility

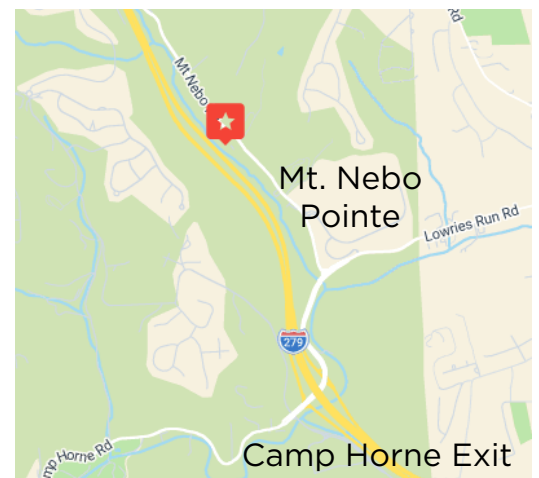
### CONTACT:

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### HANNA COMMERCIAL REAL ESTATE

11 STANWIX ST., SUITE 1024

PITTSBURGH, PA 15222

[HANNACRE.COM](http://HANNACRE.COM)

All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental, or other conditions, prior sale lease, financing or withdrawal without notice. Hanna Commercial Real Estate will make no representation, and assume no obligation, regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property.



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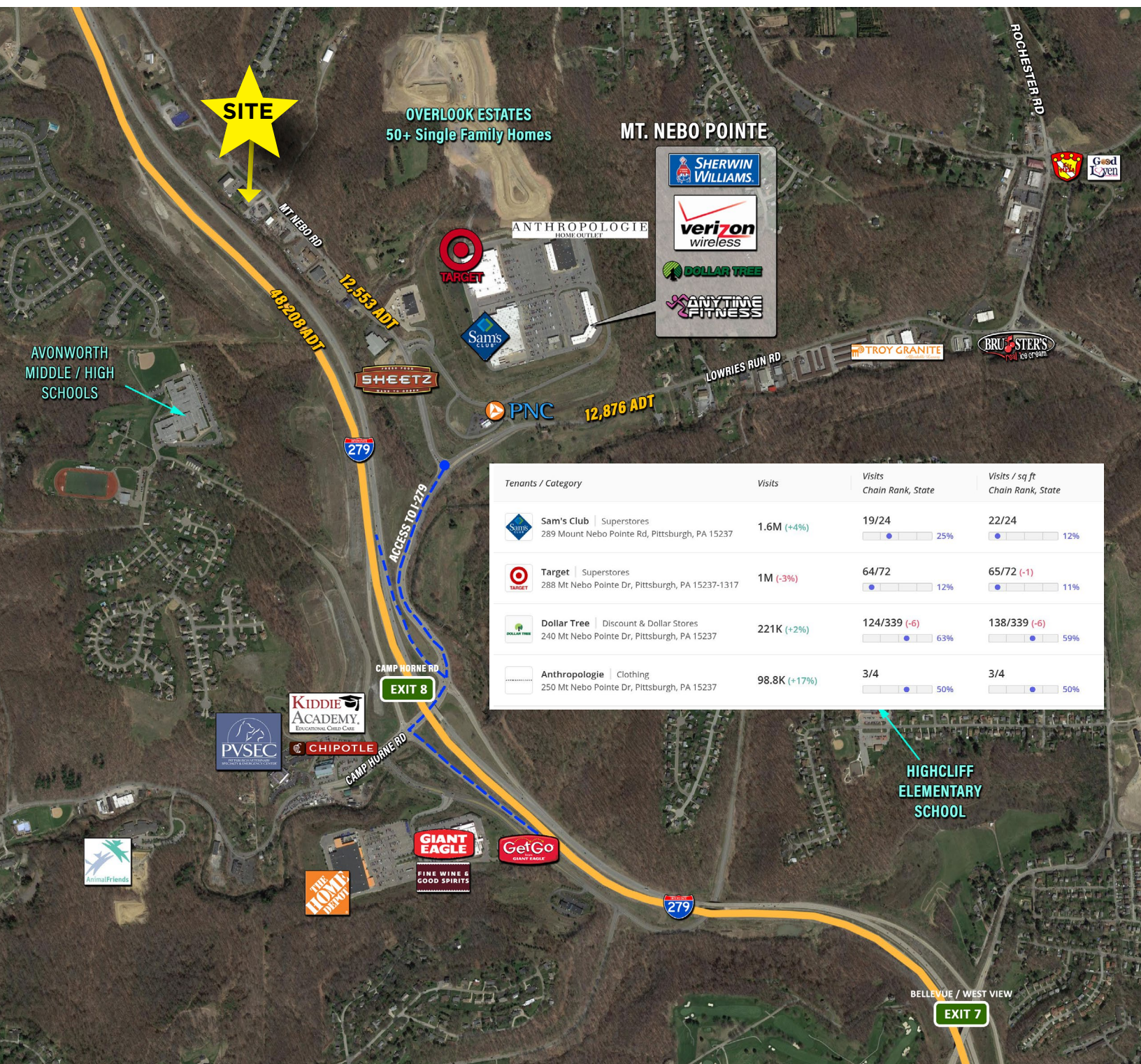
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Tenants / Category	Visits	Visits Chain Rank, State	Visits / sq ft Chain Rank, State
Sam's Club   Superstores 289 Mount Nebo Pointe Rd, Pittsburgh, PA 15237	1.6M (+4%)	19/24 25%	22/24 12%
Target   Superstores 288 Mt Nebo Pointe Dr, Pittsburgh, PA 15237-1317	1M (-3%)	64/72 12%	65/72 (-1) 11%
Dollar Tree   Discount & Dollar Stores 240 Mt Nebo Pointe Dr, Pittsburgh, PA 15237	221K (+2%)	124/339 (-6) 63%	138/339 (-6) 59%
Anthropologie   Clothing 250 Mt Nebo Pointe Dr, Pittsburgh, PA 15237	98.8K (+17%)	3/4 50%	3/4 50%

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Hanna CRE Report

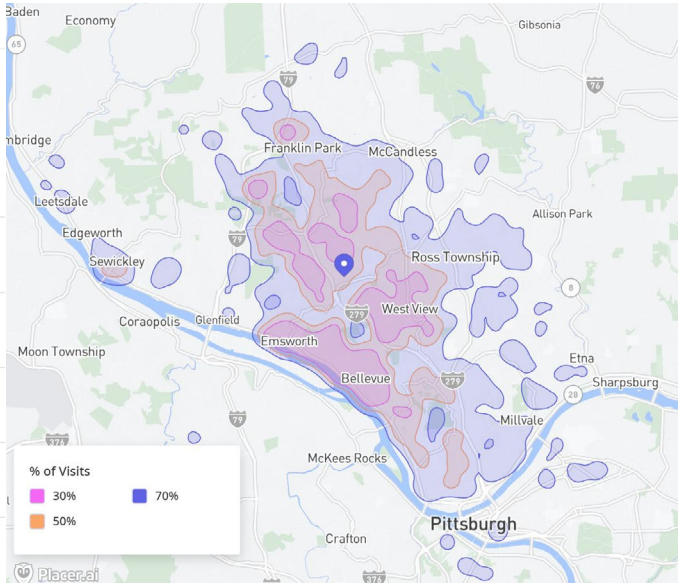
Feb 1, 2025 - Jan 31, 2026



Metrics

Mt.Nebo Pointe (Nearby ...  
Mt Nebo Dr, Pittsburgh, PA

Visits	3.2M
Visits / sq ft	1.01
Size - sq ft	3.1M (GLA)
Visitors	354.1K
Visit Frequency	8.92
Avg. Dwell Time	31 Min
Panel Visits	177.9K



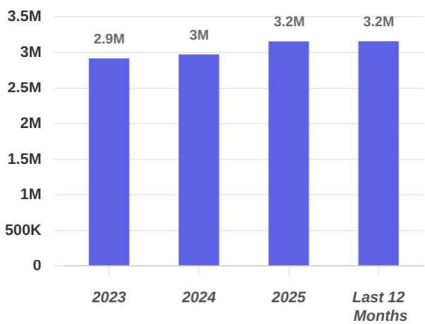
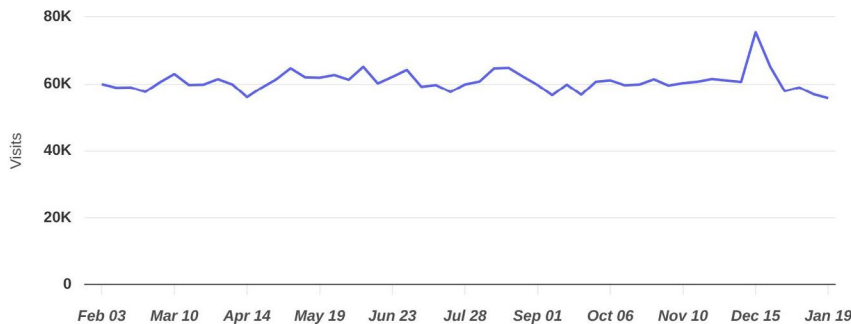
Visits Yo3Y +6.1%

Feb 1st, 2025 - Jan 31st, 2026  
Data provided by Placer Labs Inc. (www.placer.ai)



Visits Trend

Mt.Nebo Pointe (Nearby Activity...  
Mt Nebo Dr, Pittsburgh, PA



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30 % of Visits

50 % of Visits

70 % of Visits

## Overview

Population	39,379	72,873	162,237
Pop density (per sq mile)	3,155	3,142	3,091
Area (sq mi) - based on Census Block Groups	12.48	23.19	52.49

## Households

Households	17,506	32,100	71,933
Family Households	9,648 (55.1%) 85	17,586 (54.8%) 84	38,410 (53.4%) 8
Non-Family Households	7,858 (44.9%) 129	14,514 (45.2%) 130	33,523 (46.6%) 34
Persons per Household	2.25 85	2.27 85	2.26 85

## Gender

Male	18,737 (47.6%) 96	35,527 (48.8%) 98	79,243 (48.8%) 99
Female	20,642 (52.4%) 104	37,346 (51.2%) 101	82,994 (51.2%) 101

## Age

Median Age	37.63 100	38.4 102	37.83 100
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