

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

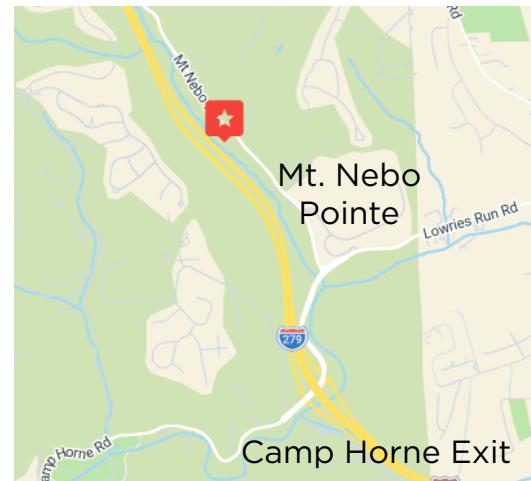
### CONTACT:

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412-261-7115



**HANNA COMMERCIAL REAL ESTATE**

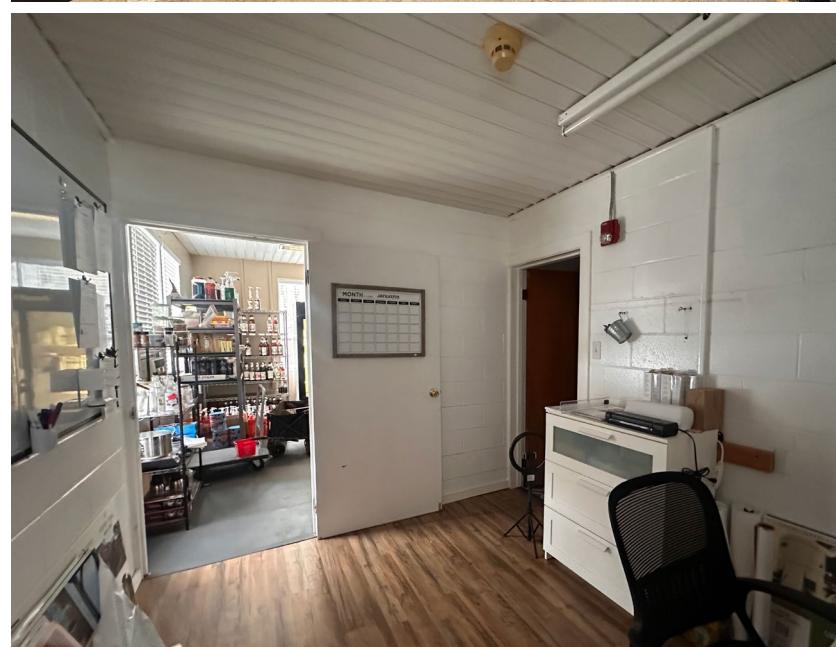
11 STANWIX ST., SUITE 1024

PITTSBURGH, PA 15222

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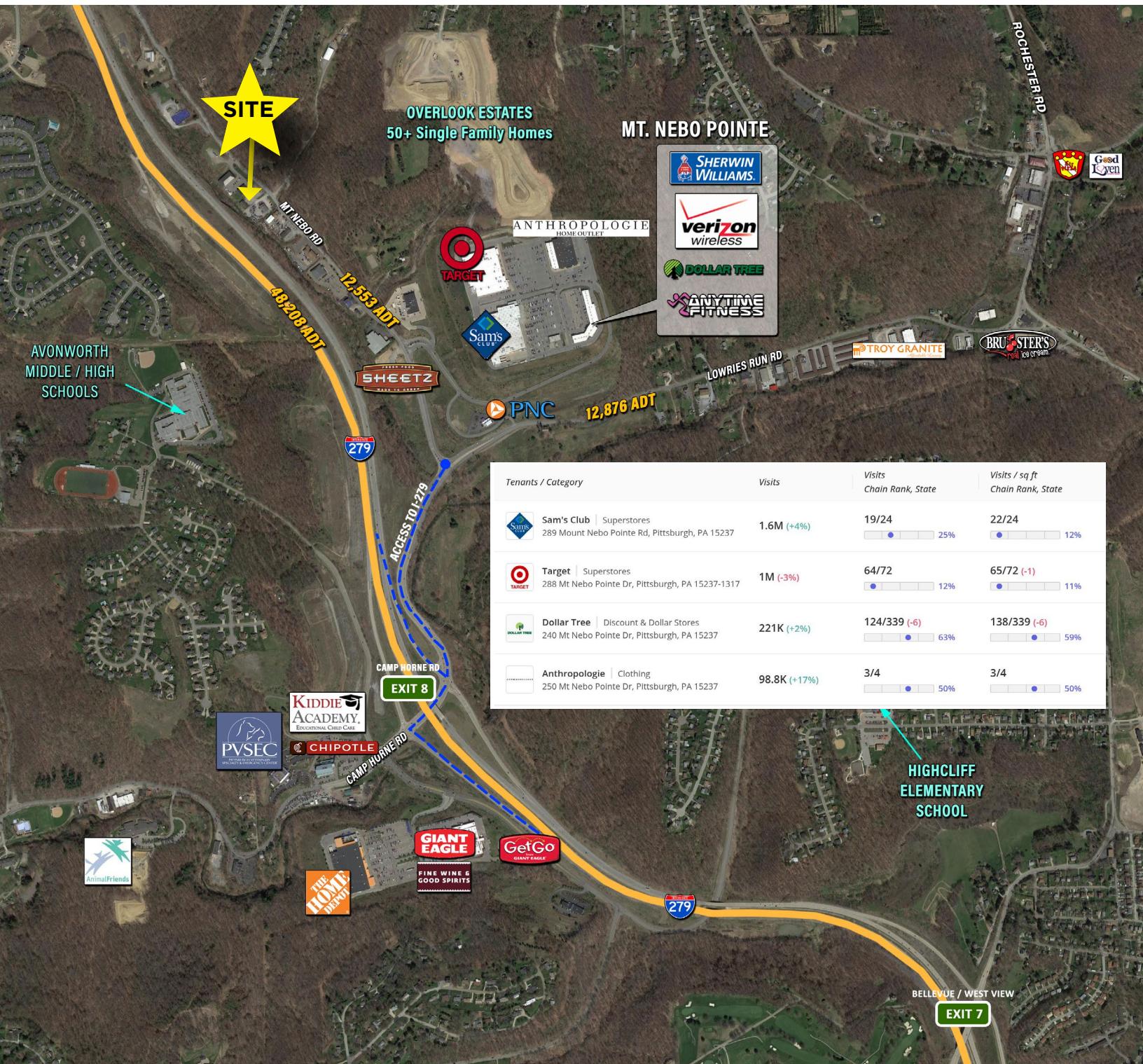
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## Hanna CRE Report

Feb 1, 2025 - Jan 31, 2026

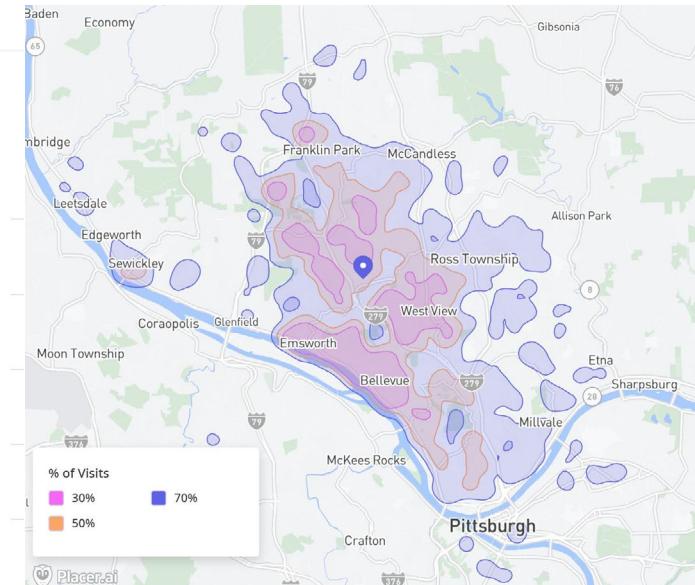


### Metrics

#### Mt. Nebo Pointe (Nearby Activity)

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

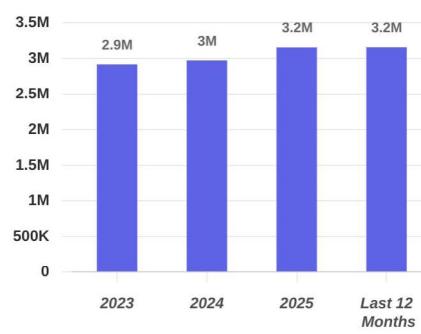
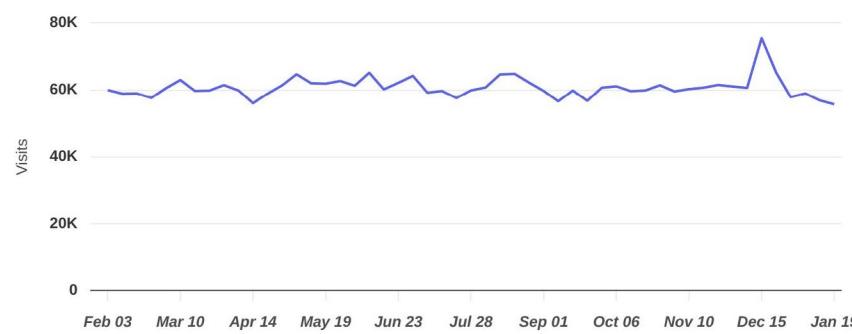
Data provided by Placer Labs Inc. (www.placer.ai)



### 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%)
Non-Family Households	7,858 (44.9%)	129	14,514 (45.2%)
Persons per Household	2.25	85	2.27
		85	2.26
		85	2.26

## 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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