



## OFFICE/FLEX BUILDING

**FOR SALE**

1101 Fifth Avenue  
Coraopolis PA 15108

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# PROPERTY HIGHLIGHTS

## FEATURES:

Positioned in the heart of Coraopolis, 1101 Fifth Avenue offers a versatile office and open flex space opportunity ideal for owner-users and investors alike. Situated along a primary corridor, the property benefits from strong visibility, functional building layout and convenient access to Pittsburgh International Airport, I-79, Route 51, and the greater Pittsburgh metro area.

## PROPERTY HIGHLIGHTS:

- Combination of private office space and open flex area
- Functional layout supporting light industrial, showroom, service, or creative office uses
- Prime Fifth Avenue frontage with excellent exposure
- Centrally located within the Coraopolis business district
- Easy access to major highways and Pittsburgh International Airport
- Suitable for owner-user occupancy or investment
- Strong surrounding retail, office, and service-oriented demand

## ZONING:

C-2

## BUILDING SIZE:

6,700 +/- SQUARE FEET

## SALE PRICE:

**\$695,000**



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# LOCATION & DEMOGRAPHICS

DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
2024 Population	6,619	33,661	78,250
Median HH Income	\$58,771	\$85,122	\$92,170

