OFFICE/FLEX BUILDING

F O R S A L E

1101 Fifth Avenue
Coraopolis PA 15108

David Hanley • Broker • 412-261-6532 x237 • david@prudentialrealty.com
Michael Damian • Senior Advisor • 412-261-6532 x253 • michael@prudentialrealty.com

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

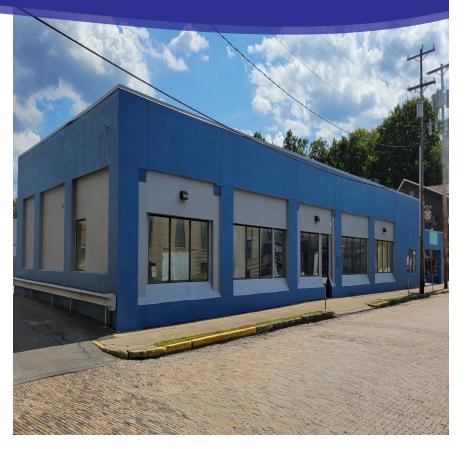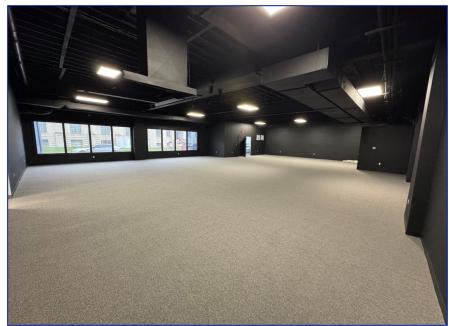• Strong surrounding retail, office, and service-oriented demand

ZONING:

C-2

BUILDING SIZE:

6,700 +/- SQUARE FEET

SALE PRICE:

$695,000

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