

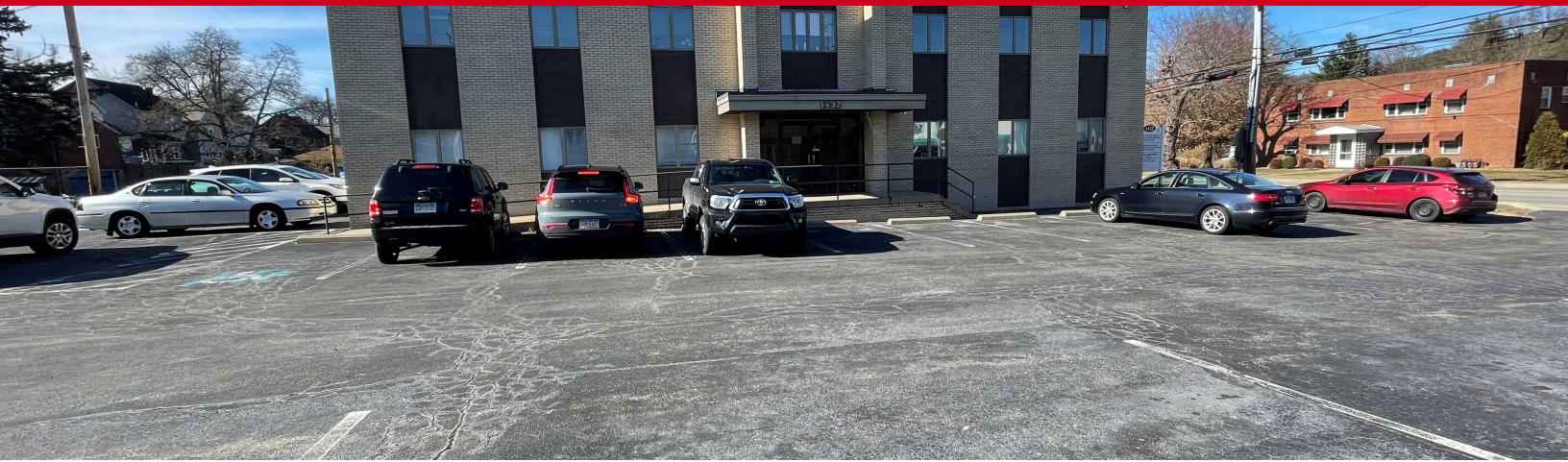


Professional Office Suite Available For Lease

MEDICAL/GENERAL OFFICE

1432 Lincoln Way
White Oak PA 15131

BILL FORDE
Commercial Property Specialist
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RS 332282, PA



Property Summary

Lease Rate	Call for details
Zoning	Commercial
Parcel	0.27 Acres
Buiding Size	6000 sq. ft.
Parking	22 Cars
Year Built	1984
APN	461-M-210, 213
1600 sq. ft	Negotiable Term
1st Floor	Suite

Property Overview

KW Commercial is pleased to offer for lease a 1600 sq. ft office suite. This property is located in White Oak PA. Close to Pittsburgh and Monroeville, this location offers convenient access for patients, clients and employees alike. Currently, there is a CPA office and a Podiatrist office in the building. A former physician's office, the suite features, a reception area with administrative office space, 7 private offices and a break room. Ideal for any profession or business requiring privacy for its employees. Call today to learn more or to schedule a tour of the property.

Versatile space ideal for professional or business use.
Tenants pay rent and electric only!

Elevator access

Highly visible property location on a bus route.

Located in the heart of White Oak on Lincoln Way

Location Overview

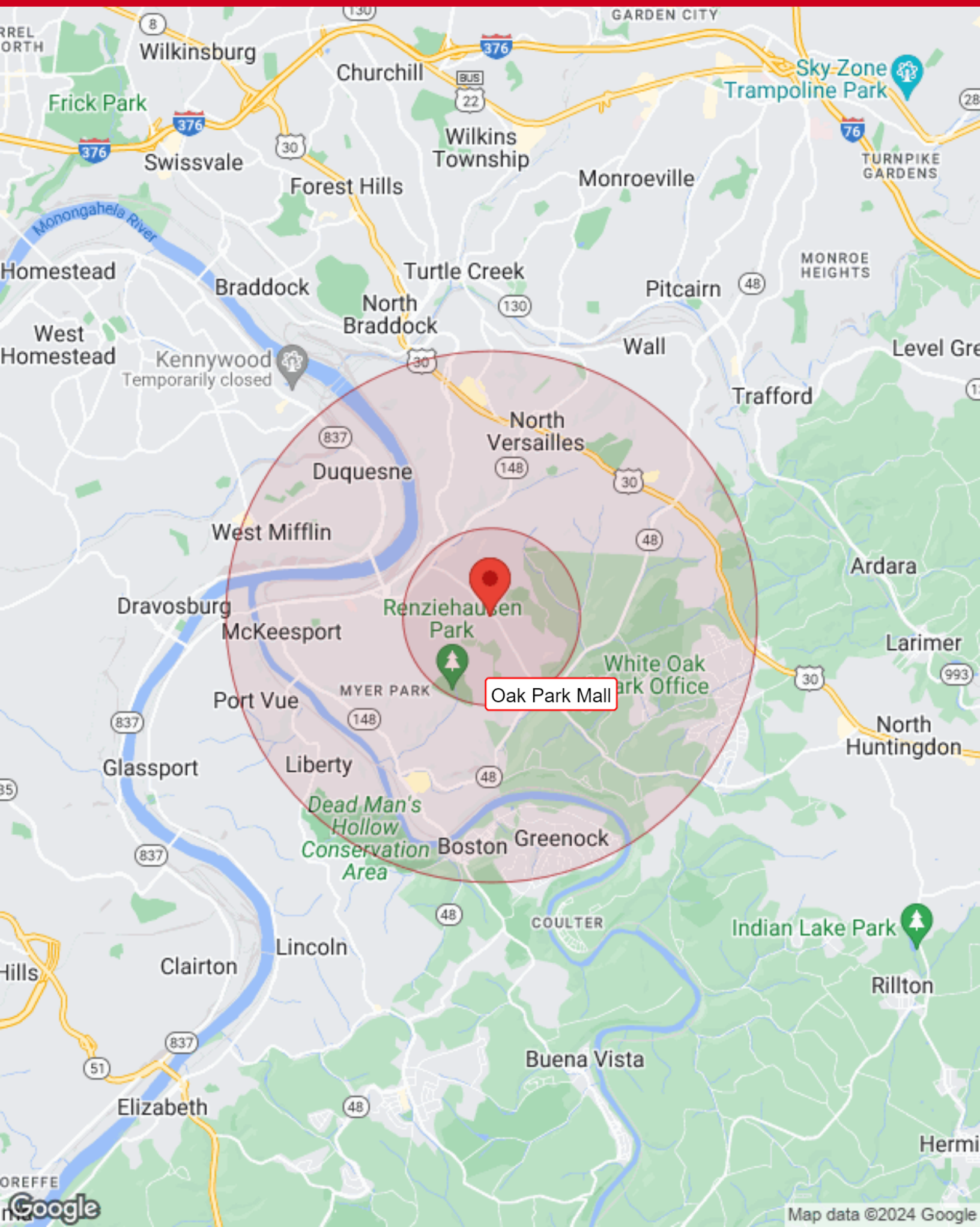
Easy access to Pittsburgh and Monroeville. Located on Lincoln Way between Center St and Auld St.

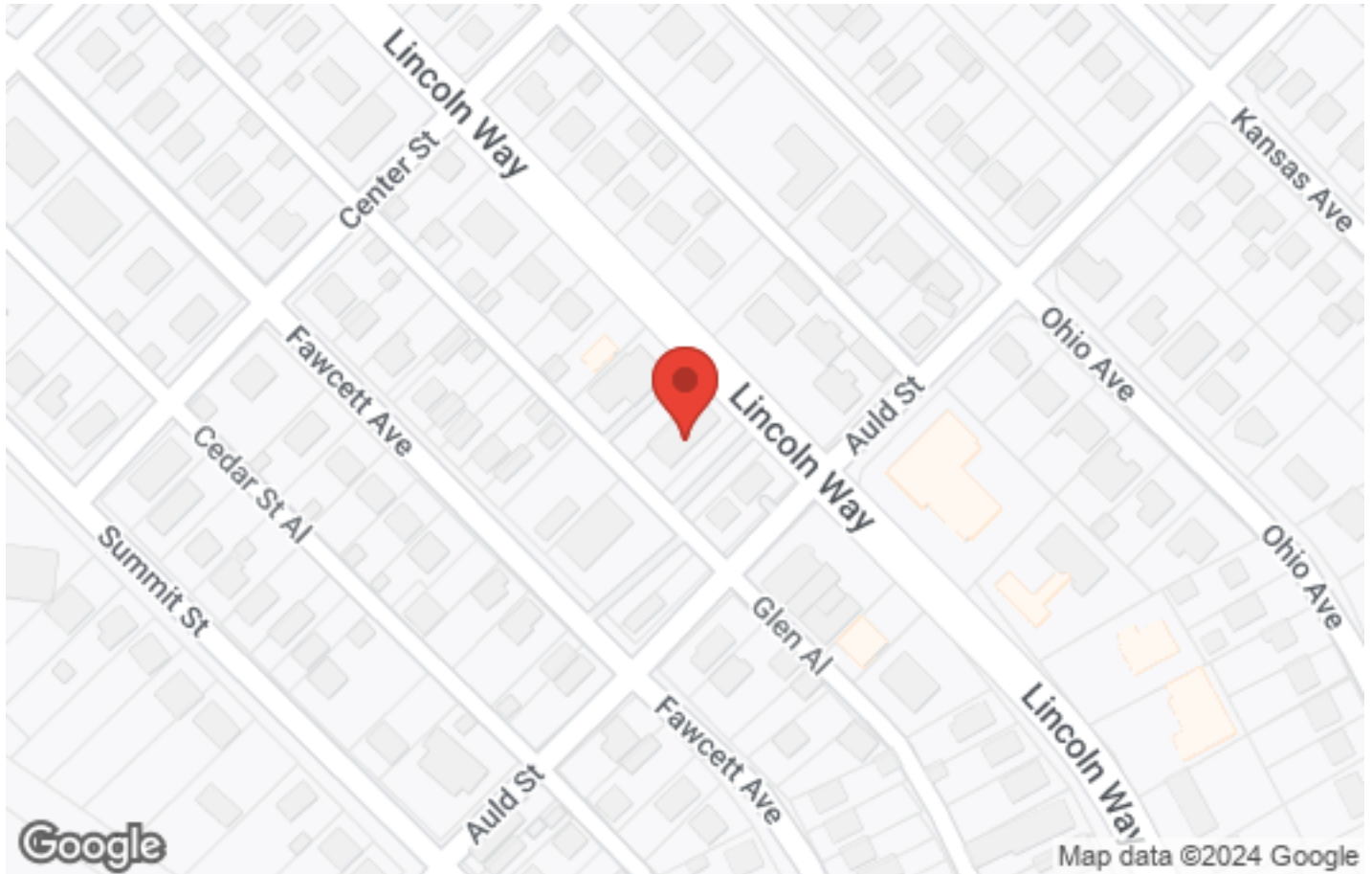






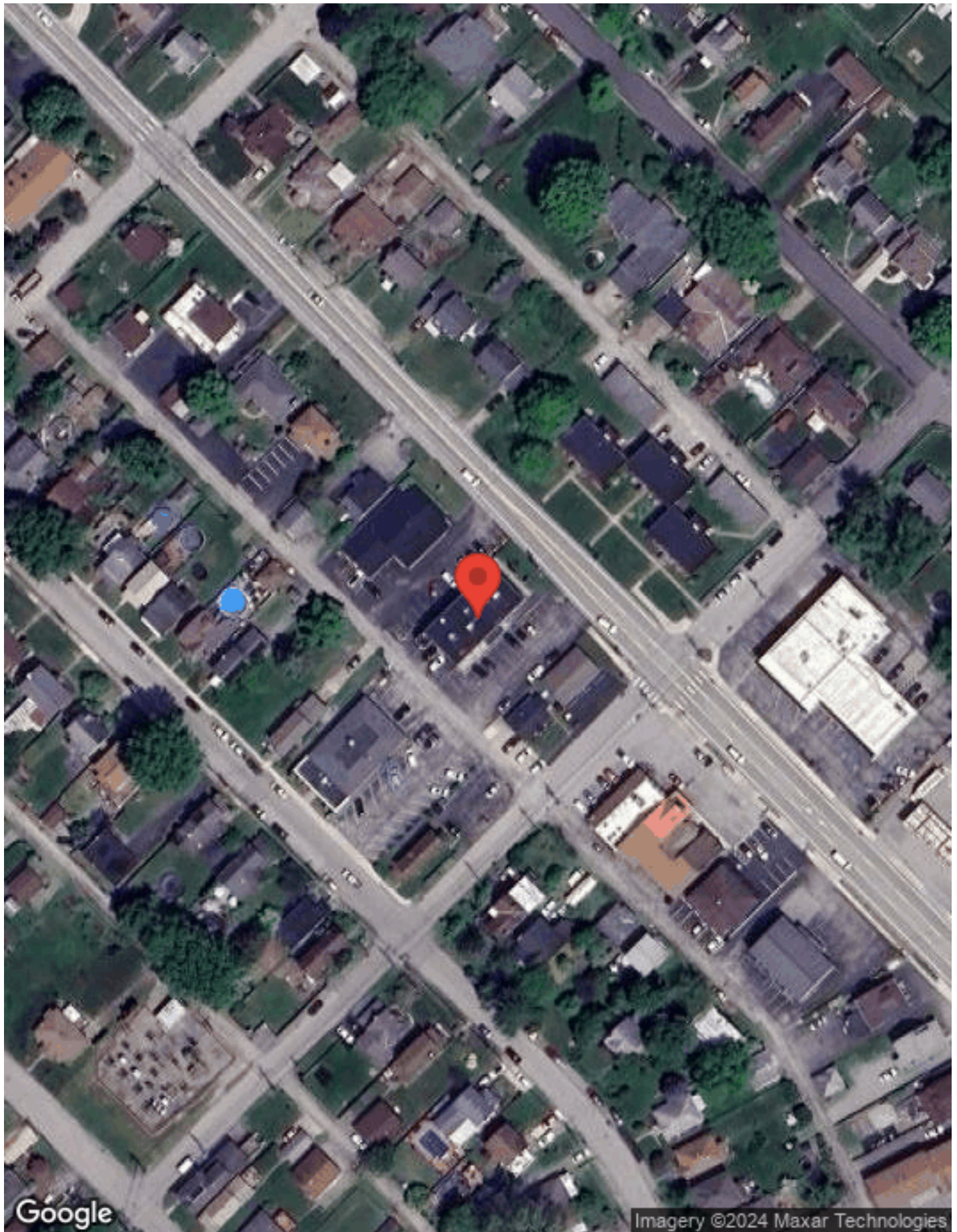
BUSINESS MAP





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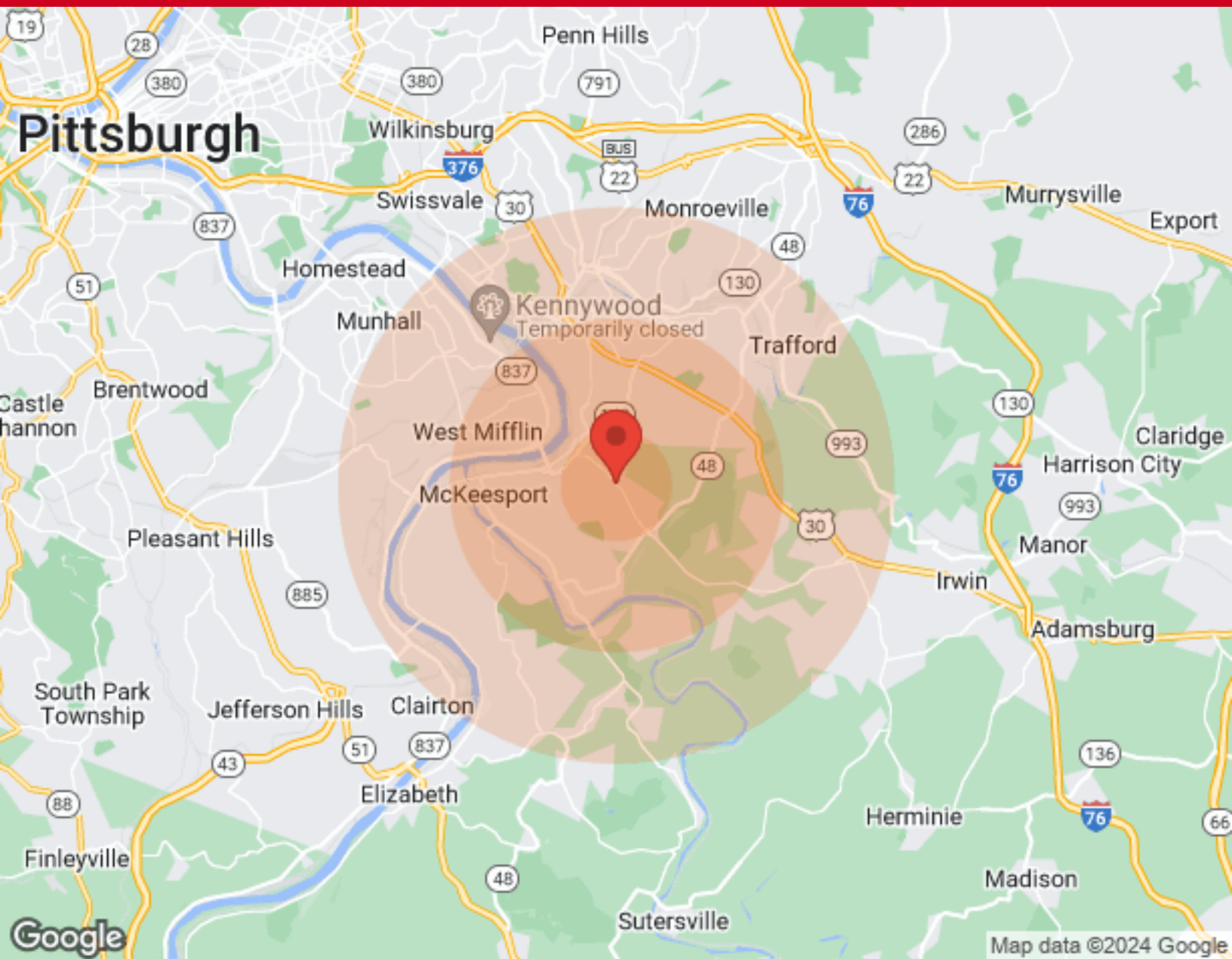




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DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	4,058	25,888	62,480	Median	\$41,579	\$36,781	\$38,591
Female	4,495	28,771	69,553	< \$15,000	453	4,677	10,392
Total Population	8,553	54,659	132,033	\$15,000-\$24,999	508	3,908	9,056
				\$25,000-\$34,999	603	3,367	7,460
				\$35,000-\$49,999	721	3,796	8,735
				\$50,000-\$74,999	803	4,608	10,294
				\$75,000-\$99,999	365	2,220	6,770
				\$100,000-\$149,999	291	1,538	4,620
				\$150,000-\$199,999	42	164	827
				> \$200,000	44	119	435
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	1,091	8,822	20,852	Total Units	4,448	29,463	69,355
Ages 15-24	949	6,802	16,240	Occupied	4,014	25,895	61,380
Ages 25-54	3,182	20,085	49,004	Owner Occupied	2,852	16,705	40,410
Ages 55-64	1,202	7,268	17,882	Renter Occupied	1,162	9,190	20,970
Ages 65+	2,129	11,682	28,055	Vacant	434	3,568	7,975
Race	1 Mile	3 Miles	5 Miles				
White	7,678	44,017	110,685				
Black	762	9,386	18,808				
Am In/AK Nat	1	13	32				
Hawaiian	N/A	N/A	N/A				
Hispanic	60	406	869				
Multi-Racial	156	2,346	4,374				

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