



2003 Cheryl Drive Pittsburgh, PA 15237

#3518 - PITTSBURGH, PA | RETAIL PROPERTY

FOR LEASE | 32,594 SF



PROPERTY DESCRIPTION

32,594 sqft retail building located on Cheryl Drive.

PROPERTY HIGHLIGHTS

- Includes 20,795 sqft basement at grade level
- Current Operated as an American Freight Furniture.
- Well located next to Ross Park Mall and McKnight Road

OFFERING SUMMARY

Available Size:	32,594 SF
Lot Size:	5.38 Acres
Lease Rate:	\$9.00 SF/yr (NNN)
Tax Rate:	\$2.95 / SF



ROBERT CRUM

561.620.9200 x117
rcrum@kinproperties.com

JEFF ROSS

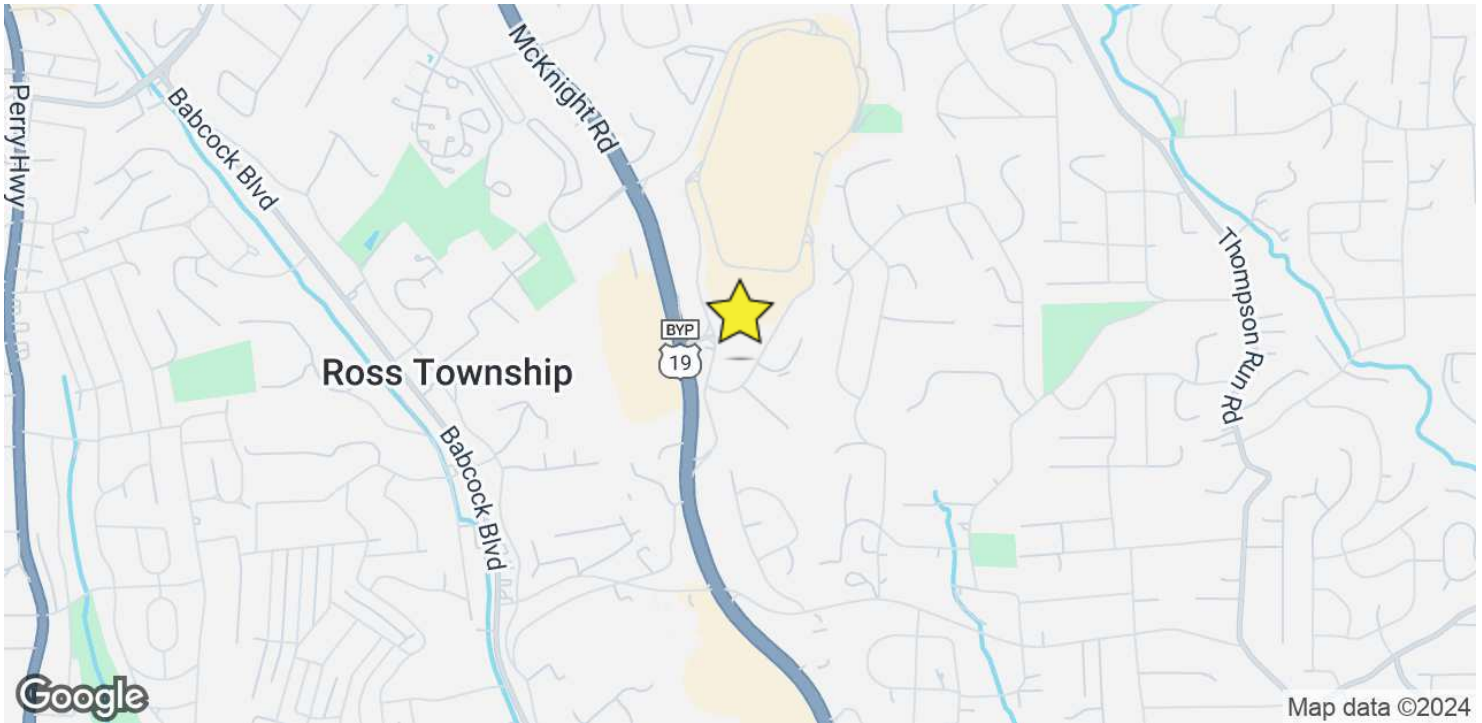
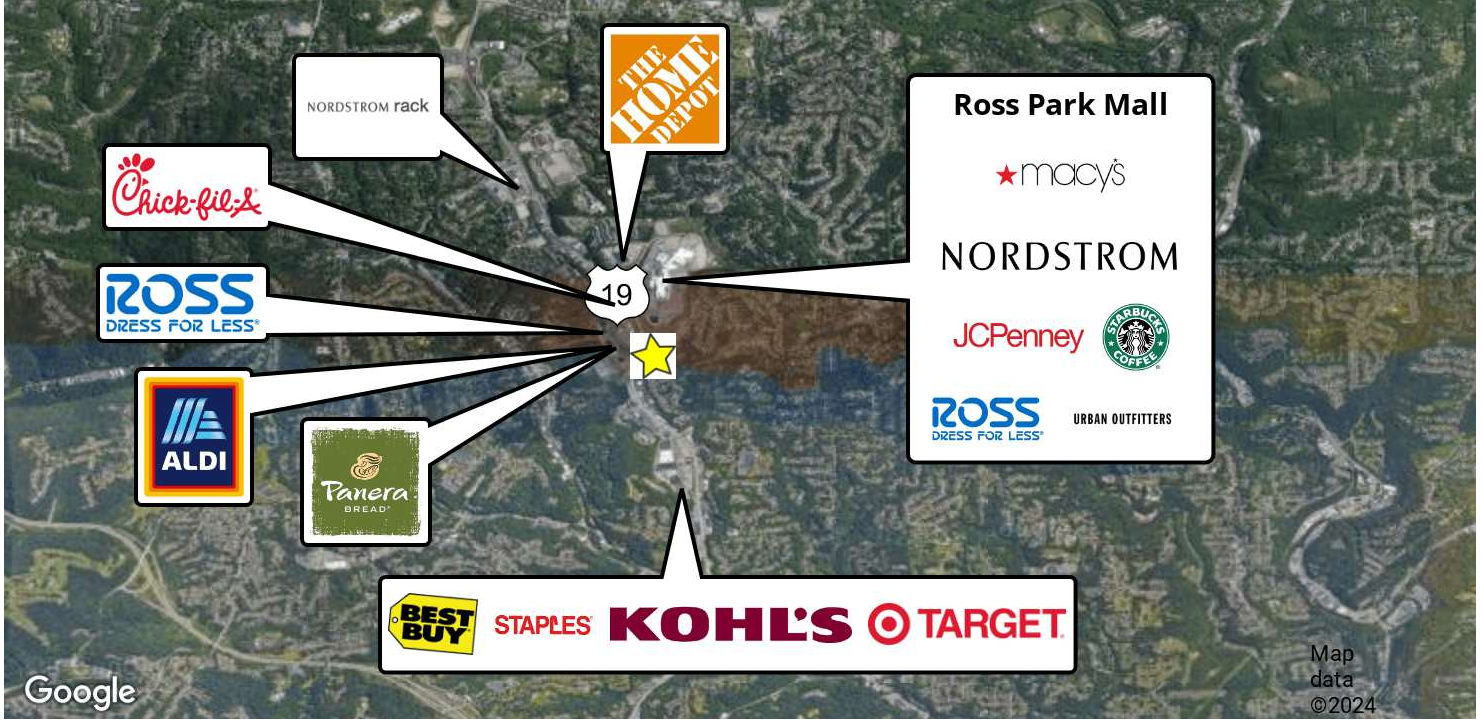
561.620.9200 x123
jross@kinproperties.com



2003 Cheryl Drive Pittsburgh, PA 15237

#3518 - PITTSBURGH, PA | RETAIL PROPERTY

FOR LEASE | 32,594 SF



ROBERT CRUM
 561.620.9200 x117
 rcrum@kinproperties.com

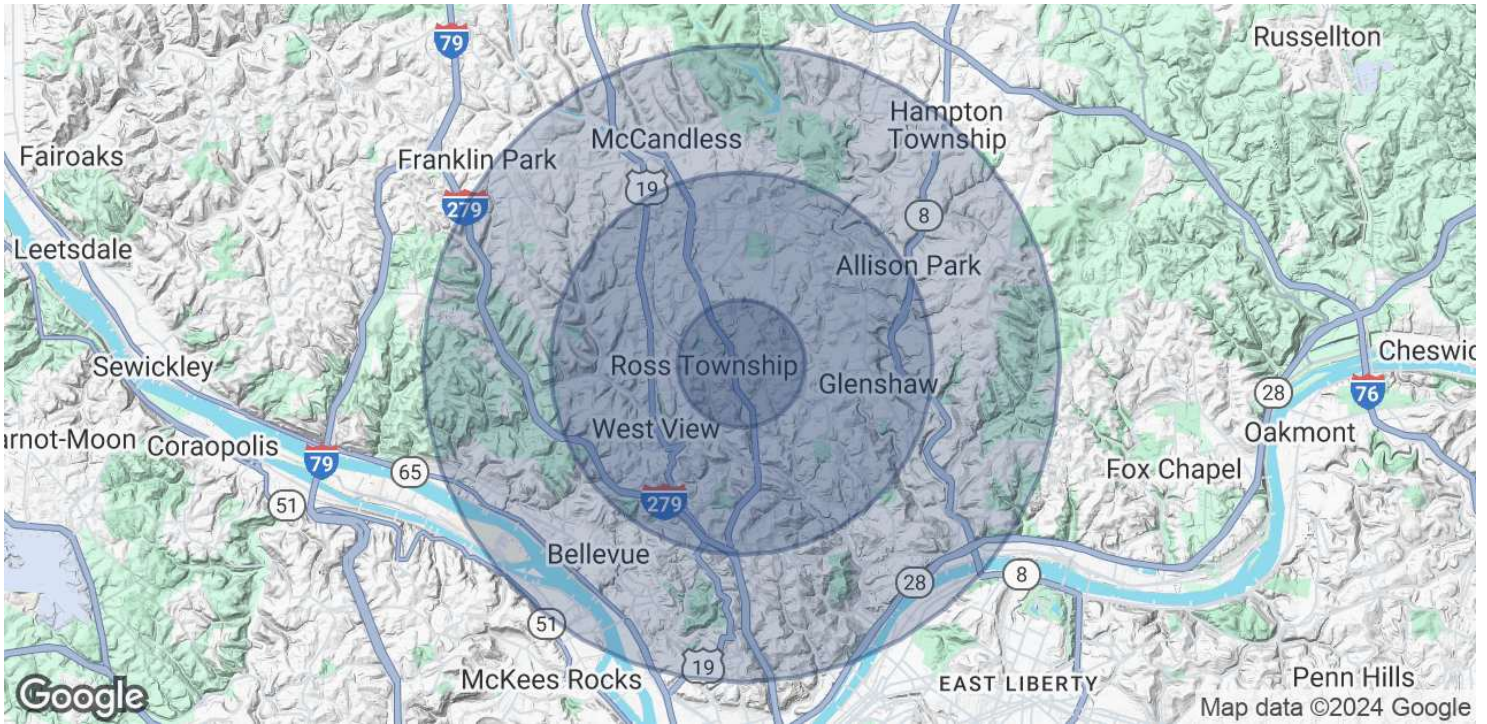
JEFF ROSS
 561.620.9200 x123
 jross@kinproperties.com



2003 Cheryl Drive Pittsburgh, PA 15237

#3518 - PITTSBURGH, PA | RETAIL PROPERTY

FOR LEASE | 32,594 SF



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,004	69,069	190,303
Average age	45.5	44.4	42.6
Average age (Male)	40.7	41.7	40.1
Average age (Female)	48.1	46.5	44.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,627	29,142	80,549
# of persons per HH	2.2	2.4	2.4
Average HH income	\$81,884	\$76,362	\$69,699
Average house value	\$172,584	\$156,189	\$149,536

TRAFFIC COUNTS	
g	/day

* Demographic data derived from 2020 ACS - US Census

ROBERT CRUM
561.620.9200 x117
rcrum@kinproperties.com

JEFF ROSS
561.620.9200 x123
jross@kinproperties.com