

FOR SALE

PRICE IMPROVEMENT--MOTIVATED SELLER

4848 CLAIRTON BOULEVARD, PITTSBURGH, PA 15236



VERSATILE PROPERTY AVAILABLE ON RT. 51

KW COMMERCIAL | PITTSBURGH SOUTH

1500 Oxford Dr. Suite 110
Bethel Park, PA 15102



Each Office Independently Owned and Operated

PRESENTED BY:

BILL FORDE
COMMERCIAL PROPERTY SPECIALIST
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C: (412) 439-0429
bforde@kwcommercial.com
RS 332282, PA

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EXECUTIVE SUMMARY

4848 CLAIRTON BOULEVARD



OFFERING SUMMARY

PRICE IMPROVEMENT	\$475,000
BUILDING SF:	3958
LOT SIZE:	20,000 SF
FRONTAGE:	271 Ft on Rt 51
SIGNAGE:	Digital Sign Approval
PARKING:	20 + vehicles
RENTABLE SPACE	2000 - 3958 SF
ZONING:	Commercial

PROPERTY OVERVIEW

KW Commercial is pleased to offer for sale or lease a stand alone property on Rt. 51 in Whitehall, PA. The property has been the location of a successful flower business for the past 40+ years. The owner is retiring and the building is now available. A versatile footprint makes it ideal for any business seeking a high visibility location. The new owner may utilize the entire building or demise a section to lease for additional income. Don't miss out on this opportunity to occupy a property with strong demographics; easily accessible and located in the heart of the South Hills. NOW AVAILABLE FOR IMMEDIATE OCCUPANCY!



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LOCATION & HIGHLIGHTS

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LOCATION INFORMATION

Street Address: 4848 Clairton Blvd
City, State, Zip Whitehall, PA 15236
County: Allegheny
Market: Pittsburgh
Sub-market: Pittsburgh South
Cross Streets: Streets Run & Borough Park Dr.

PROPERTY HIGHLIGHTS

- PLEASE CONTACT BILL FORDE TO SCHEDULE PROPERTY TOURS
- High visibility location
- Easy ingress and egress
- 271' feet of frontage on Rt. 51
- 25,000 vehicles ADT
- 20+ Parking spaces
- Approved for digital billboard
- Solid demographics

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PROPERTY PHOTOS

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BUSINESS MAP

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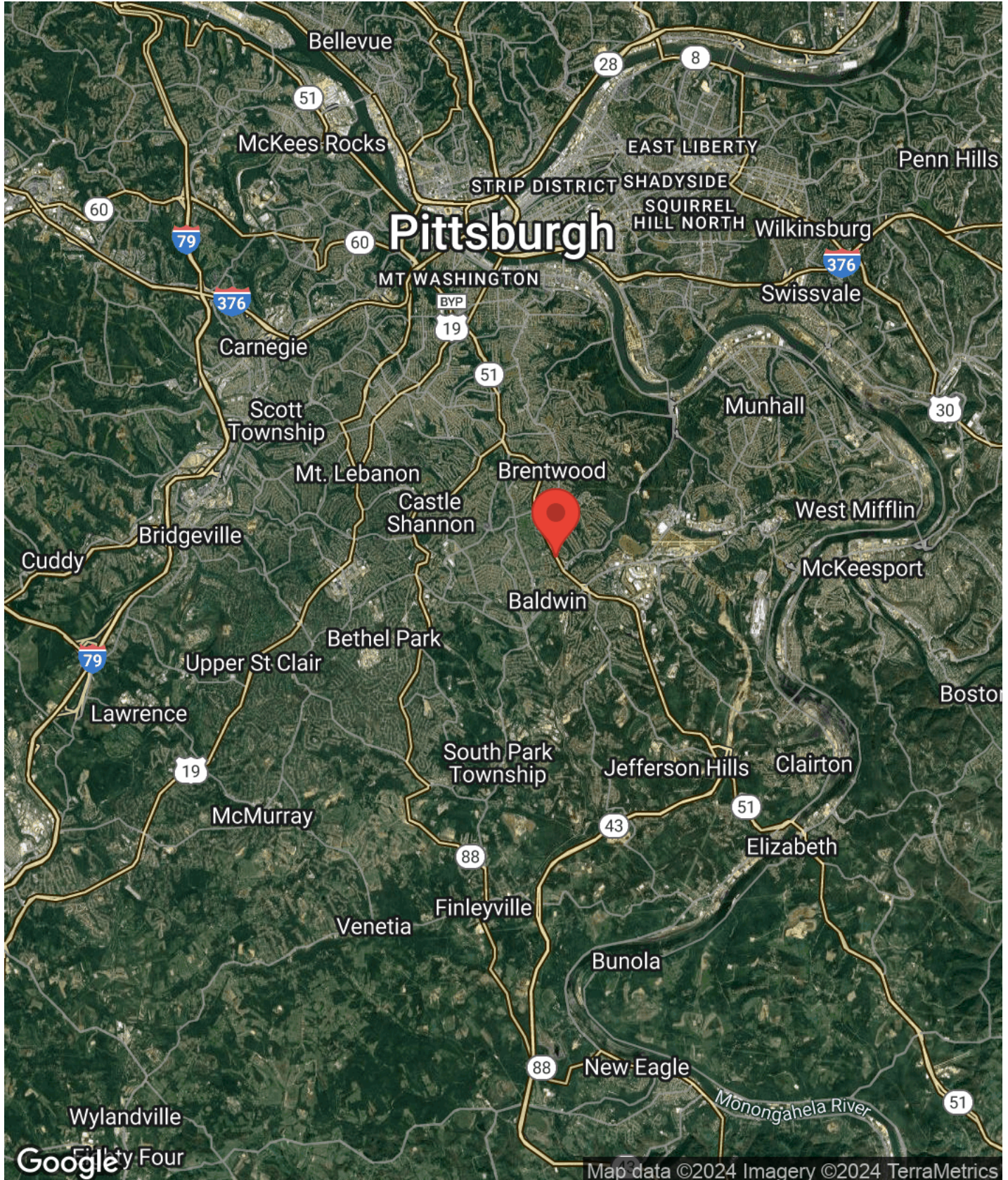


4849-4871

51

REGIONAL MAP

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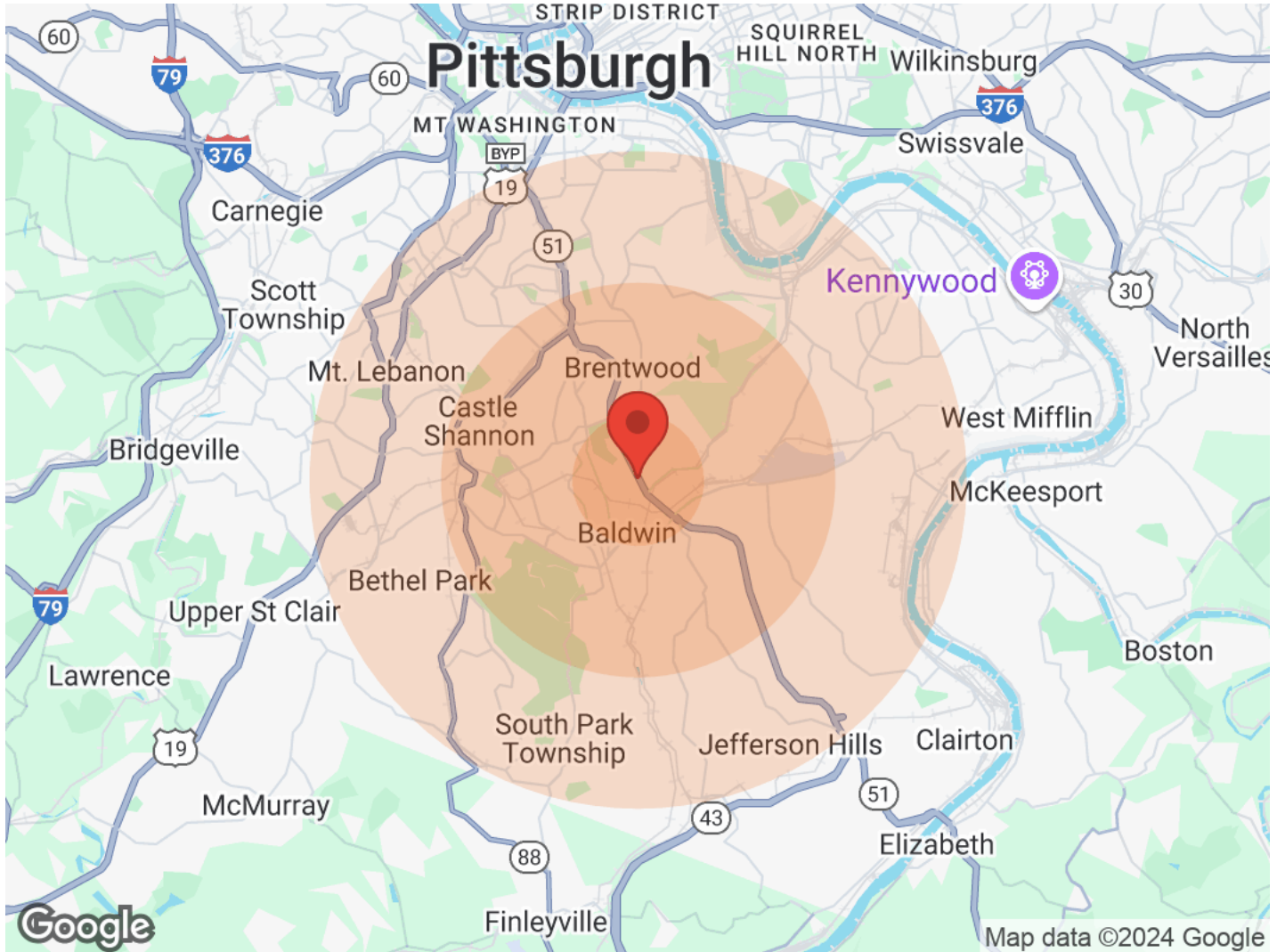


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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	5,690	37,681	109,317
Female	6,054	40,489	118,634
Total Population	11,744	78,170	227,951

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,776	11,146	34,520
Ages 15-24	1,506	9,104	28,153
Ages 25-54	4,411	29,566	86,719
Ages 55-64	1,625	11,048	31,890
Ages 65+	2,426	17,306	46,669

Race	1 Mile	3 Miles	5 Miles
White	10,520	74,585	210,832
Black	901	2,197	12,647
Am In/AK Nat	4	4	8
Hawaiian	N/A	N/A	N/A
Hispanic	122	416	1,641
Multi-Racial	402	1,326	5,100

Income	1 Mile	3 Miles	5 Miles
Median	\$58,846	\$53,352	\$49,240
< \$15,000	906	3,594	11,626
\$15,000-\$24,999	494	3,908	11,726
\$25,000-\$34,999	427	3,664	10,833
\$35,000-\$49,999	676	5,355	14,958
\$50,000-\$74,999	1,237	7,557	18,879
\$75,000-\$99,999	655	4,641	12,819
\$100,000-\$149,999	469	3,945	11,469
\$150,000-\$199,999	123	920	3,462
> \$200,000	144	702	3,053

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,602	37,162	109,803
Occupied	5,124	34,660	101,039
Owner Occupied	3,564	25,528	71,930
Renter Occupied	1,560	9,132	29,109
Vacant	478	2,502	8,764

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