

3600 BLVD. OF THE ALLIES



Multi-Use-Commercial Property

FOR LEASE

3600 Blvd. of the Allies
Pittsburgh PA 15213

David Hanley • Broker • 412.261.6532 x237 • david@prudentialrealty.com
Michael Damian • Commercial Brokerage • 412.261.6532 x253 • michael@prudentialrealty.com

PROPERTY HIGHLIGHTS

Position your business for success at 3600 Blvd. of the Allies - a premier leasing opportunity in Pittsburgh's dynamic Oakland neighborhood. Surrounded by top-tier universities, major medical centers, and a thriving student and professional population, this high-visibility property is perfectly suited for retail, office, medical, or service-based tenants.

FEATURES:

- Prime retail commercial property
- Abundant parking
- Traffic Count: 21,724+/- vehicles per day
- Zoning: Commercial
- Three-Phase - 120/240 Volt
- Three garage doors (10' doors)
- Large marquee sign
- High visibility

TOTAL SIZE:

2,500 +/- Square Foot Building

Lot: 6,095 +/- Square Feet

AVAILABLE SPACE:

2,500 +/- sf building

6,095 +/- sf lot

RENTAL RATE:

**\$2,500 per month + electric/gas/water/
sewage + CAM**



All information furnished regarding this property for sale, rental, or financing is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease, financing or withdrawal without notice. PRC Commercial will make no representation and assume no obligation regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property that will ultimately be leased or purchased.

LOCATION & DEMOGRAPHICS

DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
2024 Population	29,700	188,325	393,780
Median HH Income	\$34,309	\$64,477	\$63,423

