



# FOR SUBLEASE – 10,978 SF

1235 5<sup>th</sup> Avenue  
New Brighton, PA 15066

## Property Highlights

- 10,978 SF Available Immediately
- End-Cap Space
- Frontage 197' on 5<sup>th</sup> Avenue (with 1 curb cut)
- Loading Dock
- Ample signage opportunity



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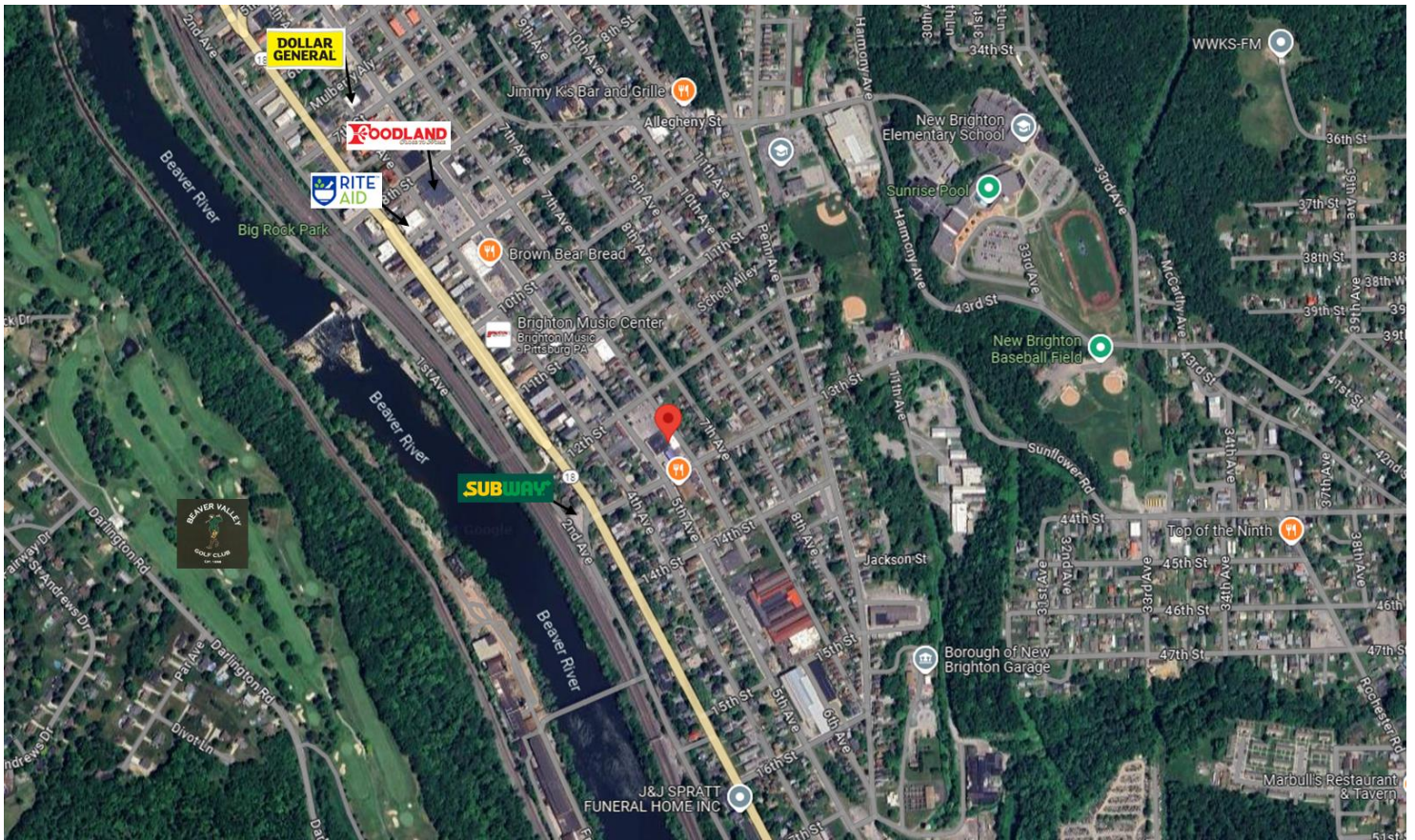
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Demographics	3 Miles	5 Miles	10 Miles
Population	37,113	64,723	164,270
Households	15,901	27,456	69,856
Average HH Income	\$53,233	\$61,719	\$68,823

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