



## DUQUESNE PLAZA SHOPPING CENTER

**FOR LEASE**

2-31 Duquesne Place  
Duquesne PA 15110

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# PROPERTY HIGHLIGHTS

## FEATURES:

- Newly remodeled retail/medical strip center
- Ample free parking
- Traffic Count: 18,986 +/- vehicles per day
- Other tenants include: Family Dollar, CityTrends, Grant Assoc., County Magistrate Office, One Stop Health & Wellness Center
- Ceiling Height: 12'
- Parking: 248 +/- paved parking spaces
- Lot & Block: 378-A-400

## BUILDING SIZE:

54,900 +/- SQ FT. TOTAL on 5.33 acres

## AVAILABLE SPACE:

Retail Space: 8,500 +/- Square Feet

Retail Space: 15,000 +/- Square Feet

## RENTAL RATE:

**Retail/Medical Spaces:**  
**\$10.00 psf + all utilities**



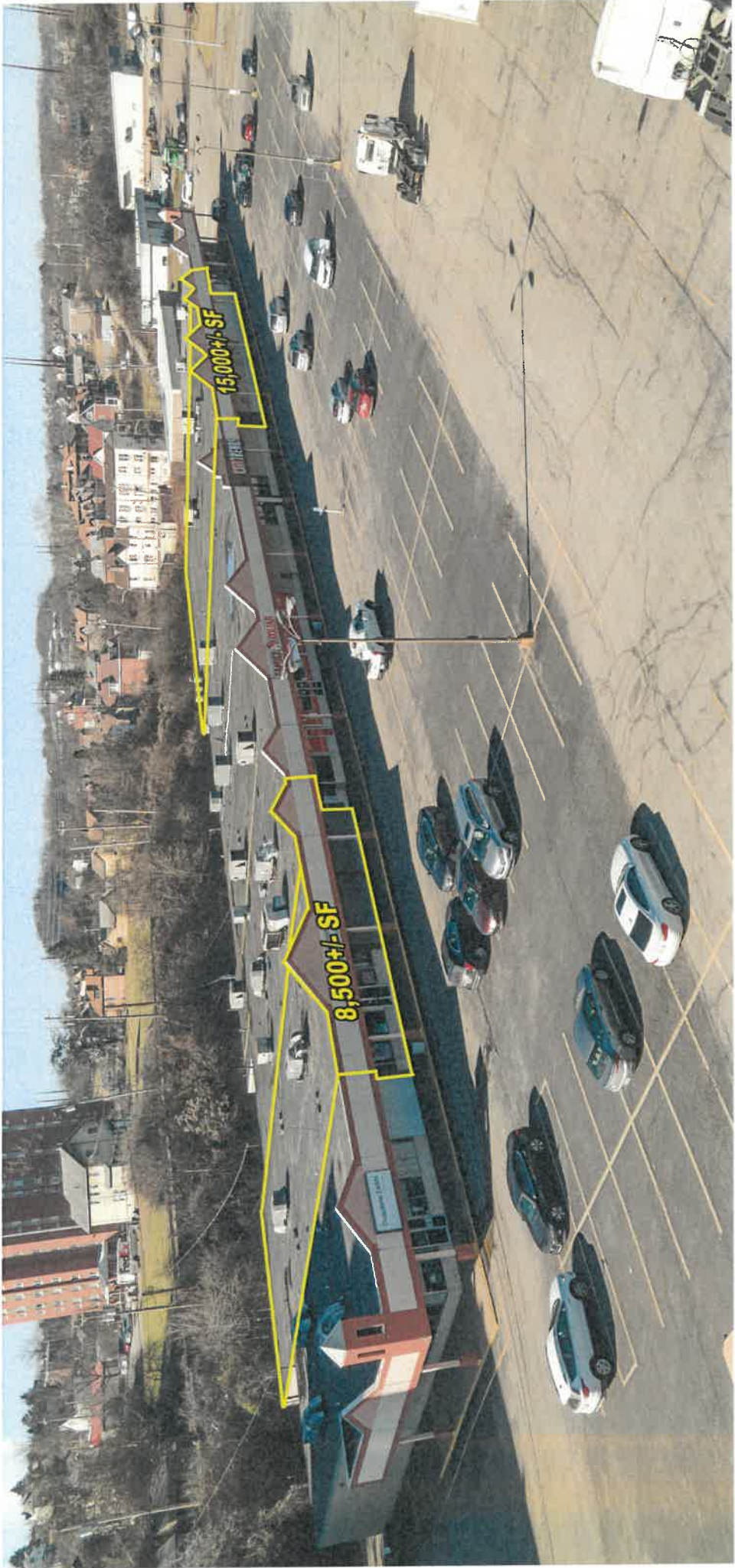
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# LOCATION & DEMOGRAPHICS

DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
2023 Population	6,829	73,735	168,687
Median HH Income	\$37,187	\$39,927	\$48,333









**1,200 +/- sf  
Out-Parcel Building**

**Ground Lease  
Available**

**CUTRENDS**

**FAMILY RESTAURANT**





8,500+/- square feet

Drive-in Access

Duke's EARN

FAMILY DOLLAR



**15,000+/- square feet**

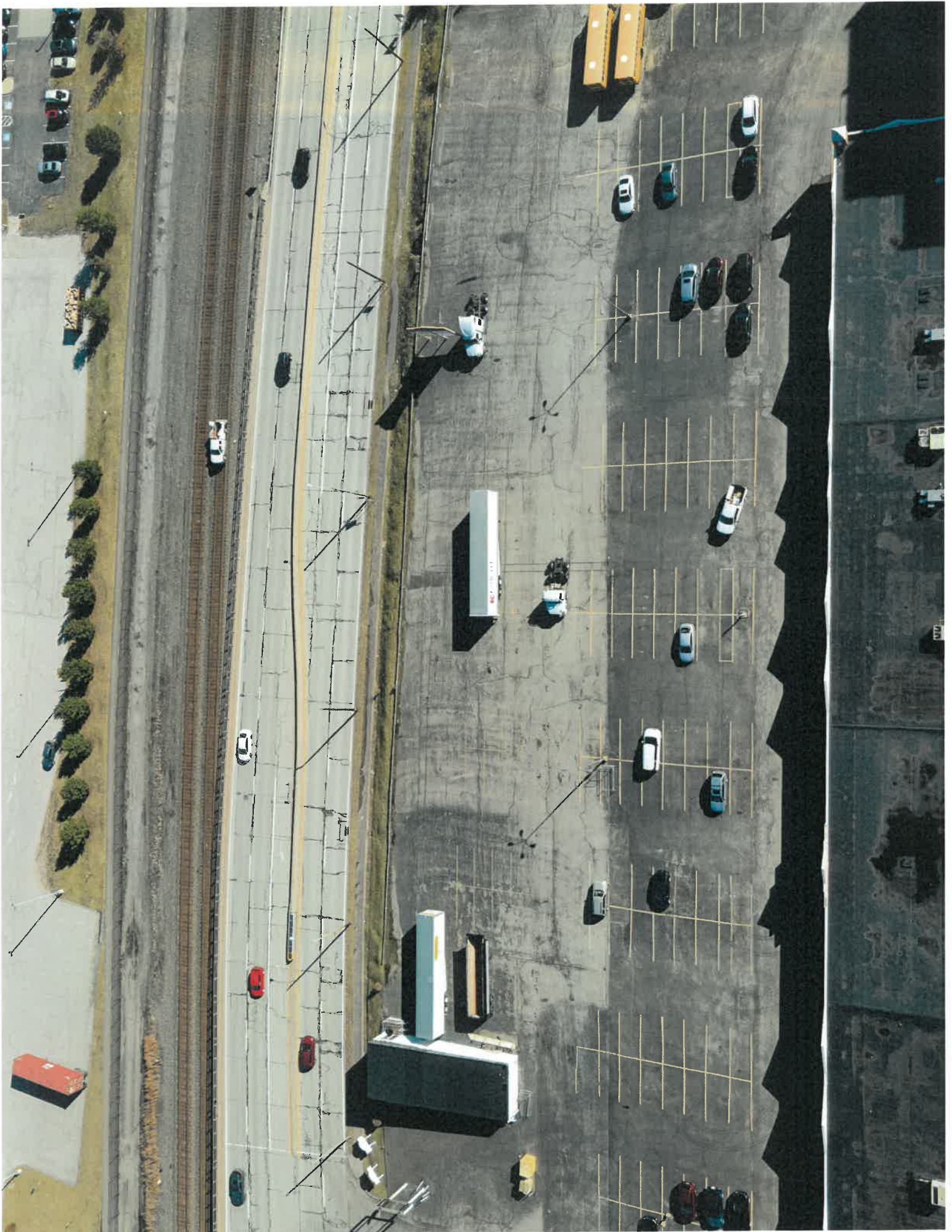
**Store & Load-in**









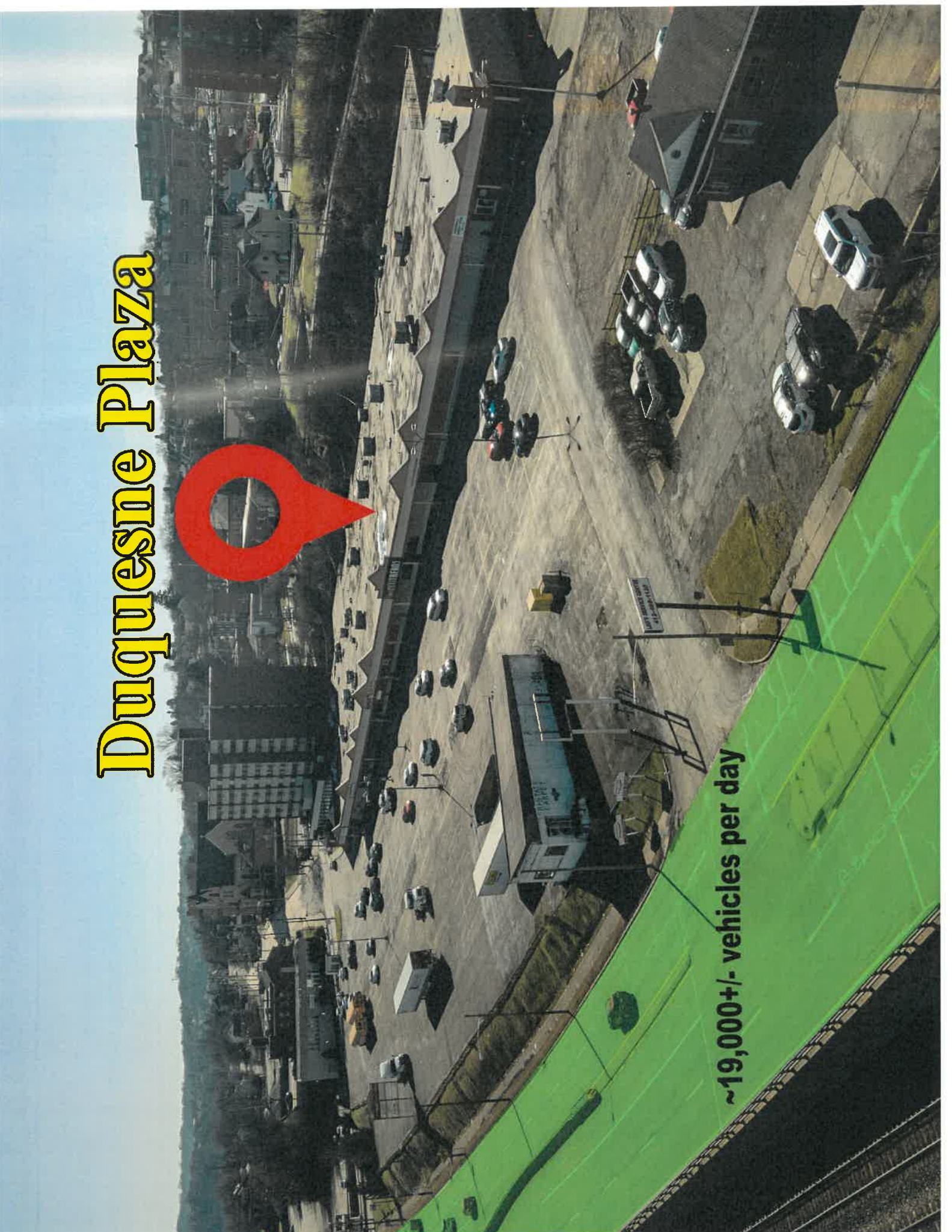




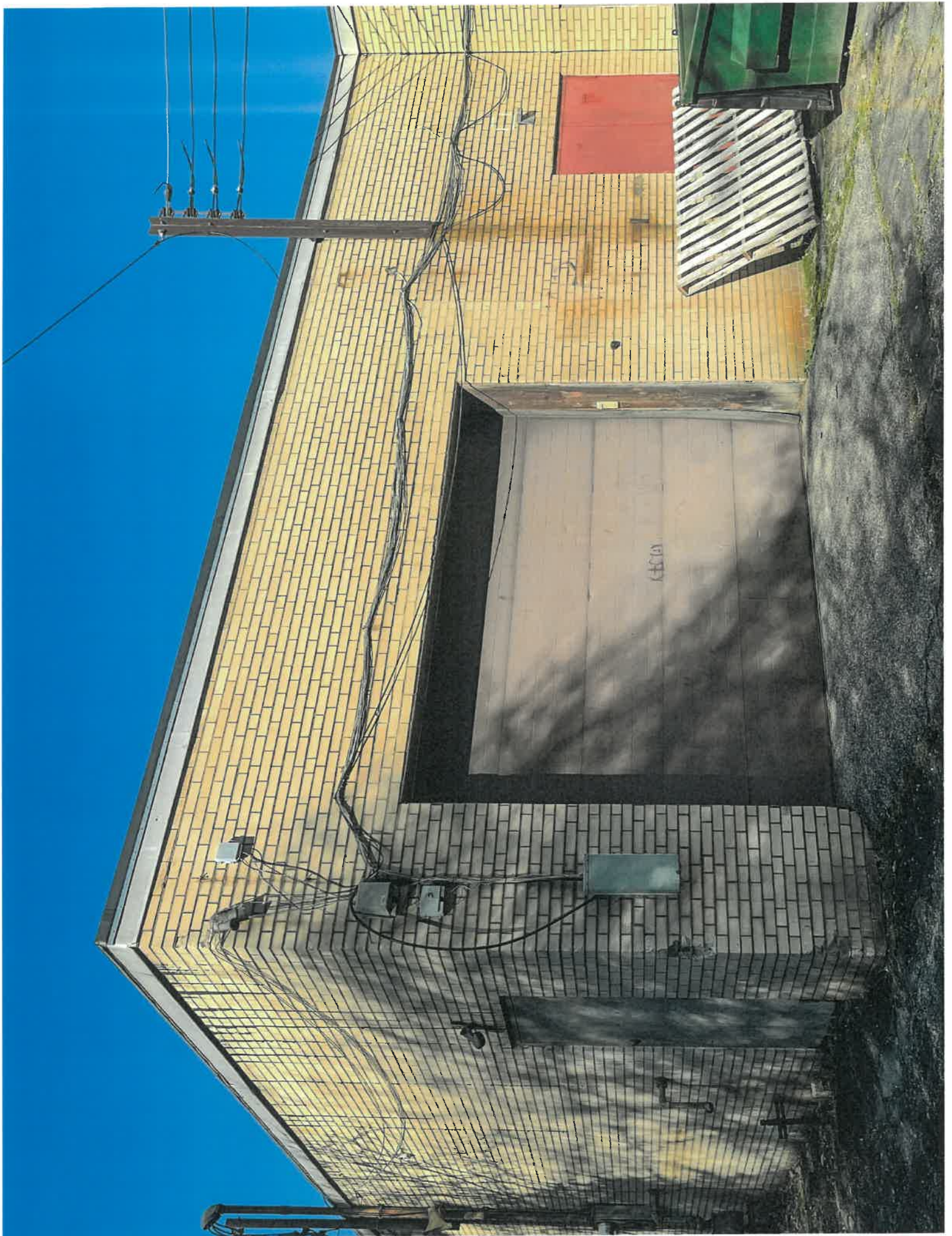
# Duquesne Plaza



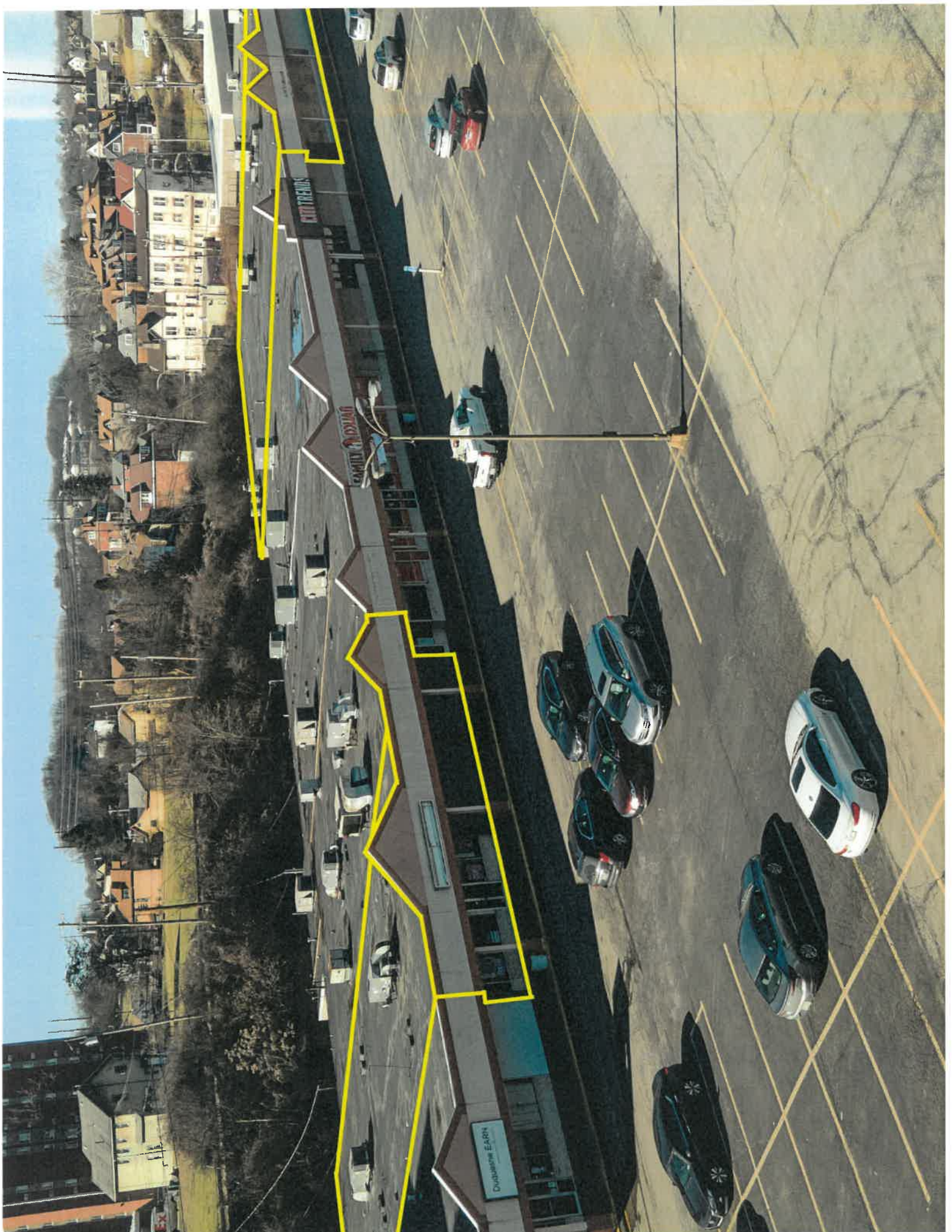
~19,000+/- vehicles per day











Double the EARN

CITY OF PITTSBURGH

CITY OF PITTSBURGH

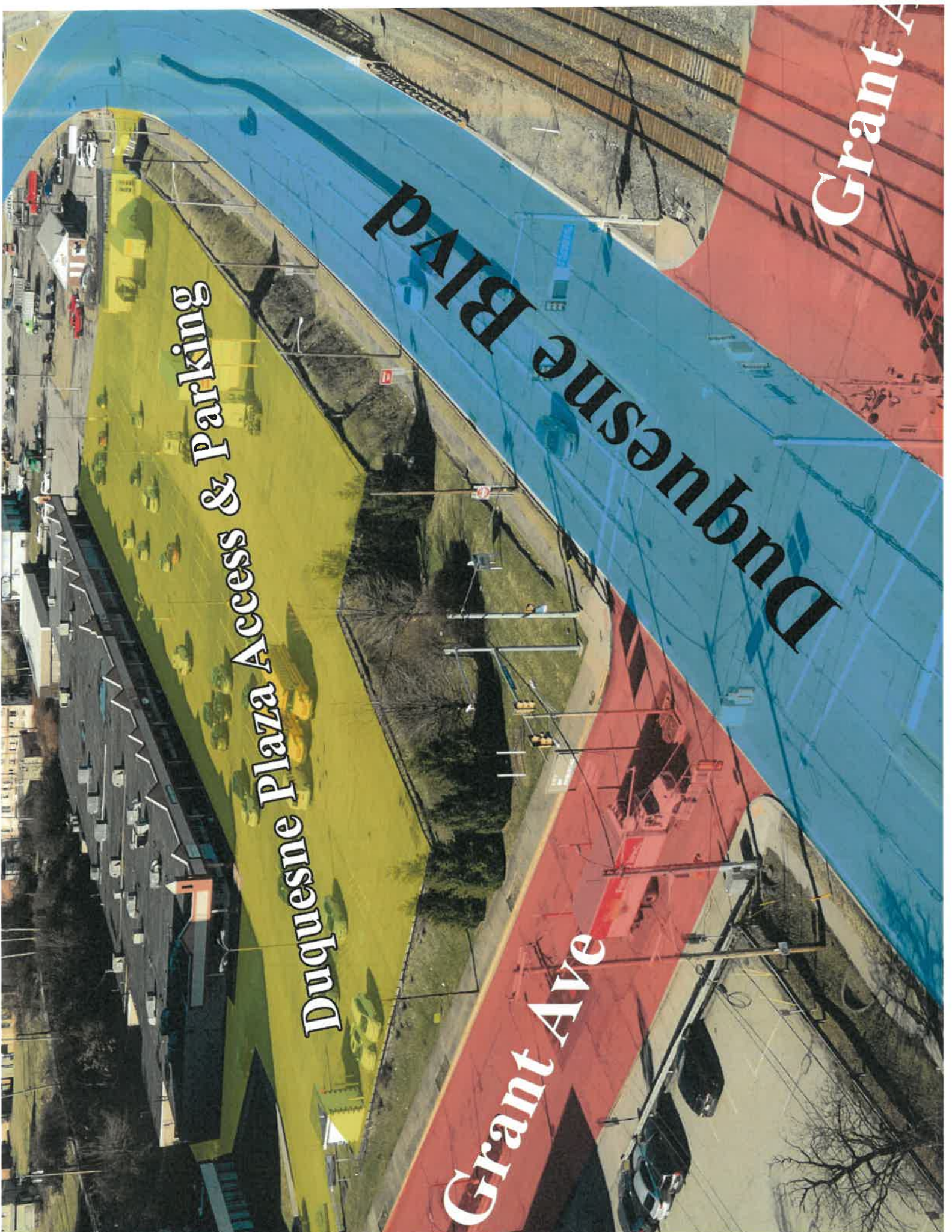


Duquesne Plaza Access & Parking

Grant Ave

Duquesne Blvd

Grant Ave



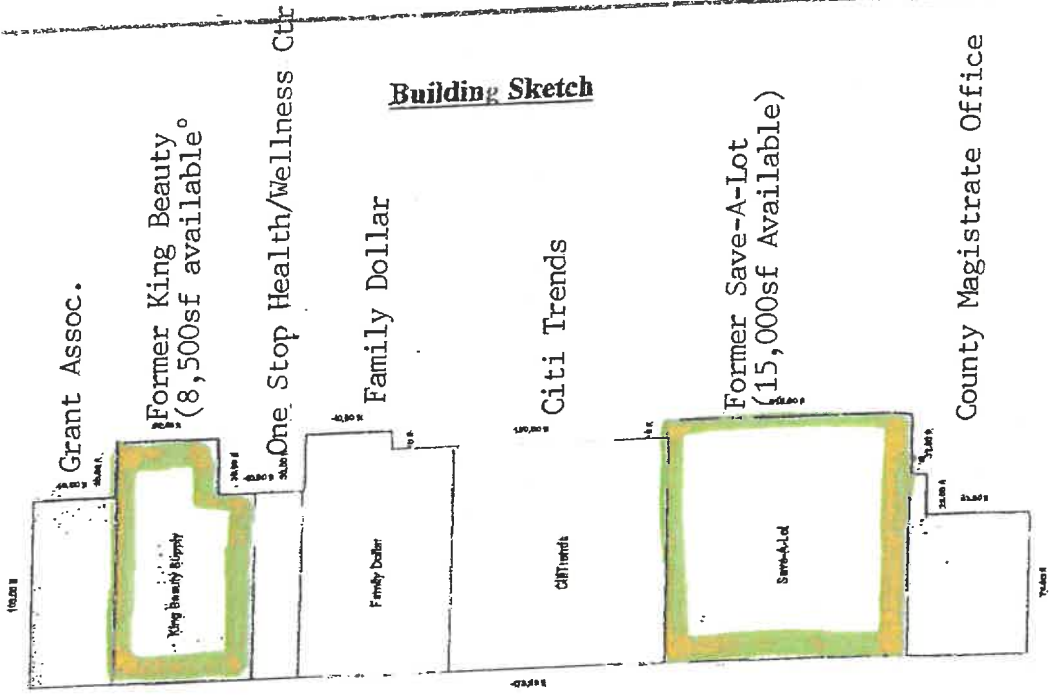


## 2-31 Duquesne Pl - Duquesne Plaza





Building Sketch





### Improvement Description

The subject site is improved with a one-story brick and concrete block, seven unit neighborhood shopping center containing 54,850 SF of gross building area. The exterior of the building has a flat composition roof, multi-pane fixed glass windows and steel and glass storefront entries and rear metal service doors.

The building has seven storefronts and a detached out parcel building. The units are as follows:

#### **Primary Health Care Services, Inc.**

This is a 4,000 SF unit used as medical office space. The interior configuration consists of six exam rooms, three private offices, two restrooms, a storage area, a reception area, waiting room, conference room and a break room. The interiors contain carpeted floors, drywall walls, acoustic tile ceilings and fluorescent lighting. The unit has two, mounted HVAC units, a 40-gallon hot water heater and 200-amp, three-phase electrical service.

#### **Kings Beauty Supply & Sportswear**

This is an 8,500 SF unit used as retail space. The floor plan consists of open retail area, two rear storage rooms and a restroom. Interior construction materials consist of composition tile floors, drywall and peg board walls and acoustic tile ceilings with fluorescent lighting. The rear storage area has garage door access at the rear of the building. The unit has a 10-gallon hot water heater, 200-amp, three-phase electrical service and roof mounted HVAC units.

#### **Vacant**

This is a 2,000 SF vacant retail unit, which was previously used as a restaurant. The unit has been vacant for approximately 7 years. The floor plan consists of an open retail area, two restrooms and a storage area previously used as the kitchen area. Interior construction materials consist of composition tile floors, drywall partitions and acoustic tile ceilings with fluorescent lighting. The unit has 400-amp electrical service and roof mounted HVAC.

#### **Family Dollar**

This is an 8,800 SF retail unit, which is currently vacant and will be occupied by Family Dollar as of June 1, 2011. The interior configuration consists of an open retail area, a rear storage room and two restrooms. This unit is primarily gutted and awaiting build-out by the proposed tenant. The unit has roof mounted HVAC and three-phase electrical service. There is significant standing water in this unit due to a leaking roof, which is to be replaced for the new tenant. A cost-to-cure of \$32,000 has been taken from an estimate provided by the purchaser for the replacement of this portion of the roof.

#### **CitiTrends**

This is a 12,000 SF retail unit, which has recently been built-out to its current use as a retail clothing store. The interior configuration consists of an open retail area, a storage room and a restroom. Interior construction materials consist of carpeted floors, drywall partitions, exposed metal and acoustic tile ceilings with fluorescent lighting. The unit has 400-amp, three-phase electrical service and roof mounted HVAC. This unit has been completely renovated within the past year.

#### **Save-A-Lot**

This is a 15,000 SF grocery store. The interior configuration consists of an open retail area, a small office, a break room, a rear storage area with three walk-in coolers and a loading dock. Interior construction materials consist of composition tile floors, drywall partitions, acoustic tile ceilings with fluorescent lighting. The rear storage area has concrete floors, concrete block walls and metal ceilings. The unit has roof mounted HVAC and three-phase, 1,200-amp electrical service.



**Vacant**

This is a 4,600 SF vacant retail unit. This unit has been vacant for approximately 10-years. The interior configuration consists of open retail space and three restrooms. This space is primarily gutted to be built-out for a future tenant. The restrooms had been vandalized with concrete poured down the drains of the toilets. The owners have excavated and replaced the plumbing, however they have not filled the excavated holes or replaced any of the restroom fixtures. As per the purchaser, this would be part of any build-out for a future tenant. The unit has roof mounted HVAC, 150-amp, three-phase electrical and a 40-gallon hot water heater.

**Vacant Out-Parcel Building**

The site also has a 1,560 SF detached concrete block building, which previously housed a KFC. This building has been vacant for approximately 15 years. The building has been gutted and does not have heat, electrical service or water. A cost-to-demolish has been considered, but has not been taken. The value of the out-parcel and the cost-to-demolish the existing building appear to balance each other out and therefore, I have not allocated any contributory value or demolition costs to the out-parcel.

Additional site improvements consists of asphalt paved parking for 248 vehicles metal pole mounted lighting.

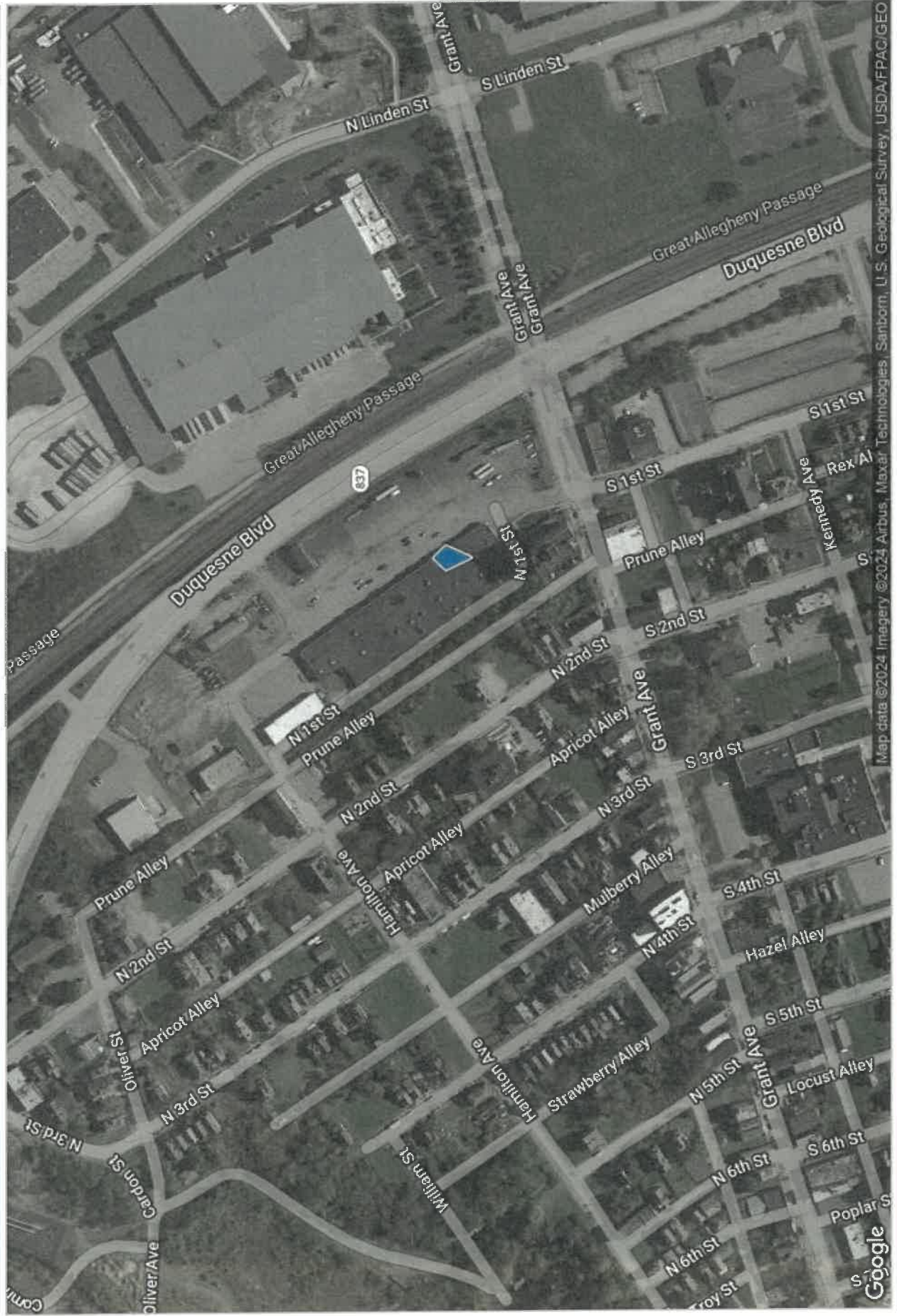
The building is in average overall condition as compared to similar buildings in the area. Continued use a neighborhood shopping center is likely. The building has an actual age of 50 years and effective age of 15-25 years and a remaining economic life of 30-35 years.







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