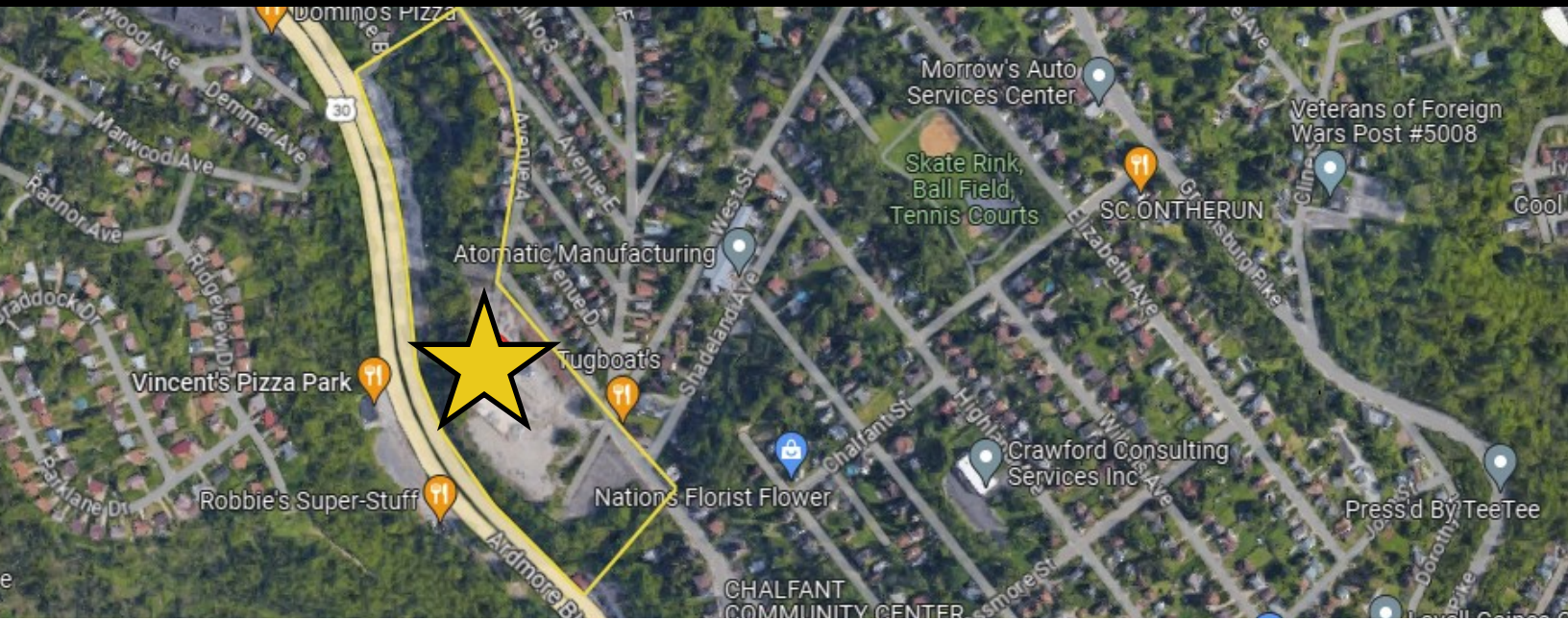


FOR LEASE/SALE | COMMERCIAL LAND

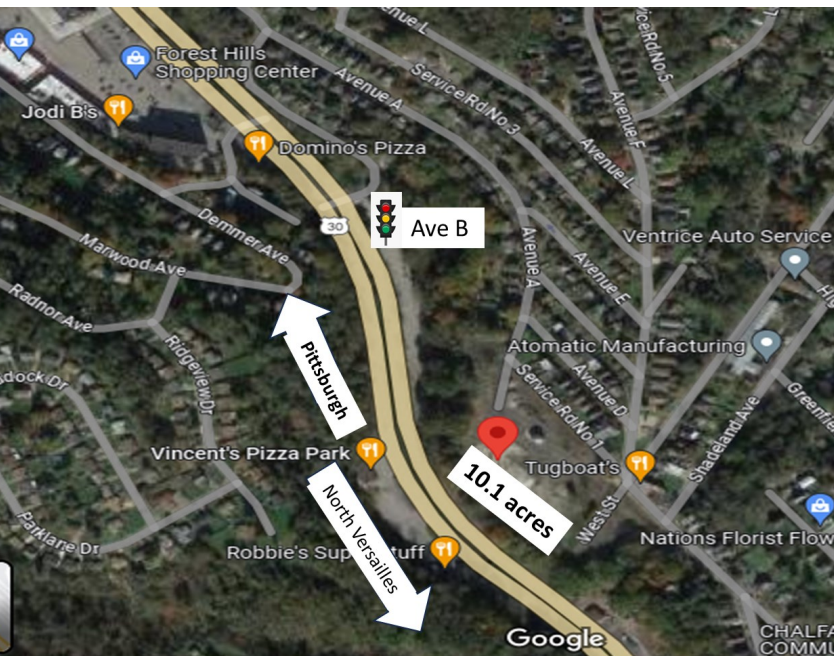
PITTSBURGH, PA



801 Ardmore Blvd.

PROPERTY HIGHLIGHTS

LAND AREA	10.1 acres with all utilities in a residential area
TRAFFIC COUNT	23,698 at US 30 and Ave. B
ZONING	S-2, Special District in Forest Hills B-1 Business in Chalfant Borough
LOT/BLOCK	374-F-250 (8.55 acres); + 5 lots
POPULATION	1 / 3 / 5 Miles 10,334 / 80,816 / 230,271
MEDIAN HHI	1 / 3 / 5 Miles \$42,376 / \$47,330 / \$51,337
RETAIL	Within 1 Mile—Giant Eagle, Aldi, Rite Aid, Family Dollar, (4) banks, Community College, etc.
SALE	\$795,000
LEASE RATE	\$50,000/year



FOR MORE INFORMATION

Bob Lasser
bobl@harvestcre.com

724.494.5718

HARVEST COMMERCIAL REAL ESTATE SERVICES

4848 Route 8, Unit 2 | Allison Park, PA 15101
www.harvestcre.com

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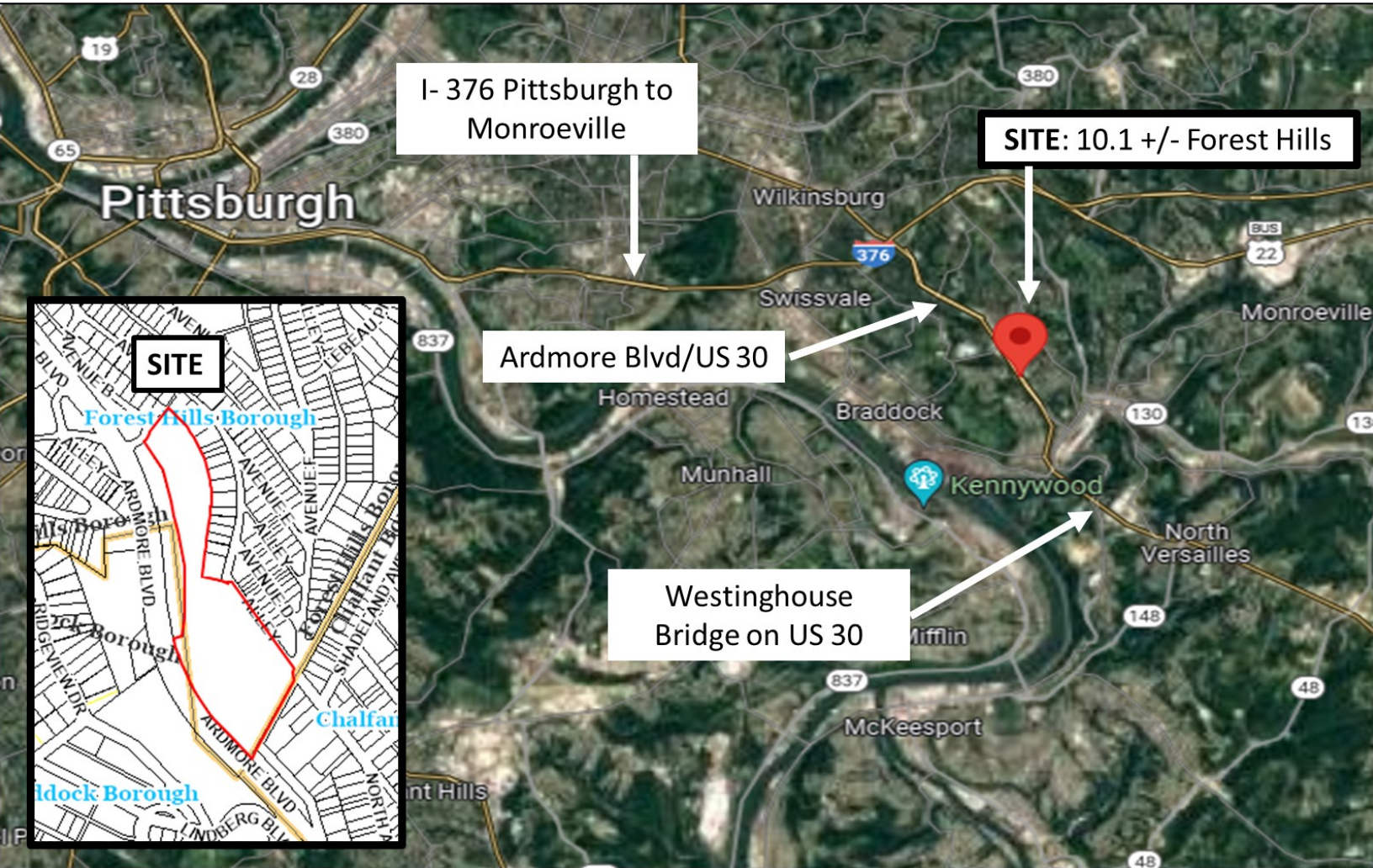


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