

4592 STATE ROUTE 51
BELLE VERNON, PA 15012



FLEX BUILDING
FOR SALE

9,600 SF RETAIL | INDUSTRIAL SPACE

4592 STATE ROUTE 51

BELLE VERNON, PA 15012

FLEX BUILDING WITH SIGNAGE

PROPERTY HIGHLIGHTS

- 9,600 SF flex space
 - Open showroom
 - Service counter
 - Two private offices
 - Warehouse and shop space in the rear
- Three drive-in doors
- Floor drains
- Direct access to Route 51
- Prominent signage on Route 51
- 300 ft of frontage with 16,327 ADT



CAROLINE MUSE

cmuse@lee-associates.com
D 412.339.1962

MADELINE LUCEY

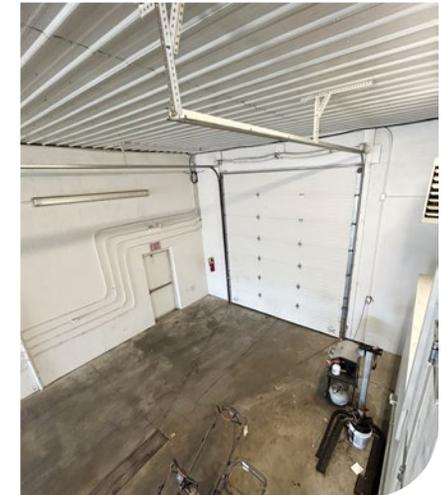
mlucey@lee-associates.com
D 412.284.1040

AMY BROADHURST, SIOR, CCIM

abroadhurst@lee-associates.com
D 412.339.1961

4592 STATE ROUTE 51

BELLE VERNON, PA 15012



CAROLINE MUSE
cmuse@lee-associates.com
D 412.339.1962

MADLINE LUCEY
mlucey@lee-associates.com
D 412.284.1040

AMY BROADHURST, SIOR, CCIM
abroadhurst@lee-associates.com
D 412.339.1961

4592 STATE ROUTE 51

BELLE VERNON, PA 15012



DEMOGRAPHICS

5 MILE RADIUS (2023)

Source: Esri, Esri-Data Axle, Esri-MRI-Simmons, U.S. Census



36,777
POPULATION



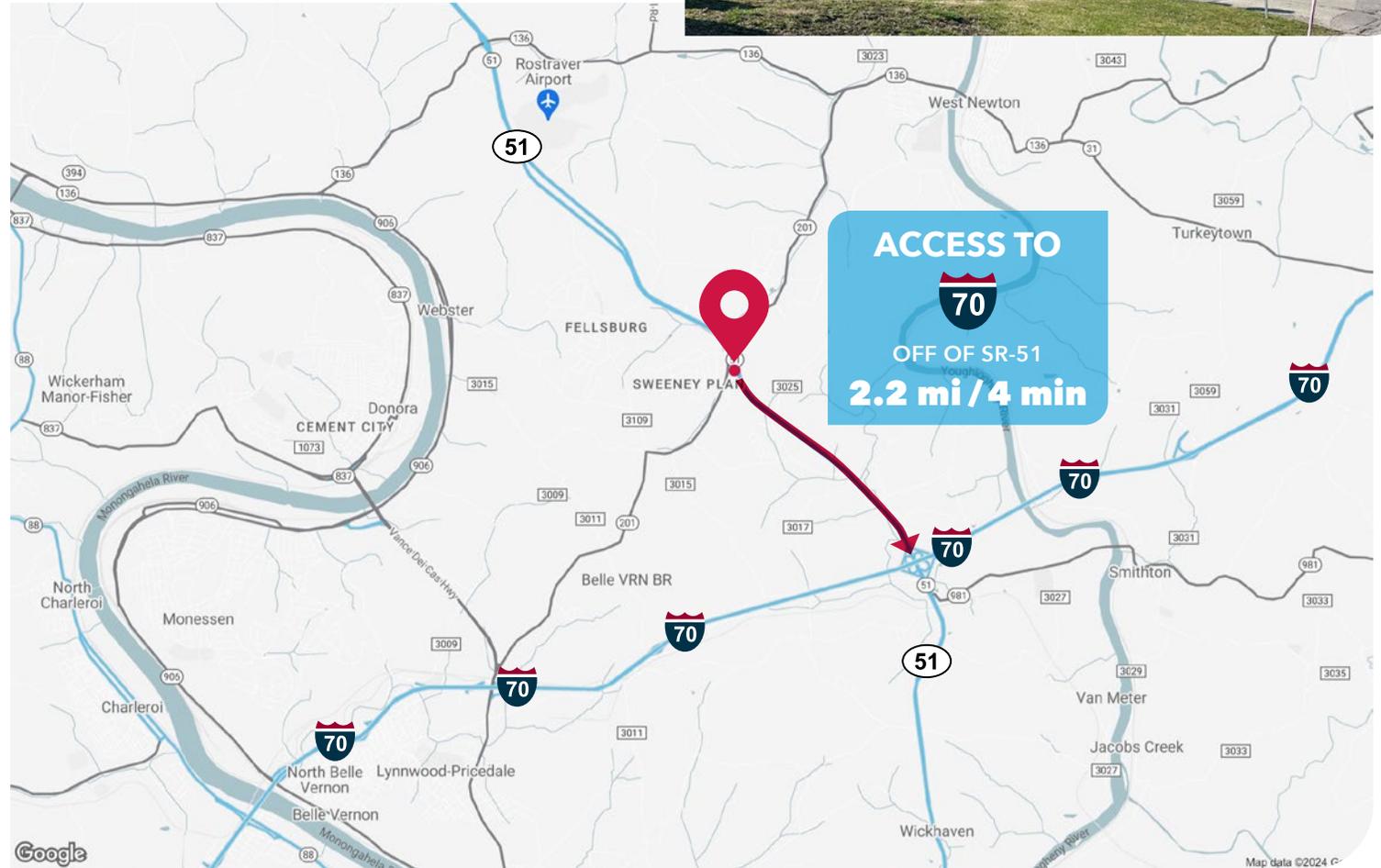
\$94,334
AVG. HOUSEHOLD
INCOME



16,506
HOUSEHOLDS



48.2
MEDIAN AGE



CAROLINE MUSE

cmuse@lee-associates.com

D 412.339.1962

MADLINE LUCEY

mlucey@lee-associates.com

D 412.284.1040

AMY BROADHURST, SIOR, CCIM

abroadhurst@lee-associates.com

D 412.339.1961

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.