

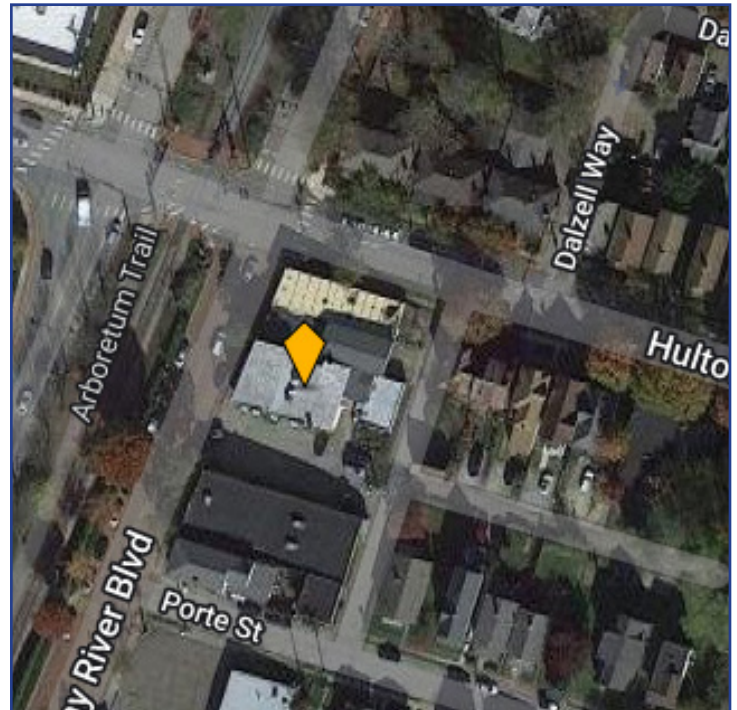
FOR LEASE
Retail/Office Space

850 Allegheny River Blvd.
Allegheny County
Oakmont PA 15139



Property Highlights:

- First Floor Retail/Office space in the charming business district of Oakmont and within minutes of the Oakmont Country Club and the PA Turnpike and Route 28
- Building has been completely renovated
- **Space Available:**
First Floor: 1,000 +/- Square Feet | 1-ADA Restroom
- Zoned: C-Commercial District
- Traffic Count: 7,132 vehicles per day
- Lease Rate: \$2,000 per month + all utilities + janitorial



Demographics	1 Mile	3 Mile	5 Mile
2022 Population	6,781	32,880	97,338
Median Household Income	\$71,376	\$66,333	\$64,467



CONTACT:
David Hanley
Broker
412.261.6532 x237
david@prudentialrealty.com

PRC COMMERCIAL
3700 South Water Street
Suite 105
Pittsburgh, PA 15203
www.prudentialrealty.com

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, or 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 which will ultimately be leased or purchased.