

SOUTHPOINTE SQUARE END CAP FOR LEASE

673 MORGANZA RD, CANONSBURG, PA 15317

FOR LEASE



OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (MG)
Building Size:	7,100 SF
Available SF:	1,920 SF
Lot Size:	371,345 SF
Number of Units:	4
Year Built:	1997
Zoning:	C
Market:	Pittsburgh South
Submarket:	Washington County

PROPERTY OVERVIEW

Discover the perfect space for your business at 673 Morganza Rd, Canonsburg, PA. This premier property offers a prime location with high visibility, ideal for attracting customers. With its modern design and versatile layout, this space is ready to be customized to suit your specific needs. The property features ample parking, making it convenient for both customers and employees. Take advantage of the opportunity to lease this exceptional property and elevate your business to new heights.

PROPERTY HIGHLIGHTS

- - Prime location with high visibility
- - Modern design and versatile layout
- - Ample parking for customers and employees
- - Ideal for a variety of businesses
- - Ready to be customized to suit specific needs



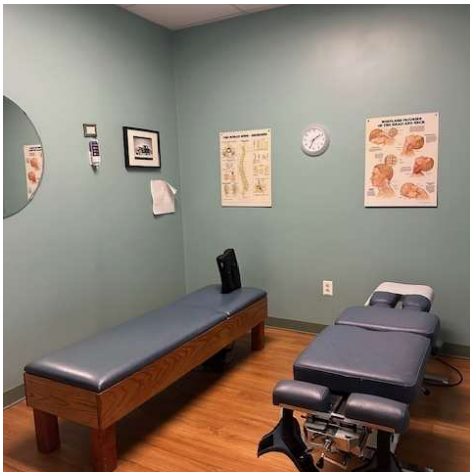
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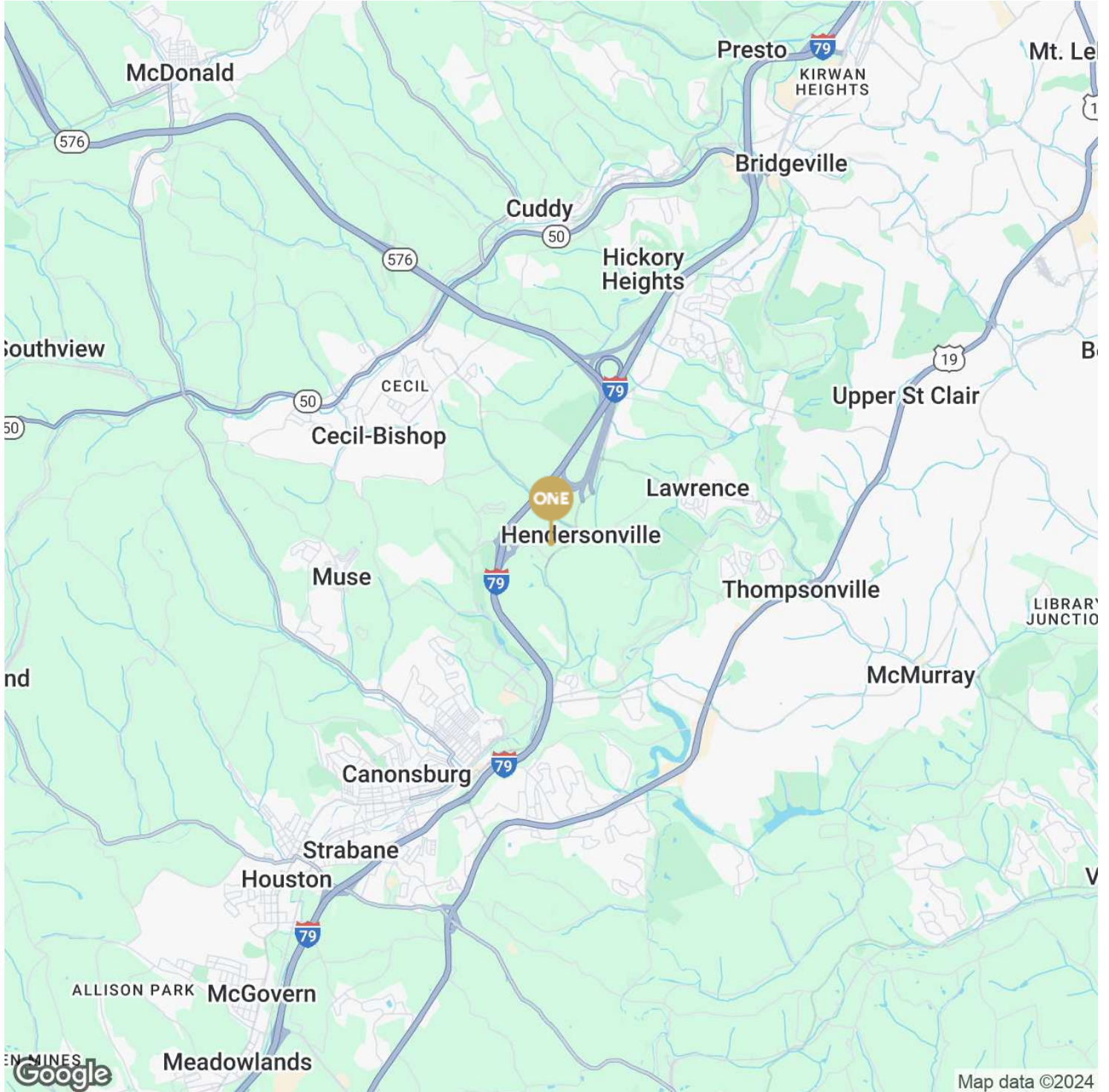


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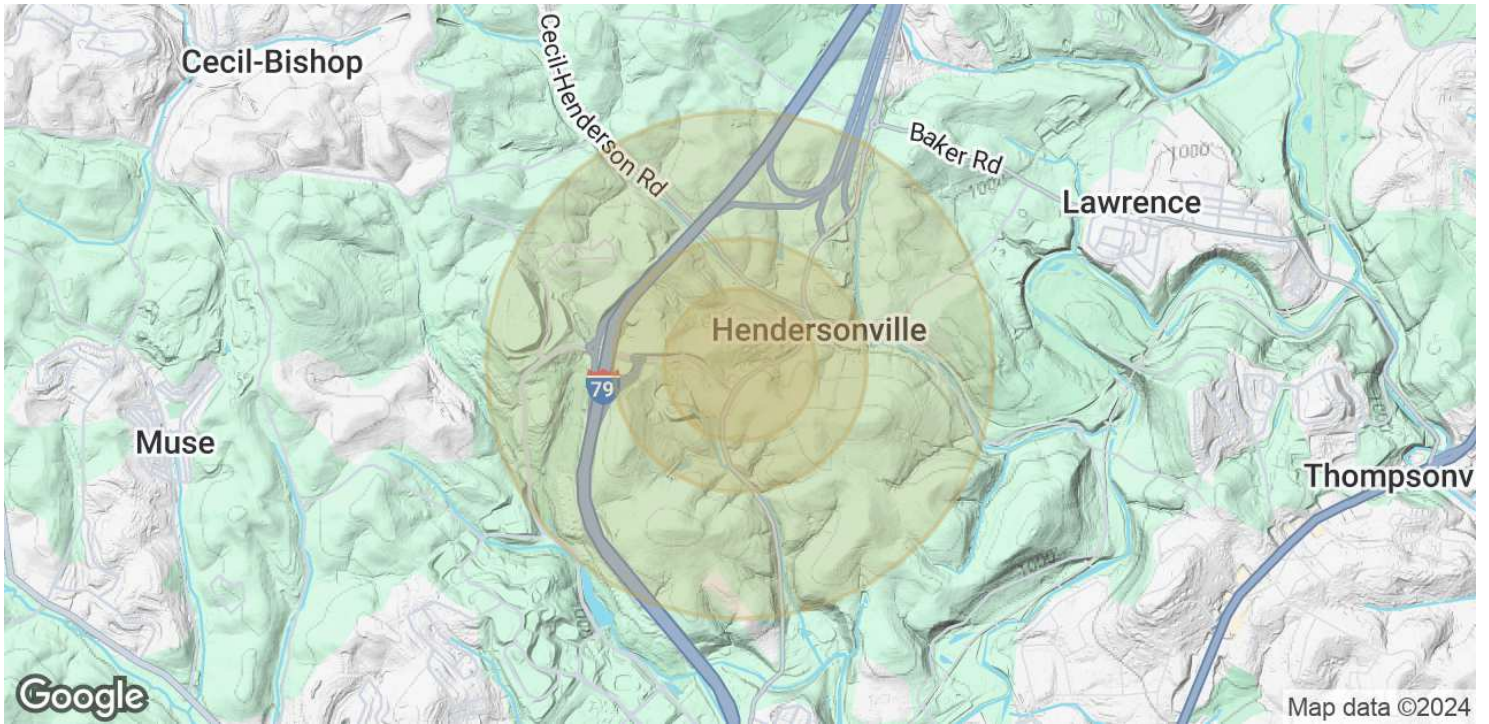
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POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	167	384	1,562
Average Age	45	45	44
Average Age (Male)	45	45	44
Average Age (Female)	45	45	45

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	81	188	747
# of Persons per HH	2.1	2	2.1
Average HH Income	\$93,278	\$93,366	\$106,224
Average House Value	\$317,745	\$318,047	\$362,205

Demographics data derived from AlphaMap

ONE

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