



OHIO RIVER BOULEVARD | PITTSBURGH, PA

# 855 OHIO RIVER BOULEVARD

FOR LEASE | 1,800 TO 3,600 SF AVAILABLE








# PROJECT DETAILS

855 OHIO RIVER BOULEVARD • 1,800 TO 3,600 SF AVAILABLE • DEVELOPMENT OPPORTUNITY

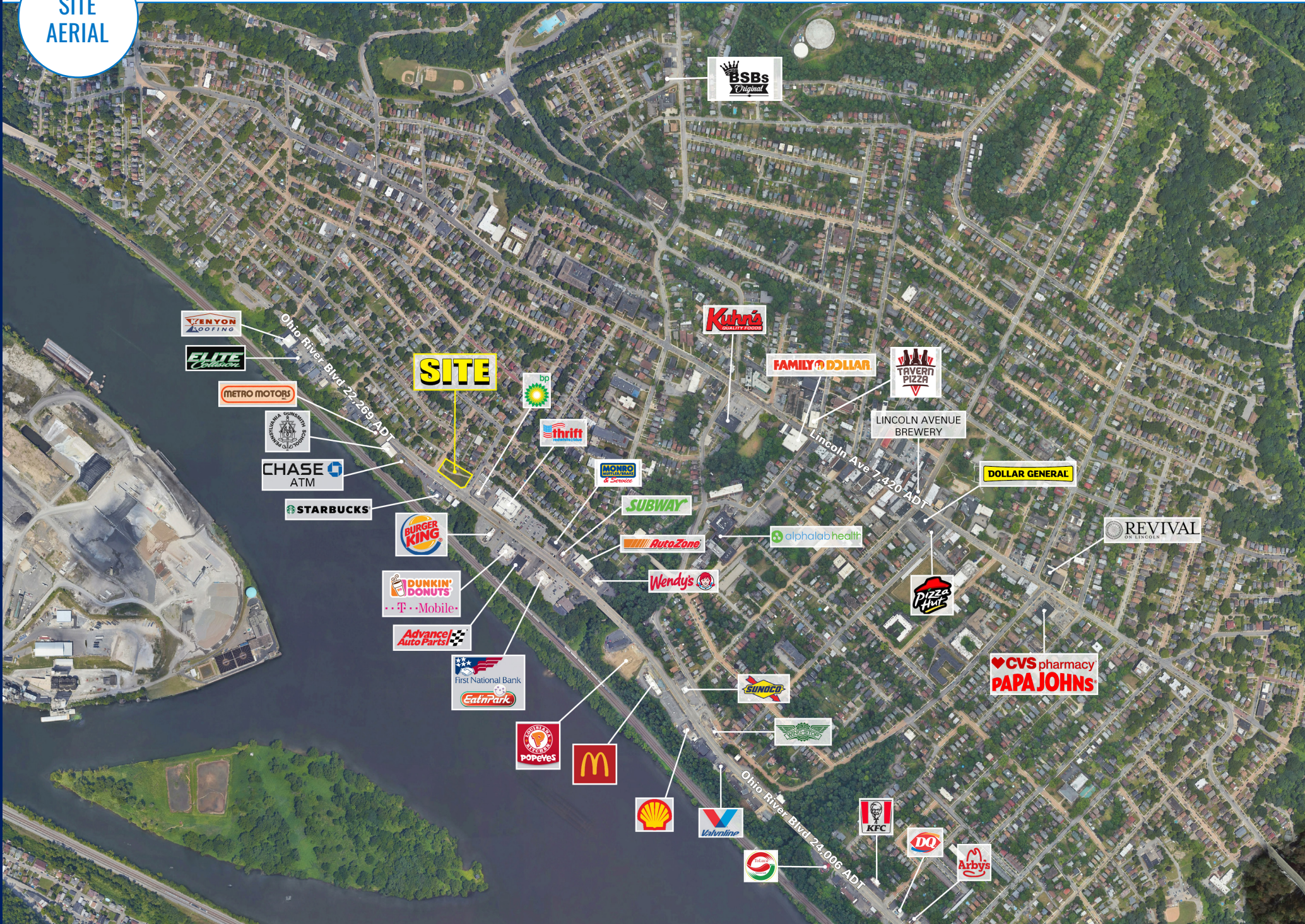
<b>AVAILABLE SPACE</b>	1,800 to 3,600 SF
<b>TRAFFIC COUNTS</b>	22,268 ADT - PA-65 (Ohio River Blvd)
<b>PROPERTY HIGHLIGHTS</b>	<p>0.494 acres</p> <p>Build-to-suit or Ground Lease</p> <p>Single tenant or multi tenant</p> <p>1,800 - 3,600 SF proposed</p> <p>Located at the signalized intersection of Ohio River Boulevard (PA-65) and Elizabeth Ave</p> <p>Pylon signage</p> <p>Drive-thru opportunity</p> <p>Located on a busy commuter route to/from Downtown Pittsburgh (6 miles; 10 minutes)</p>
<b>AREA RETAILERS</b>	Starbucks, McDonald's, Eat'n Park, Popeye's, Burger King, Wing Stop, Red White Blue Thrift
<b>AREA ATTRACTIONS</b>	Alpha Lab Health, Lincoln Avenue Brewery, Revival on Lincoln
<b>ZONING</b>	Highway Commercial
<b>COUNTY</b>	Allegheny
<b>MARKET</b>	Bellevue-Avalon

	10 MINUTE DRIVE TIME	20 MINUTE DRIVE TIME
 <b>POPULATION</b>	75,497	490,884
 <b>DAYTIME POPULATION</b>	74,288	652,225
 <b>MEDIAN HH INCOME</b>	\$61,383	\$69,684



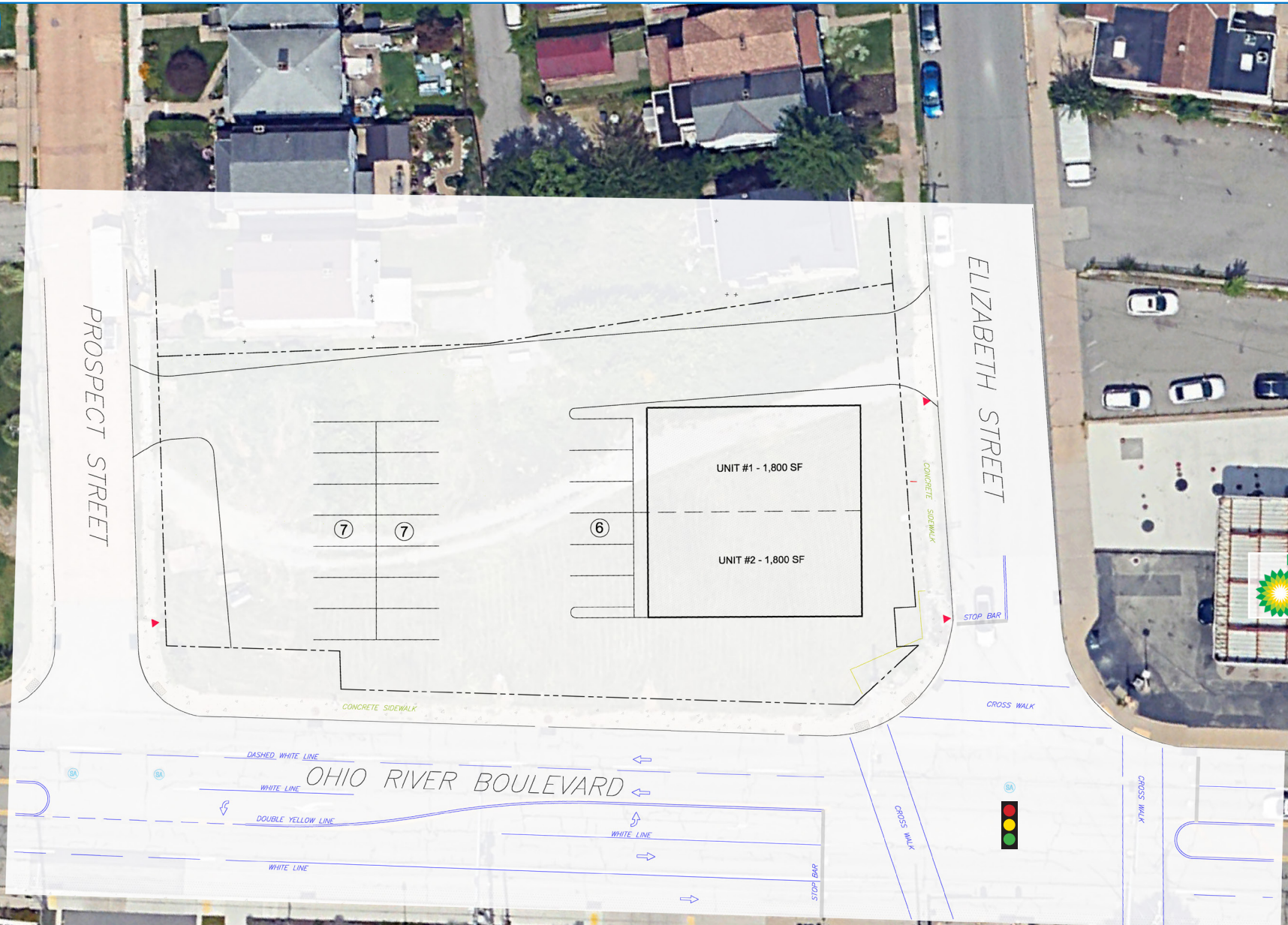


SITE  
AERIAL





SITE PLAN



MULTI TENANT USE SITE PLAN





SITE PLAN



DRIVE-THRU TENANT USE SITE PLAN





NEW  
RETAILERS

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AREA  
ATTRactions

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PENNSYLVANIA

# BELLEVUE-AVALON

Situated just ten minutes from the heart of downtown Pittsburgh, the Bellevue-Avalon area offers a prime location along scenic Ohio River Boulevard. Interstate 79 and Interstate 279 are easily accessible. This area offers residents a great blend of urban and suburban mix along with convenience for commuters to Pittsburgh.



PITTSBURGH, PENNSYLVANIA

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**EMILY SIPES**

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