

# OWNER/USER OPPORTUNITY FOR SALE

518 MYOMA ROAD, CRANBERRY, PA 16046

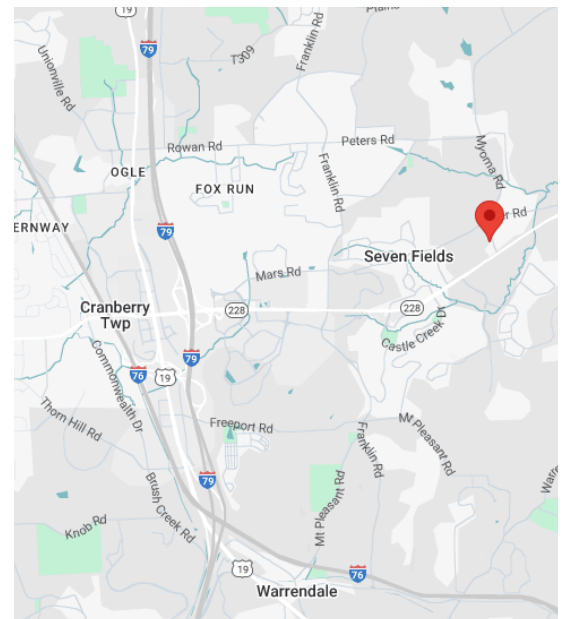


**\$3,950,000**



## OFFERING FEATURES:

- First time offered for Sale - located in the Heart of Cranberry Township
- Three Story office building constructed in 2011: +/- 16,869 GSF
- Long term existing tenants - currently one space available for lease - 2,800 RSF
- Great owner/user opportunity
- Located on 2.06 acres
- 62 vehicle parking lot
- Standing Metal Seam Roof
- Elevator Building - ADA Compliant
- Sprinklered Building
- Offered at \$3,950,000



### FOR A FULL OFFERING MEMORANDUM, CONTACT:

**ERIC J. LAMM**

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**JUDSON POWELL**

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412 261 0200

**JAY PHOEBE**

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412 515 2425

### HANNA COMMERCIAL REAL ESTATE

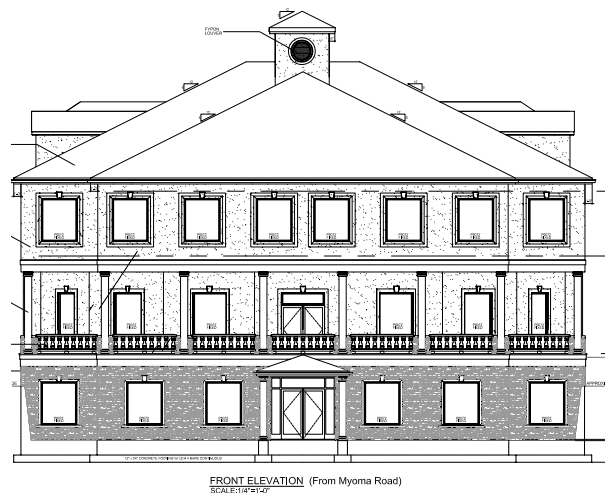
11 STANWIX ST., SUITE 1024

PITTSBURGH, PA 15222

[HANNACRE.COM](http://HANNACRE.COM)

All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental, or other conditions, prior sale lease, financing or withdrawal without notice. Hanna Commercial Real Estate 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.





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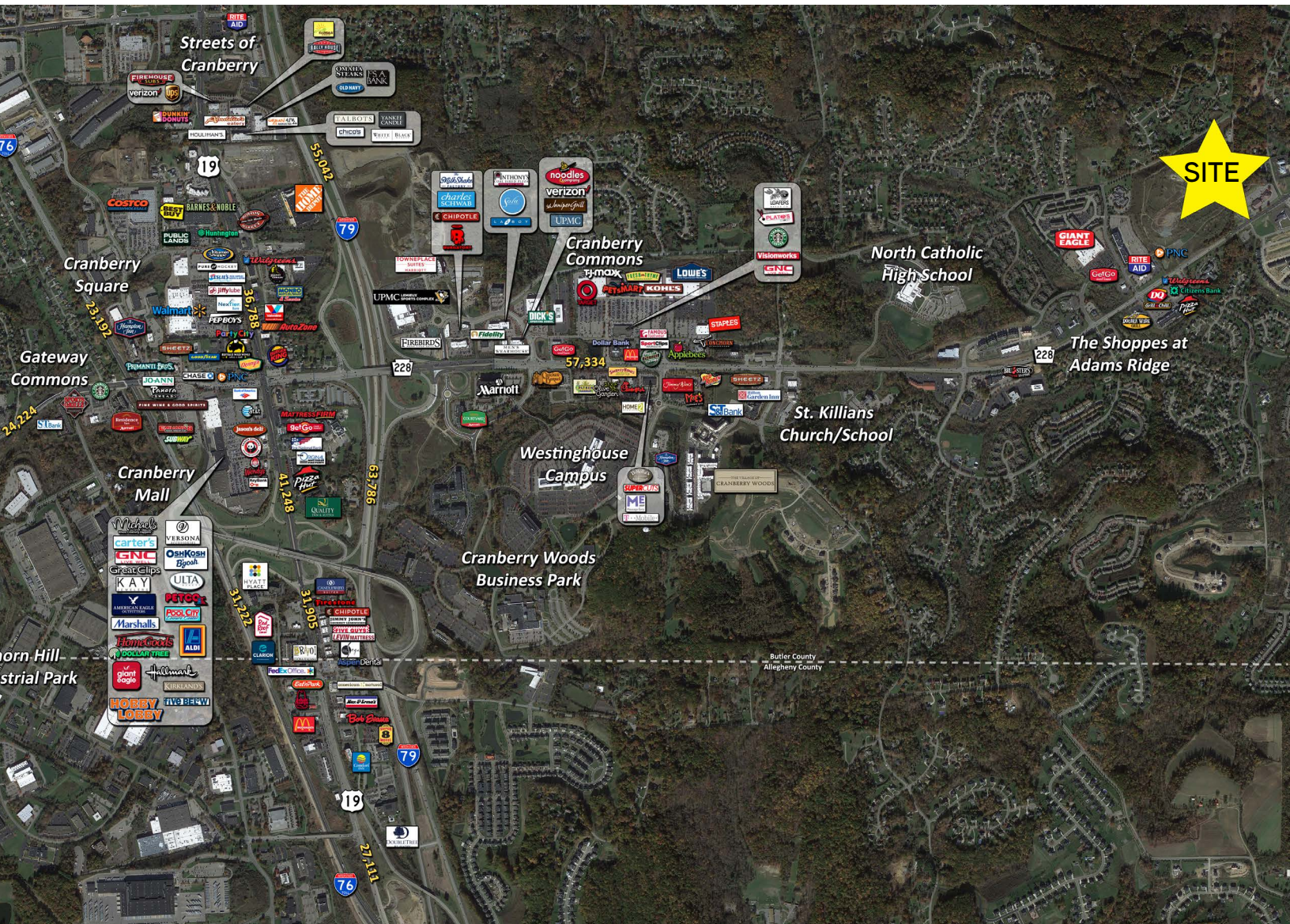
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## DEMOGRAPHIC OVERVIEW

	3 MILES	5 MILE	10 MILE
POPULATION	28,616	75,666	203,880
HOUSEHOLDS	10,482	28,289	79,575
AVERAGE HH INCOME	\$163,902	\$156,280	\$137,594
CONSUMER SPENDING	\$467.5M	\$1.2B	\$3.2B

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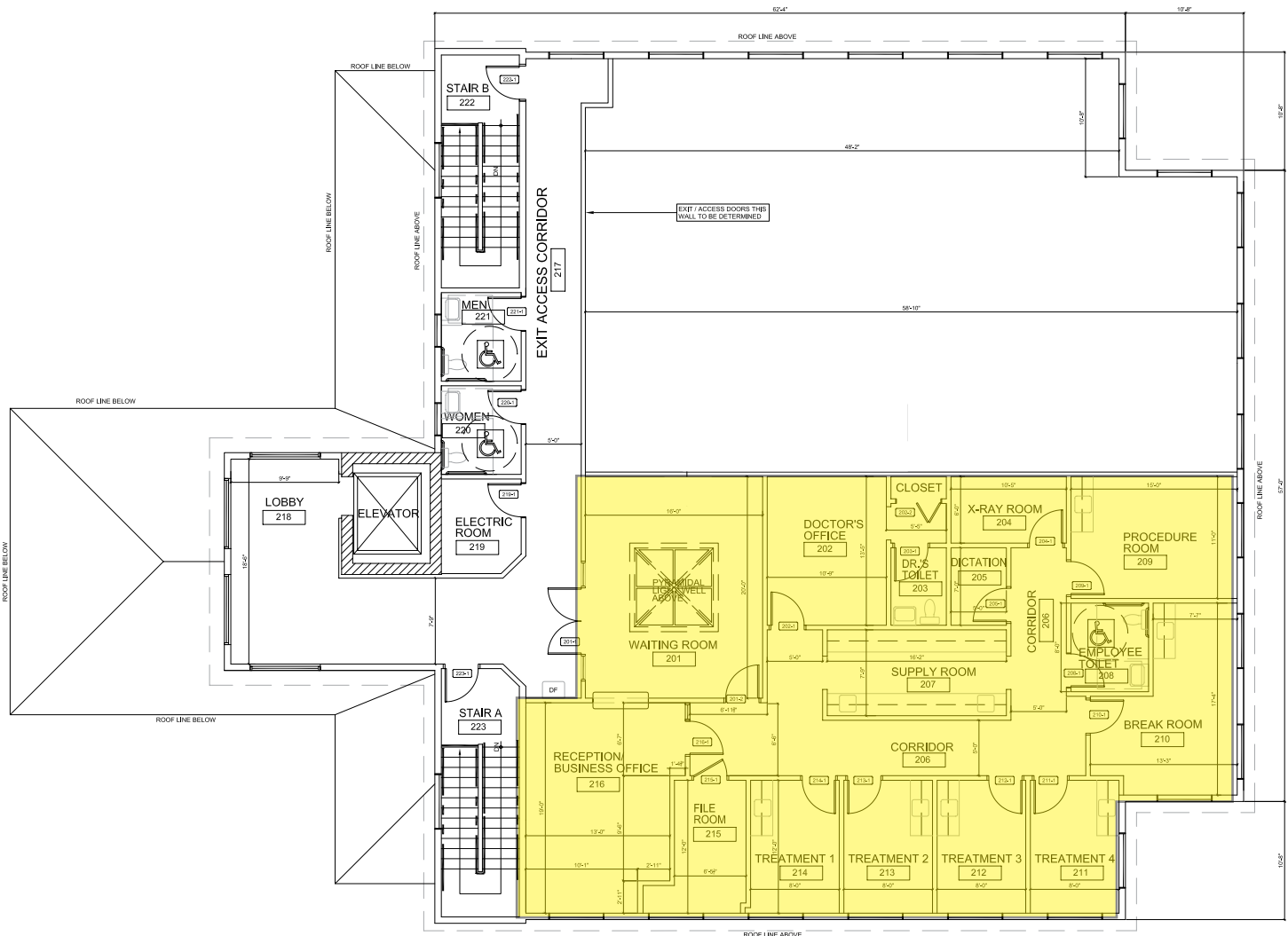
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THIRD FLOOR



2,800 RSF  
AVAILABLE

STACKING PLAN

1	HAPPY FACES	
2	MY BEST SMILE	
3	2,800 SF VACANT	HAPPY FACES

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