

OWNER/USER OPPORTUNITY FOR SALE

518 MYOMA ROAD, CRANBERRY, PA 16046

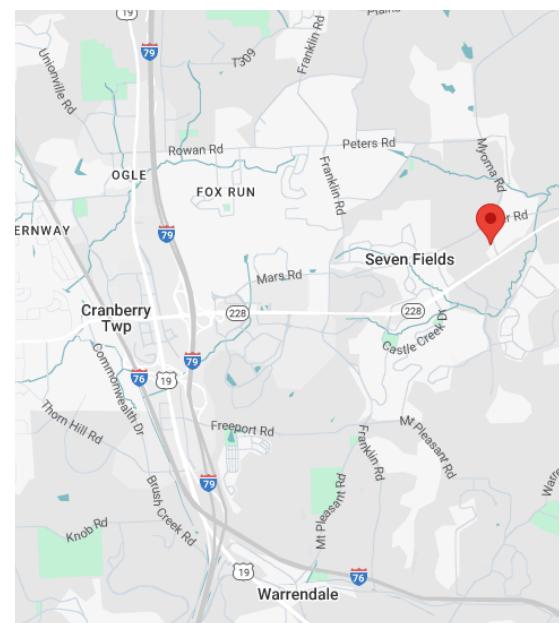


\$3,950,000



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

elamm@hannacre.com
412 260 7115

JUDSON POWELL

jpowell@hannacre.com
412 261 0200

JAY PHOEBE

jphoebe@hannacre.com
412 515 2425

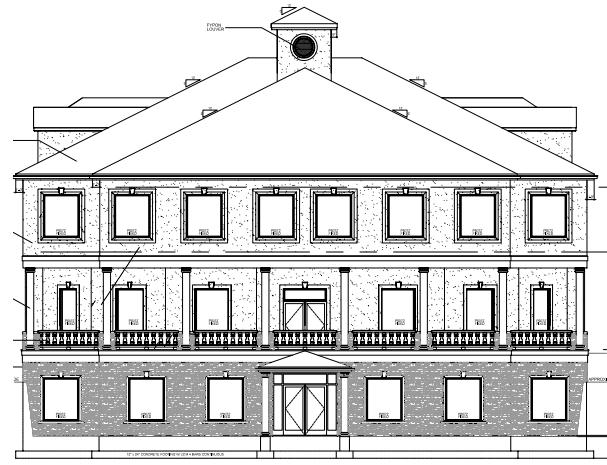
HANNA COMMERCIAL REAL ESTATE

11 STANWIX ST., SUITE 1024

PITTSBURGH, PA 15222

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.


FOR A FULL OFFERING MEMORANDUM, CONTACT:
ERIC J. LAMM

 elamm@hannacre.com
 412 260 7115

JUDSON POWELL

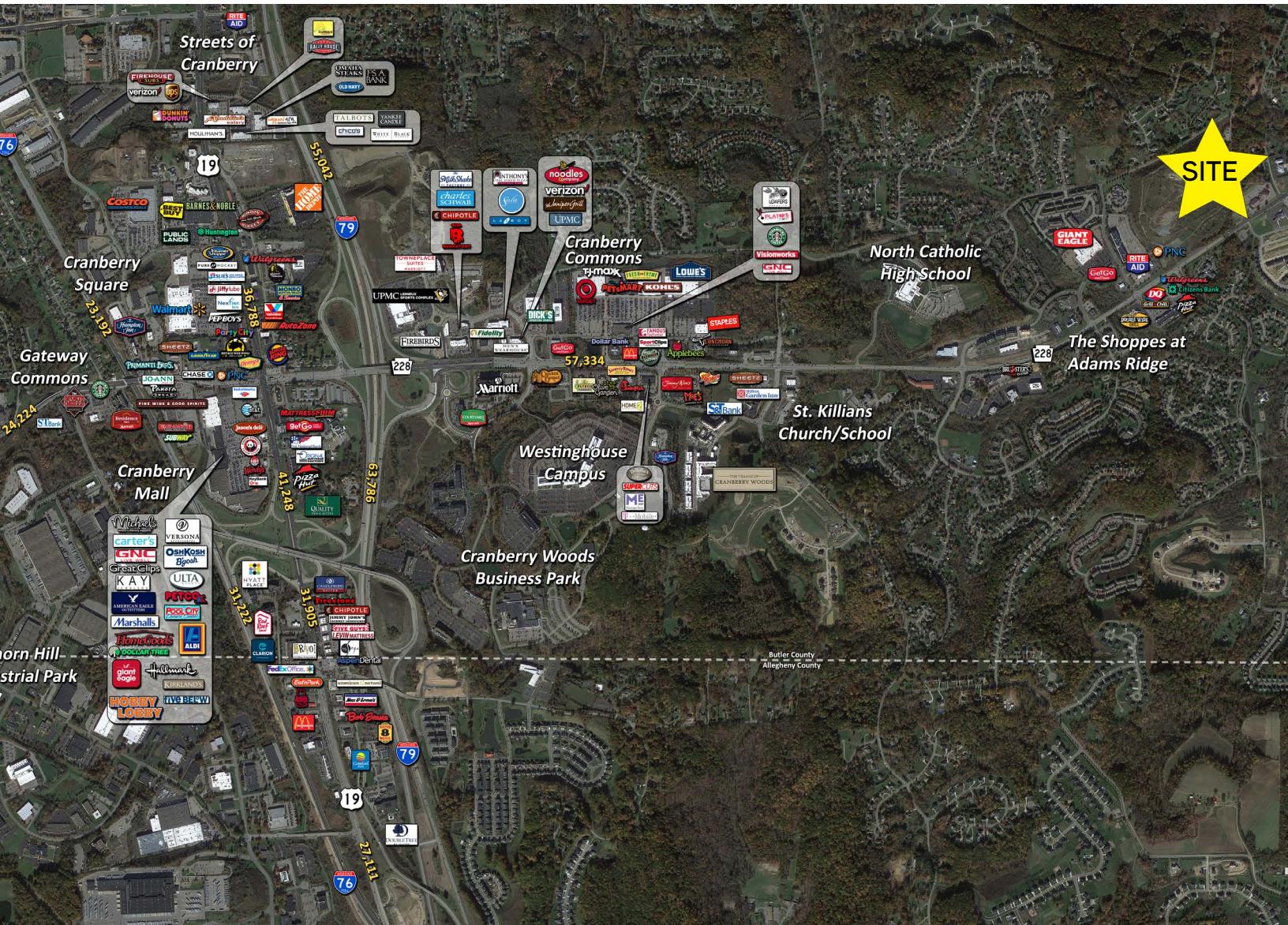
 jpowell@hannacre.com
 412 261 0200

JAY PHOEBE

 jphoebe@hannacre.com
 412 515 2425

HANNA COMMERCIAL REAL ESTATE

 11 STANWIX ST., SUITE 1024
 PITTSBURGH, PA 15222
HANNACRE.COM



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

FOR A FULL OFFERING MEMORANDUM, CONTACT:

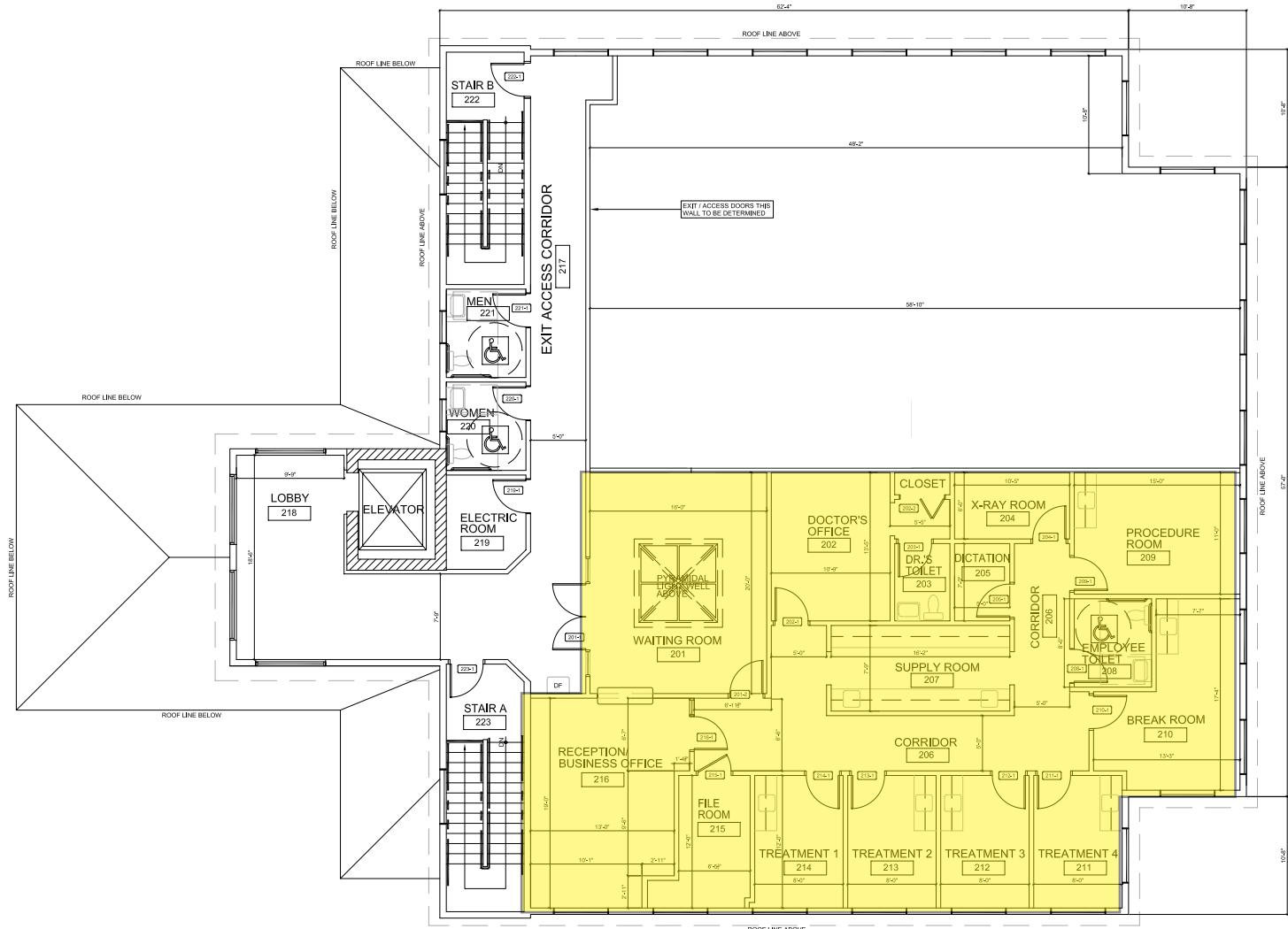
ERIC J. LAMM
 elamm@hannacre.com
 412 260 7115

JUDSON POWELL
 jpowell@hannacre.com
 412 261 0200

JAY PHOEBE
 jphoebe@hannacre.com
 412 515 2425

HANNA COMMERCIAL REAL ESTATE
 11 STANWIX ST., SUITE 1024
 PITTSBURGH, PA 15222
HANNACRE.COM

THIRD FLOOR



2,800 RSF
AVAILABLE

STACKING PLAN



FOR A FULL OFFERING MEMORANDUM, CONTACT:

ERIC J. LAMM
elamm@hannacre.com
412 260 7115

JUDSON POWELL
jpowell@hannacre.com
412 261 0200

JAY PHOEBE
jphoebe@hannacre.com
412 515 2425

HANNA COMMERCIAL REAL ESTATE
11 STANWIX ST., SUITE 1024
PITTSBURGH, PA 15222
HANNACRE.COM