

PRIME RETAIL/MEDICAL SPACE AVAILABLE FOR LEASE

11th Street, Ambridge PA



PROPERTY INFORMATION:

- 18,124 SF Available
- Flexible layout ideal for retail, medical, or service-oriented tenants
- Outparcel Opportunity: Ground lease available - excellent for QSR, bank, or freestanding retail use
- Excellent Visibility & Access: High-traffic corridor with strong daily vehicle counts
- Dense Residential & Commercial Trade Area: Surrounded by rooftops and key daytime population drivers



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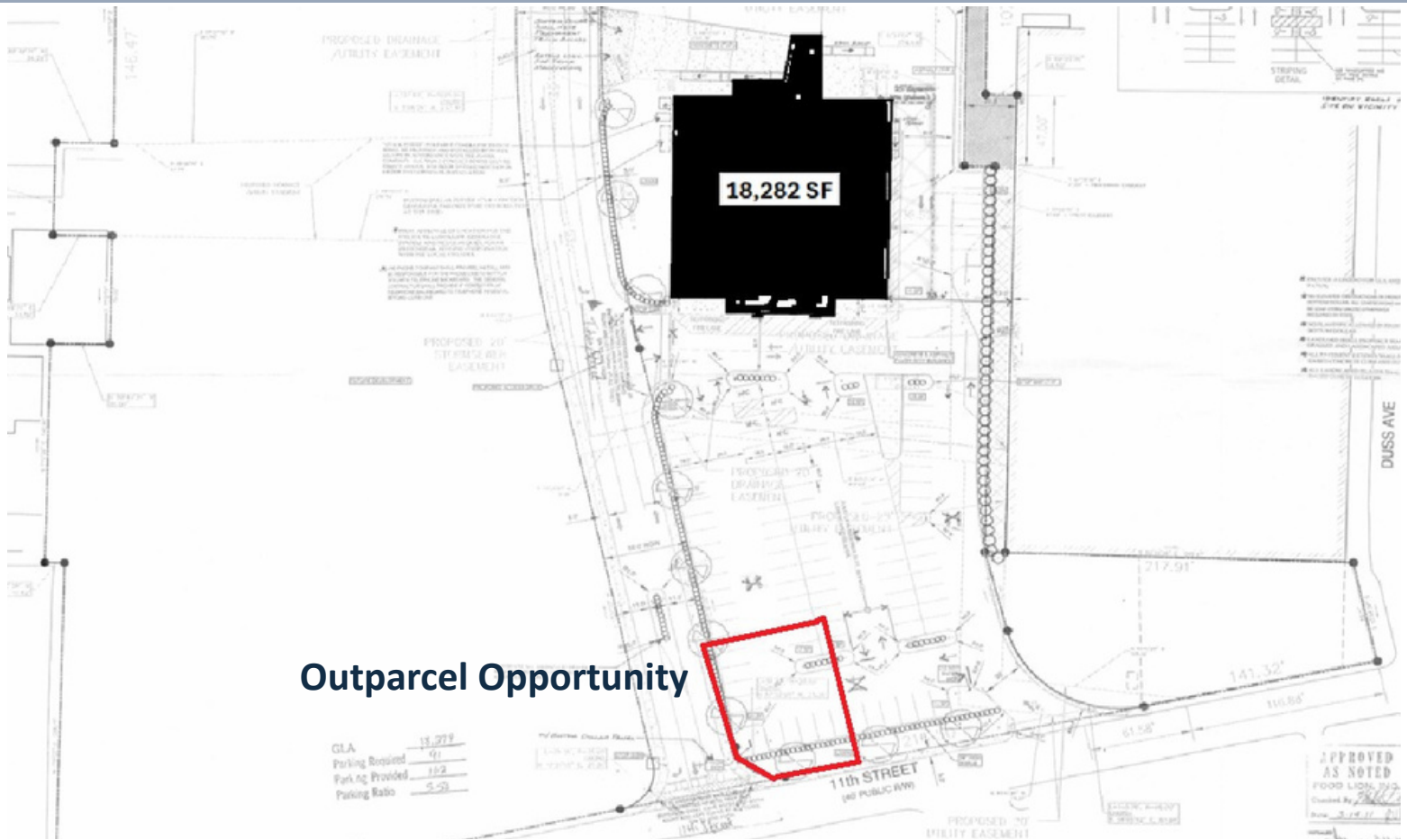
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