



FOR SALE

213 & 217 FREEPORT ROAD
PITTSBURGH, PA 15238



Contact

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Offering Highlights

213-217 Freeport Road

213-217 Freeport Road offers two commercial buildings totaling approximately 5,900 GSF on one-third of an acre in the heart of Blawnox's Community Business district. The property includes a mix of retail, office, and residential space with dedicated rear parking for 15 vehicles and is offered at \$800,000.



Site Summary

Investment Opportunity

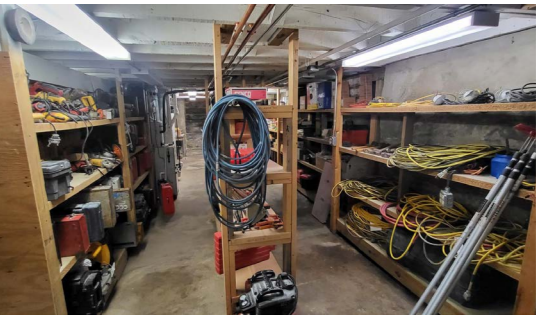
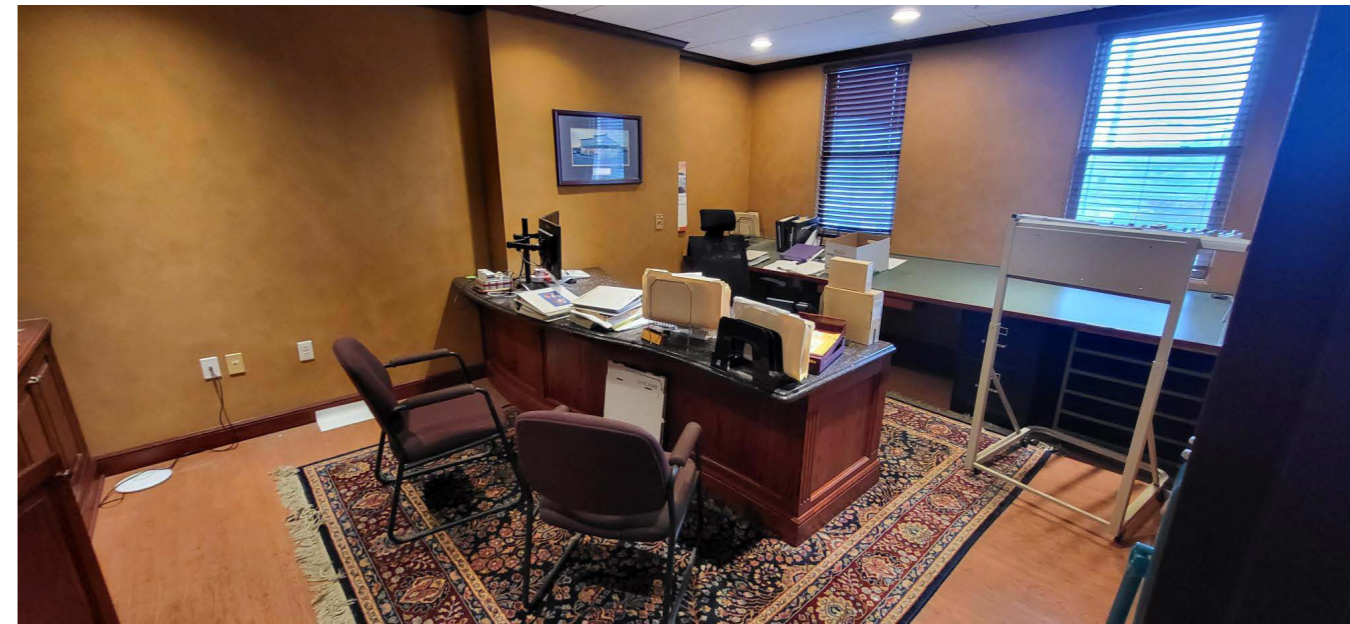
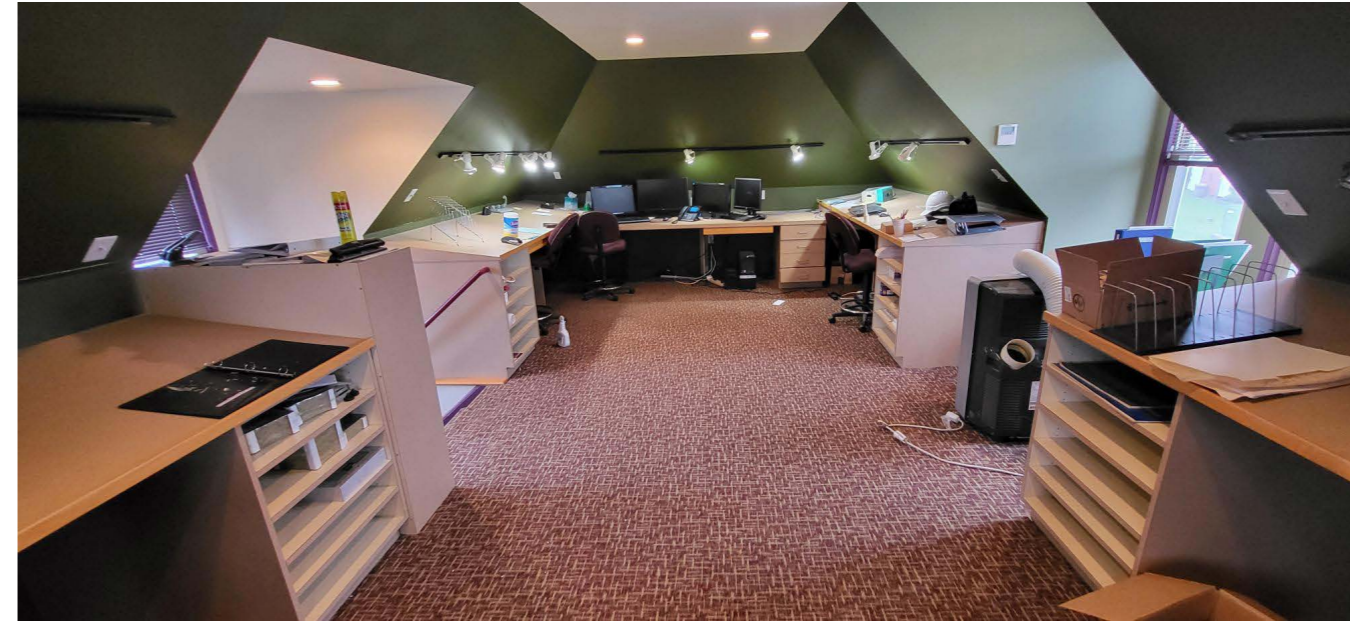
213-217 Freeport Road presents a commercial opportunity featuring two well-maintained buildings totaling 5,900 GSF on a prominent corridor in Blawnox.

The 217 Freeport building includes a ±3,500 GSF retail structure with an upper-level apartment, tenant on month-to-month lease paying \$2,000/month rent plus utilities.

213 Freeport offers ±2,400 GSF of professional office space plus a basement for storage, configured with a receptionist area, conference room, private offices, kitchenette, and an open third-floor workspace.

Situated on approximately one-third of an acre with 15 dedicated rear parking spaces, the property benefits from C-1 Community Business zoning, supporting a wide range of commercial uses. This flexible, income-producing asset is well-positioned for an owner-user or investor seeking a centrally located, mixed-use property in a strong suburban market.





Market Overview

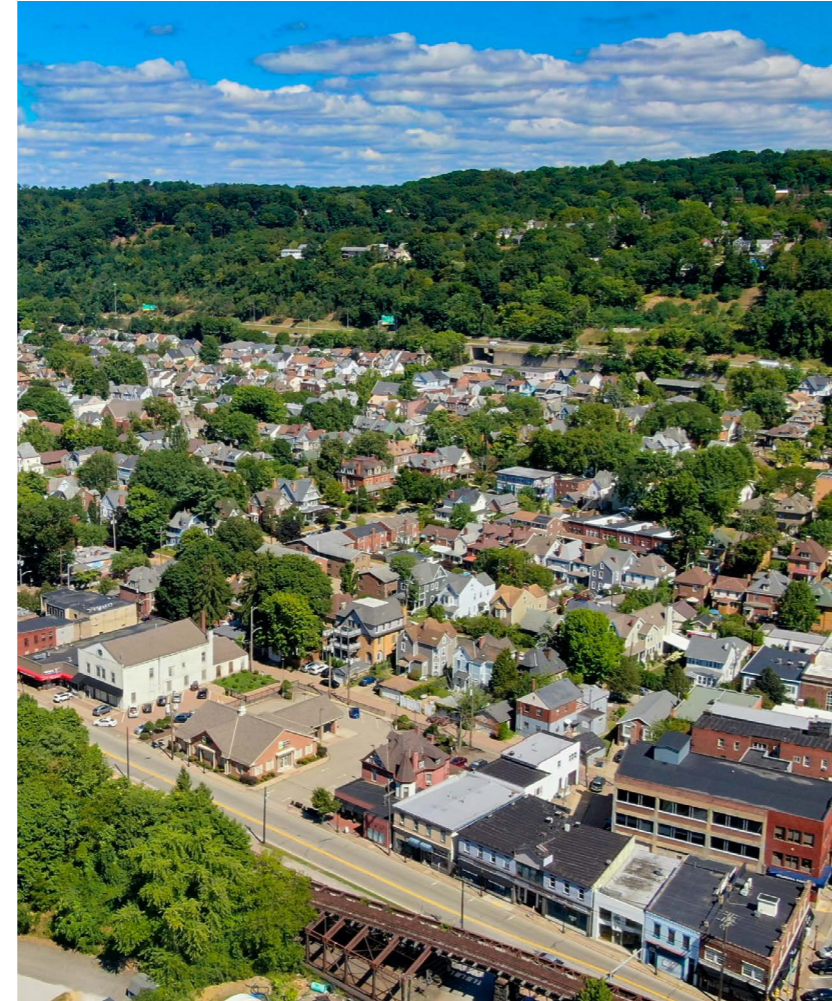
The Sharpsburg, Aspinwall, Blawnox, Fox Chapel, Oakmont, and Harmar corridor is a compact, mixed-character suburban market that blends affluent residential neighborhoods with working-class boroughs and light industrial nodes, producing a diverse local economy anchored by small businesses, professional services, and manufacturing support. Proximity to Pittsburgh and major corridors gives the area commuter access and regional connectivity while each borough retains a distinct local identity and customer base.

Demographics and household profile

The subregion contains a mix of higher-income households (notably in Fox Chapel and parts of Aspinwall and Oakmont) alongside more modest, long-standing working-class populations in Sharpsburg, Blawnox, and parts of Harmar. This creates a two-tier consumer market: demand for premium, boutique goods and services in affluent pockets and steady, price-sensitive demand for everyday retail and services in the boroughs.

Local economy and employment

Employment is driven by small professional and medical practices, local retail and service firms, light manufacturing, and logistics/warehouse employers clustered near Rt-28 and RIDC/O'Hara areas.



Aspinwall

Consumer behavior and retail demand

Neighborhood retail and convenience services (food, personal care, auto, home services) perform consistently in the boroughs; specialty and lifestyle retail, dining, and boutique professional services find their strongest market in Fox Chapel and select riverfront or high-visibility nodes. Local spending patterns favor convenience, quality, and community-oriented businesses.

Transportation and accessibility

The corridor benefits from direct routes to Pittsburgh via Freeport Road, Route 8, and Rt-28, plus riverfront access in some towns. Commuter patterns and good regional connectivity support daytime foot traffic for offices and lunchtime retail, while limited public transit options mean car access and parking remain important.

Community assets and quality of life

Strong school districts, riverfront trails, parks, and historic main streets contribute to quality-of-life appeal—especially in Fox Chapel, Oakmont, and Aspinwall—supporting residential stability and discretionary spending on local services and recreation.

Growth drivers

Incremental infill redevelopment, small-scale adaptive reuse of older storefronts, and demand for boutique professional and medical services are the primary near-term growth drivers. Riverfront and corridor beautification projects and targeted municipal incentives can accelerate neighborhood revitalization.



Fox Chapel Golf Club





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