



## RETAIL/OFFICE SPACE

FOR LEASE

643 Allegheny Avenue  
Oakmont PA 15139

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# PROPERTY HIGHLIGHTS

## FEATURES:

- First Floor Retail/Office space in the charming business district of Oakmont and within minutes of the Oakmont Country Club and the PA Turnpike and Route 28
- Building has been completely renovated
- Large parking lot in rear of building
- Zoned: C-Commercial District
- Traffic Count: 8,081 +/- vehicles per day

## TOTAL SIZE:

2,000 +/- square feet

## AVAILABLE SPACE:

1<sup>st</sup> Floor: 1,000 +/- sf  
3 offices/1-ADA restroom

Lower Level: Bonus space |  
Kitchen/ADA Restroom

## RENTAL RATE:

**\$2,000 PER MONTH + ALL  
UTILITIES + JANITORIAL**



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# LOCATION & DEMOGRAPHICS

DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
2022 Population	7,561	34,702	105,593
Median HH Income	\$71,610	\$66,840	\$63,214

