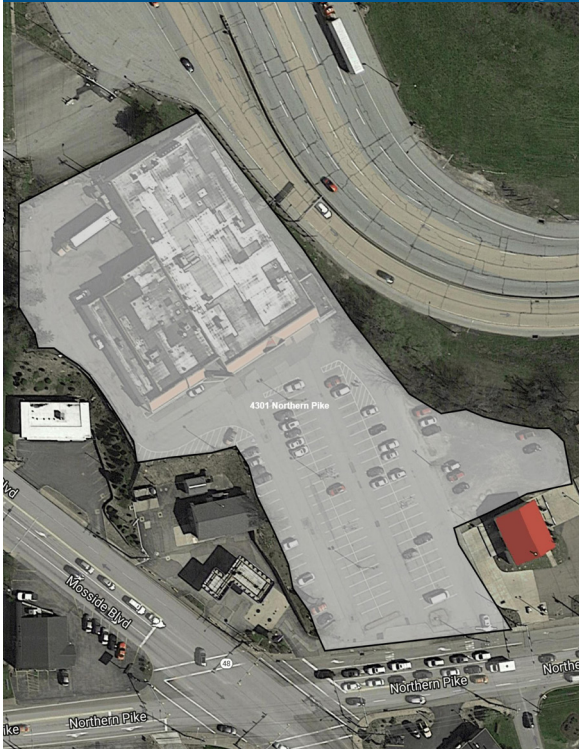


FOR SALE > 28,560 SF RETAIL CENTER

4301 Northern Pike - Former McGinnis Sisters

MONROEVILLE, PA 15146

**\$2,500,000**



### Location Highlights

- > Highly visible from Northern Pike, Moss Side Boulevard and Monroeville exit of PA Turnpike
- > Less than 1 mile from:
  - UPMC East Hospital
  - Forbes Hospital
  - Forbes Hospital New \$35M Cancer Center



### Property Information

- > 28,560 SF retail center
- > 8,560 SF of In-line space is 100% occupied; value add opportunity in releasing McGinnis Sisters space (20,000 SF)
- > Located at the signalized intersection of Northern Pike & Moss Side Boulevard with an ADT 19,000
- > Zoned C-2 (Business Commercial)

### Demographics

	1 Mile	3 Miles	5 Miles	10 Miles
Population	6,094	41,937	118,629	498,475
No. of Households	2,997	18,279	52,269	222,137
Average Household Income	\$61,504	\$81,124	\$77,647	\$78,909
No. of Businesses	955	2,643	5,664	20,341
No. of Employees	12,808	35,616	66,449	214,114

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- › Assessed Value: \$1,900,000
  - › Property Taxes: \$53,307/year
  - › Current Gross Rent: \$111,520
- › Lot & Block: 856-S-76; 2.5 acres
  - › Parking: 250 spaces; 8.93: 1,000 ratio



The information contained herein has been given to us by the owner of the property or other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

