

7025 CLAIRTON ROAD

7025 CLAIRTON ROAD, WEST MIFFLIN, PA 15122

FOR LEASE



OFFERING SUMMARY

| | |
|----------------|------------------|
| Lease Rate: | Negotiable |
| Building Size: | 34,500 SF |
| Available SF: | |
| Lot Size: | 3.374 Acres |
| Zoning: | C |
| Market: | Pittsburgh |
| Submarket: | Pittsburgh South |

PROPERTY OVERVIEW

20,000 SF Pristinely Finished Office Building
Ideally Located by Century Square Shopping Center
PA 885/Clairton Road in Pleasant Hills
New Roof, Fully Sprinklered
Sublease Available!

PROPERTY HIGHLIGHTS

- 20,000 SF Finished, Open Span Office Property
- 60 Plus Work Stations
- 8 Executive Offices
- Two Large Conference Rooms
- Expansive Employee Break Room/Kitchen Area



WWW.REALTYONEGROUPGOLDSTANDARD.COM

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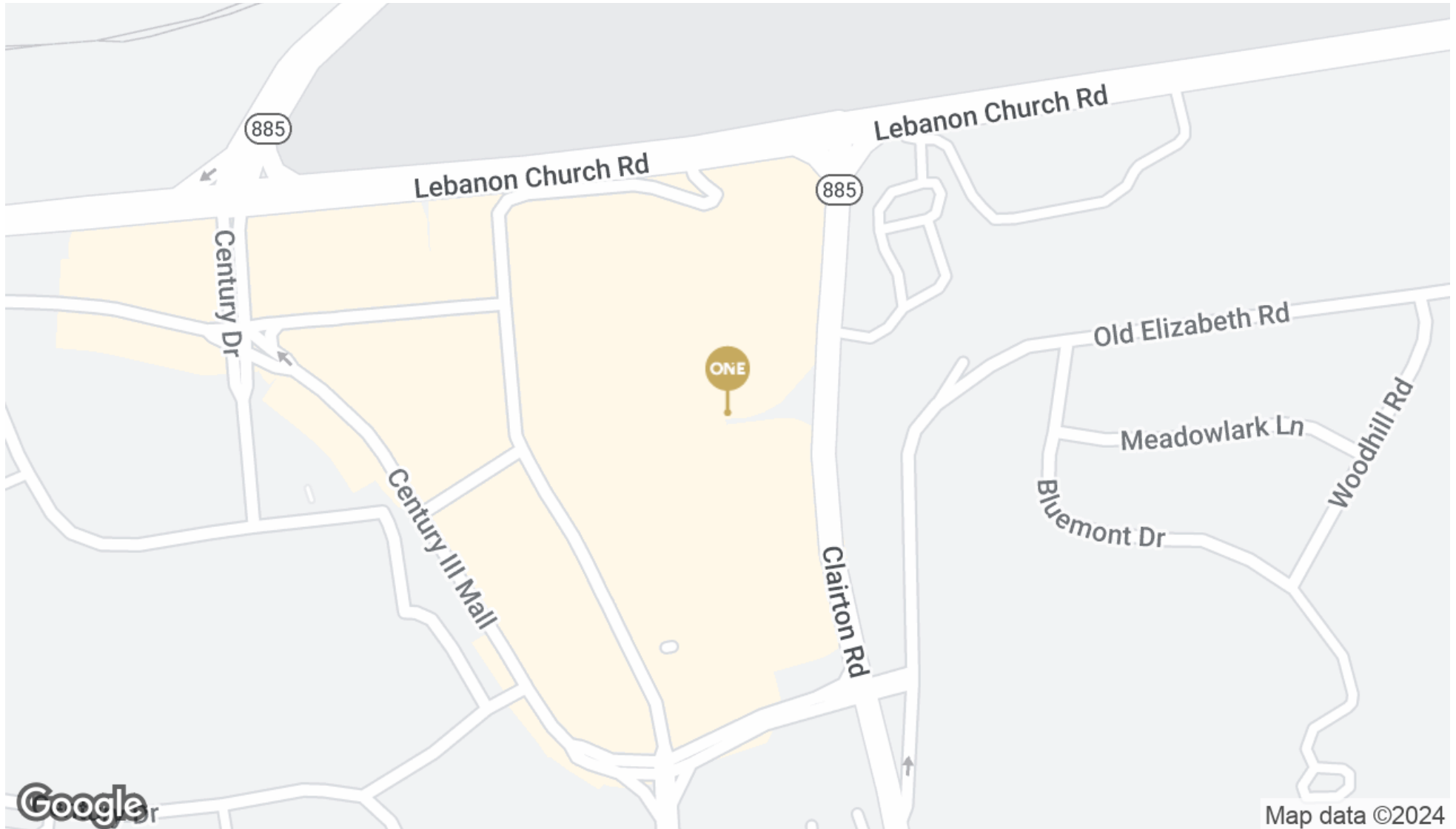
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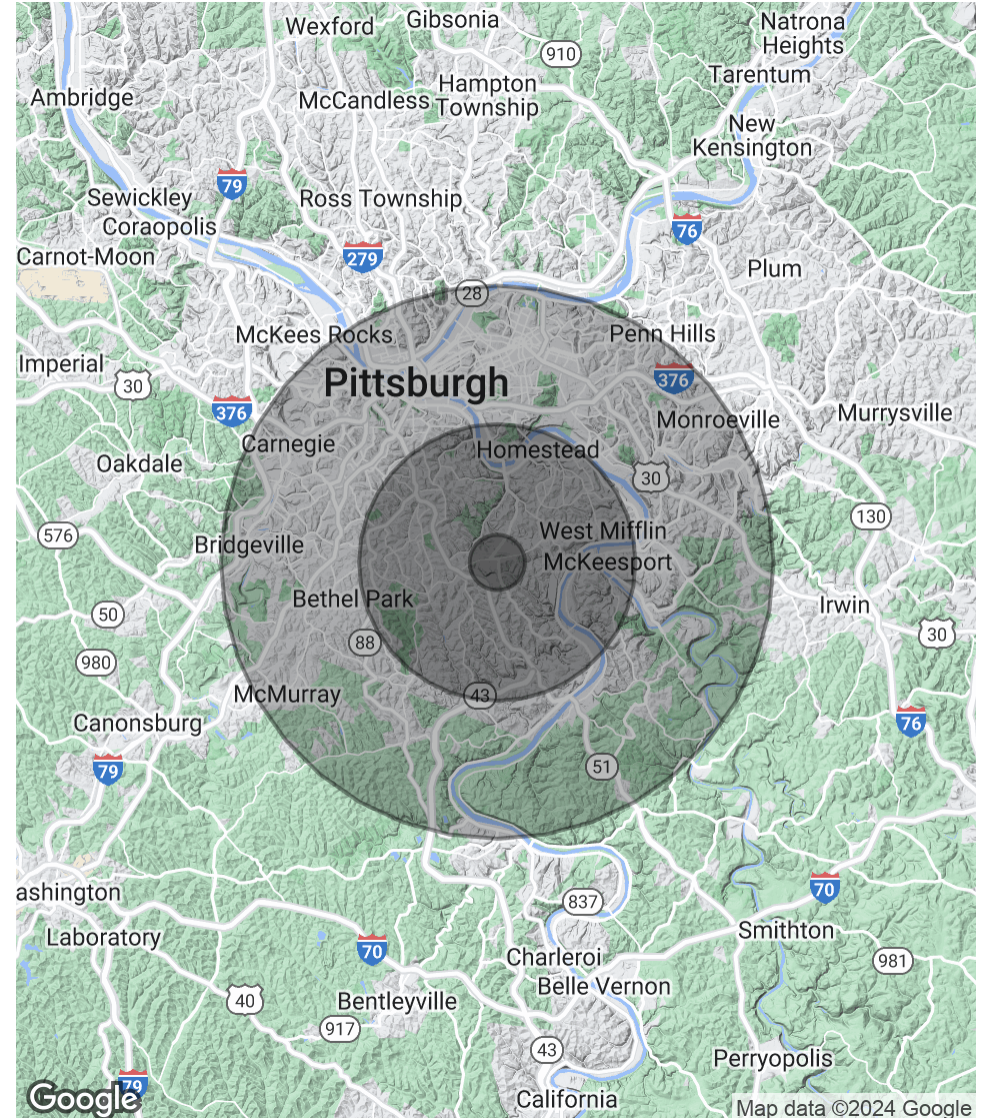
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| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population | 2,837 | 173,722 | 861,126 |
| Average age | 45.7 | 43.3 | 40.2 |
| Average age (Male) | 42.9 | 41.2 | 38.2 |
| Average age (Female) | 47.7 | 44.7 | 41.7 |

| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 1,259 | 74,686 | 379,139 |
| # of persons per HH | 2.3 | 2.3 | 2.3 |
| Average HH income | \$59,016 | \$57,828 | \$59,226 |
| Average house value | \$101,548 | \$107,446 | \$146,435 |

* Demographic data derived from 2020 ACS - US Census



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