

1519 West Liberty Ave, Pittsburgh, PA 15226



## OFFERING SUMMARY

<b>NUMBER OF UNITS:</b>	1
<b>AVAILABLE SF:</b>	7,056 SF
<b>LEASE RATE:</b>	Negotiable
<b>BUILDING SIZE:</b>	7,056 SF

**KW COMMERCIAL**  
1500 Oxford Drive,  
Suite 300  
Bethel Park, PA 15102

**BRIAN KENNETH GRUBBS**  
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## PROPERTY OVERVIEW

KW Commercial is pleased to present 1519 West Liberty Ave Pittsburgh Pa. This 7,056 SF Retail/Warehouse location has great visibility from the main South Hills artery of Pittsburgh. Only 1/2 mile from the Liberty Tunnels this property is also centrally located in the Automotive section of Pittsburgh with National parts and Auto retailers such as Advanced Auto Parts, North Star Chevrolet, Rohrich Toyota, Lexus, and Cadillac.

## PROPERTY HIGHLIGHTS

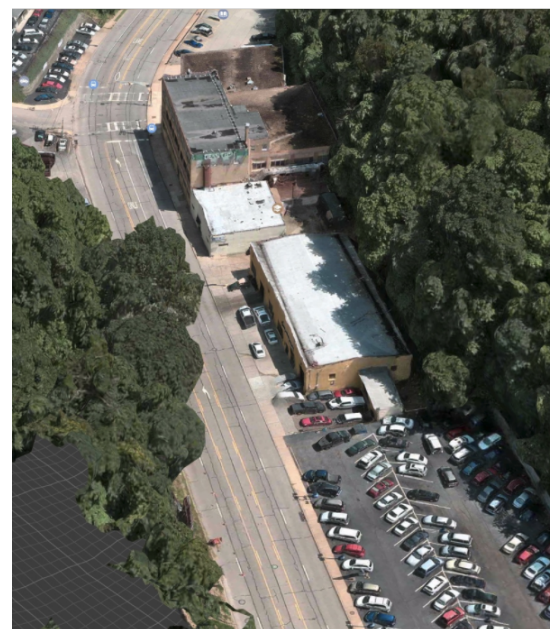
- 7,056 SF (-/+ ) Open Floor plan Retail/Warehouse Space
- 2- 12'x12' garage level grade doors
- 1 - mid-size loading dock
- 9 - parking spaces
- 12'-19' Ceilings
- Heated warehouse space
- 171' frontage and 87' depth (sidewalk to hillside)
- 24,000 traffic count
- New interior paint and NDA bathrooms
- Roof resealed 2020

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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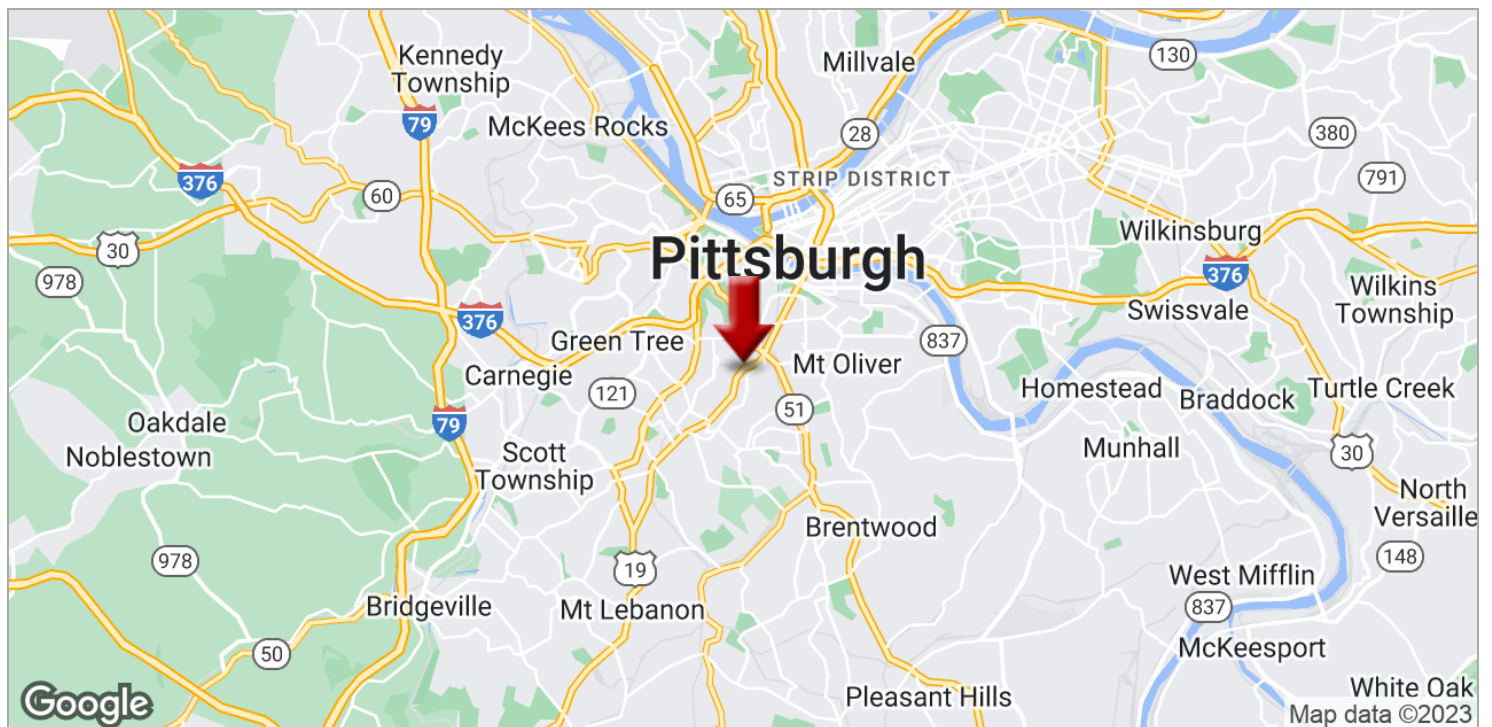
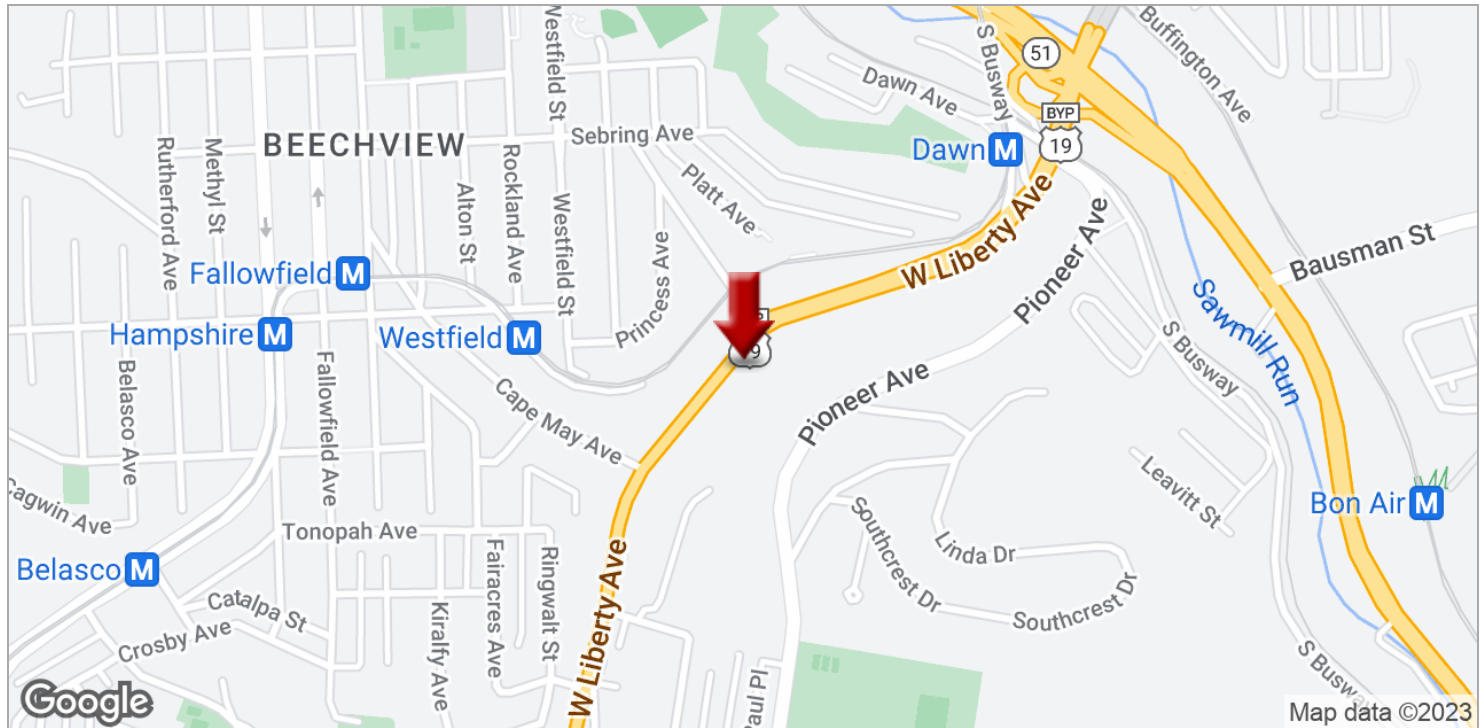
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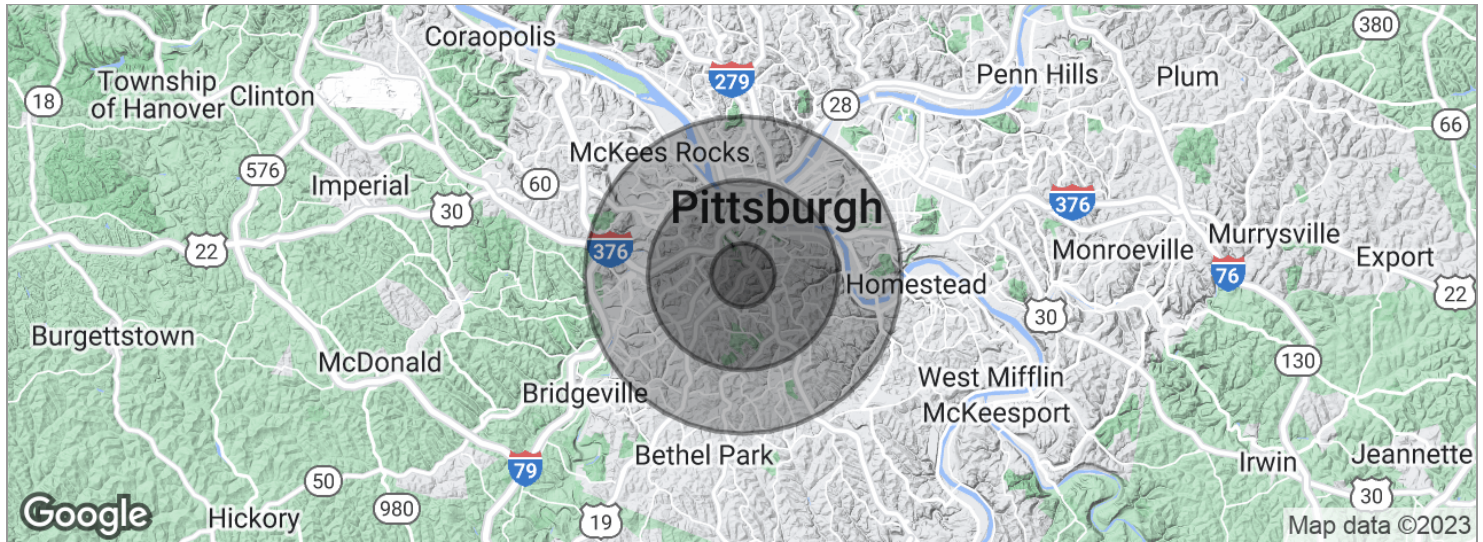
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	16,870	156,157	378,092
Median age	37.3	38.4	39.0
Median age (male)	36.2	36.3	36.6
Median age (Female)	38.8	40.0	40.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	7,365	66,871	162,431
# of persons per HH	2.3	2.3	2.3
Average HH income	\$47,237	\$57,780	\$57,967
Average house value	\$65,746	\$131,115	\$144,335

*\* Demographic data derived from 2020 ACS - US Census*

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