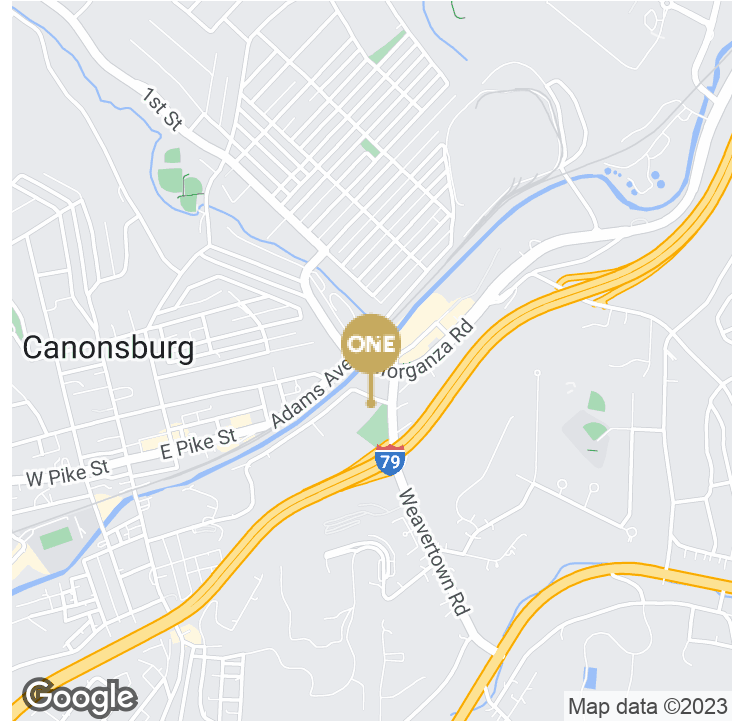


8 FOUR COINS DRIVE

8 FOUR COINS DRIVE, CANONSBURG, PA 15317

FOR LEASE



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	5,858 SF
Available SF:	
Lot Size:	0.62 Acres
Number of Units:	3
Zoning:	C
Submarket:	South Pittsburgh I-79

PROPERTY OVERVIEW

Office Space for Lease * Ideally Located off of I-79 * 1.5 Miles from Southpointe

PROPERTY HIGHLIGHTS

- Full Service Lease
- Open Floor Plan
- Partitioned Work Spaces
- Reception Area
- Conference Area
- 24/7 Access
- Conveniently Located off I-79

ONE

JAIME BONGIORNO

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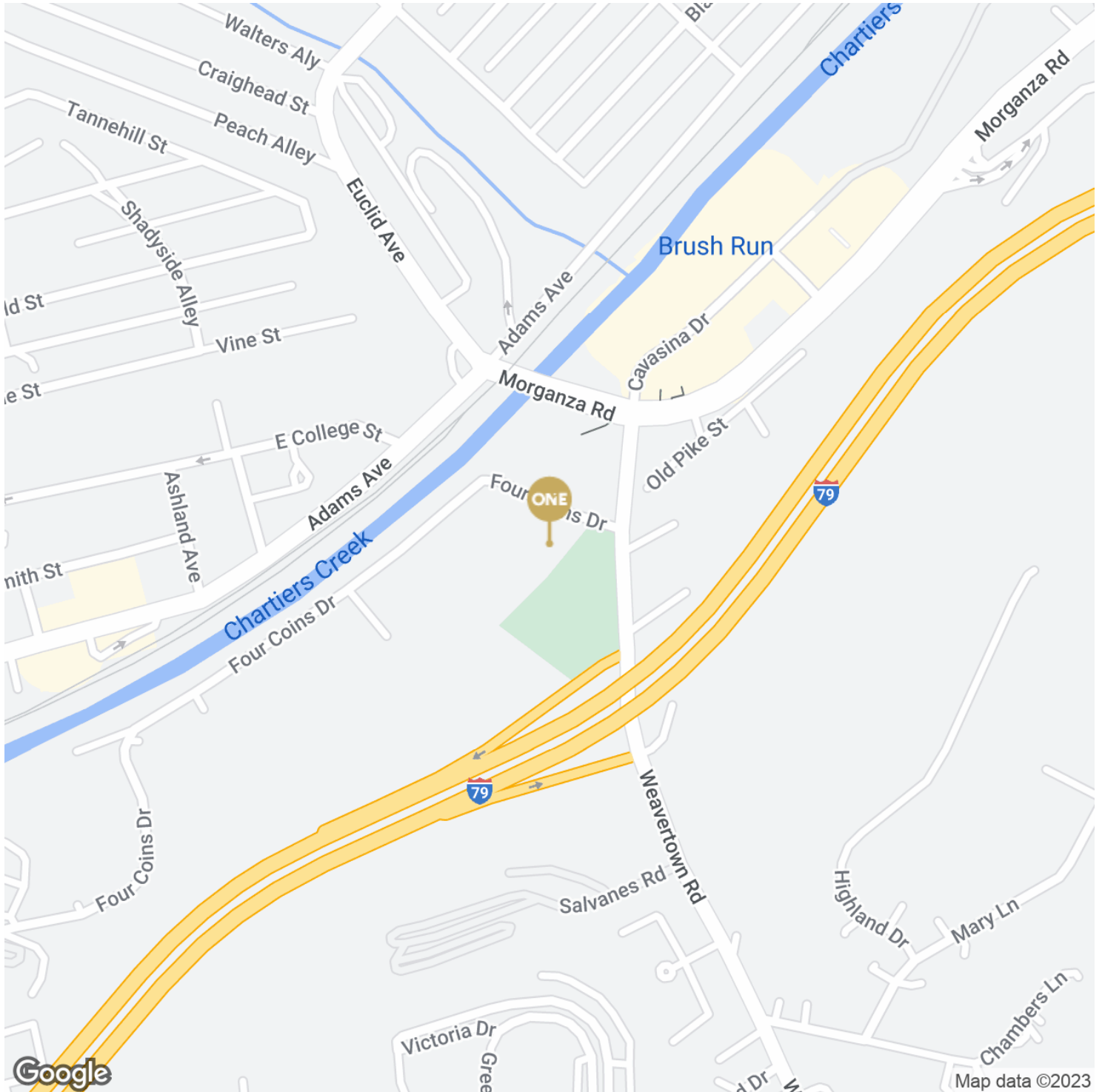
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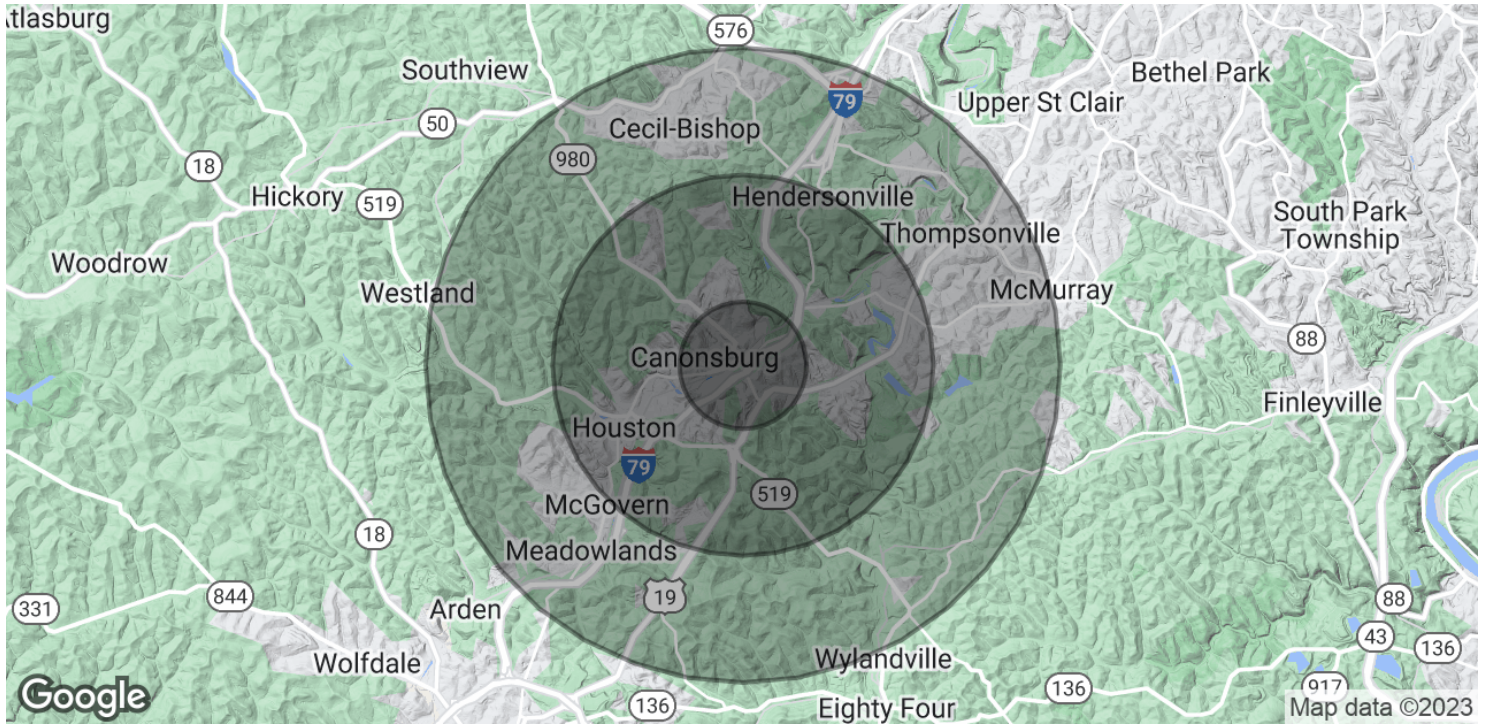
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FOR LEASE



POPULATION

1 MILE

3 MILES

5 MILES

Total Population	7,913	30,358	55,199
Average Age	39.9	41.2	42.8
Average Age (Male)	39.0	39.8	41.3
Average Age (Female)	40.9	42.5	44.1

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	3,372	12,486	22,089
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$53,339	\$64,620	\$73,462
Average House Value	\$131,512	\$160,454	\$204,983

* Demographic data derived from 2020 ACS - US Census



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