

700 WASHINGTON RD

700 WASHINGTON ROAD, PITTSBURGH, PA 15228

FOR LEASE



OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Building Size:	4,300 SF
Available SF:	1,900 SF
Lot Size:	0.067 Acres
Number of Units:	1
Zoning:	CBD
Market:	Mt. Lebanon
Submarket:	Pittsburgh South

PROPERTY OVERVIEW

Mt Lebanon Retail
1900 SF Lower Level
Retail or Office Use
High Vehicle and Pedestrian Foot Traffic

PROPERTY HIGHLIGHTS

- Retail or Office Space
- Parking Garages and Street Parking Available



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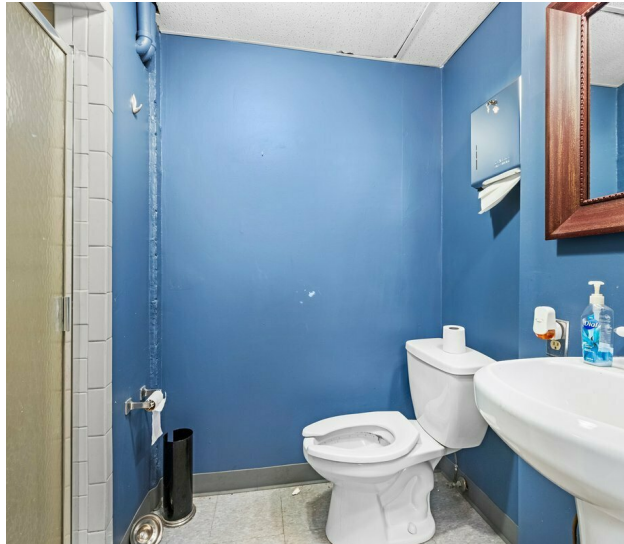
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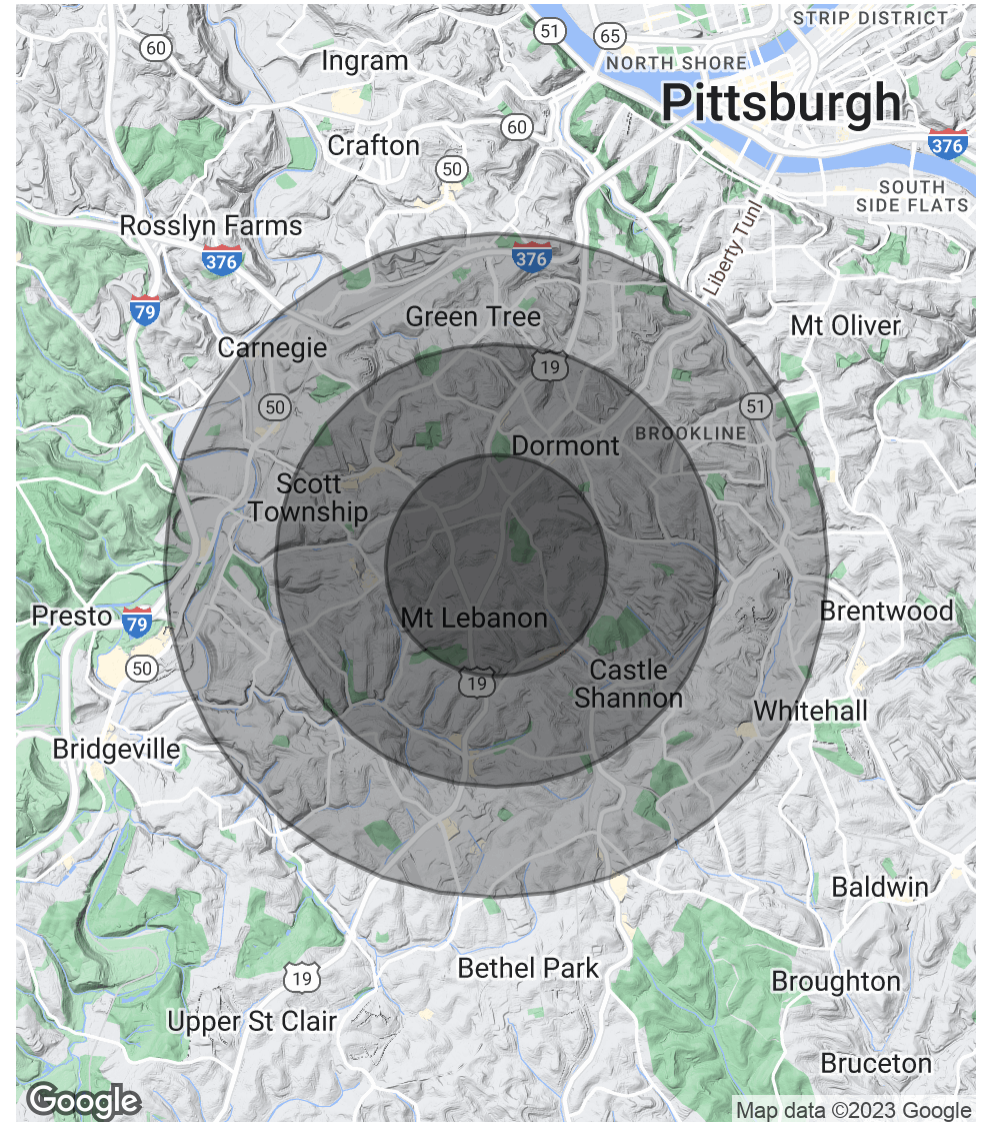
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	21,392	75,269	135,645
Average Age	42.5	41.3	42.3
Average Age (Male)	41.3	39.2	39.8
Average Age (Female)	43.7	43.3	44.4

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	9,304	32,940	59,171
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$93,007	\$83,866	\$75,885
Average House Value	\$241,433	\$219,569	\$194,452

* Demographic data derived from 2020 ACS - US Census



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