

# 3754 LIBRARY RD.

3754 LIBRARY RD., CASTLE SHANNON, PA 15234

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Legacy Commercial Property has commercial retail space available for lease at 3754 LIBRARY RD in Castle Shannon, PA. This well-managed retail or office space has strong visibility near the NE corner of Castle Shannon Blvd & Shady Run Avenue. The building is in a well-established area with superb on-site parking, over 40 spaces. The 7,000 SF building is located near the epicenter of the Castle Shannon business district and is ready for its next generation of retail. This property is a well-known retail staple of the Castle Shannon community for years and offers landmark recognition & engaging signage. Give our team of Allegheny County leasing experts a call at 847-904-9200 to get more info about renting this property. This is the perfect opportunity to expand your business in Castle Shannon.

### PROPERTY HIGHLIGHTS

### OFFERING SUMMARY

Lease Rate:	Currently Occupied   Inquire if Interested
Number of Units:	2
Available SF:	
Building Size:	7,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,705	61,264	131,937
Total Population	14,360	127,899	271,163
Average HH Income	\$90,053	\$86,066	\$82,393

Presented By:

Legacy Commercial Property

847.904.9200

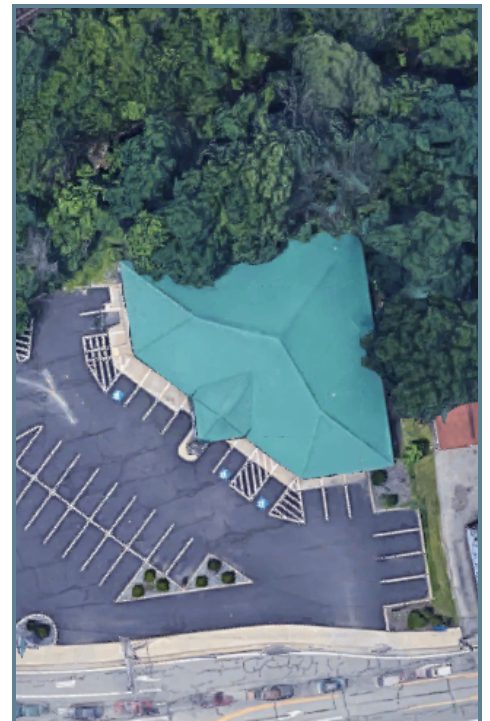
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ADDITIONAL PHOTOS



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COMMERCIAL PROPERTY

209 Powell Place  
Brentwood, TN 37027  
<http://legacypro.com>



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PLANS



## LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	-	Lease Rate:	Currently Occupied   Inquire if Interested

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
3654 Library Rd	University of Pittsburgh-13533	2,720 SF	NNN	-	-
3654 Library Rd	UPMC Community Medicine-14274	4,280 SF	NNN	-	-

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### ALTA/NSPS Land Title Survey

**PROJECT TO**  
SURVEY CERTIFICATION

3701 LEBRON WALK, LANGLEY, BRITISH COLUMBIA, P1A 1G3A

**100% INTEREST**  
DAVID J. BAKER  
COUNTY OF DELTA

**TO: H&B LEGAL COUNSEL, CHICAGO TITLE INSURANCE COMPANY, THE HAWTHORN NATIONAL BANK, 1000 PINE STREET, CHICAGO, ILL. 60601**

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**REVISIONS:** 1. 11/20/2023  
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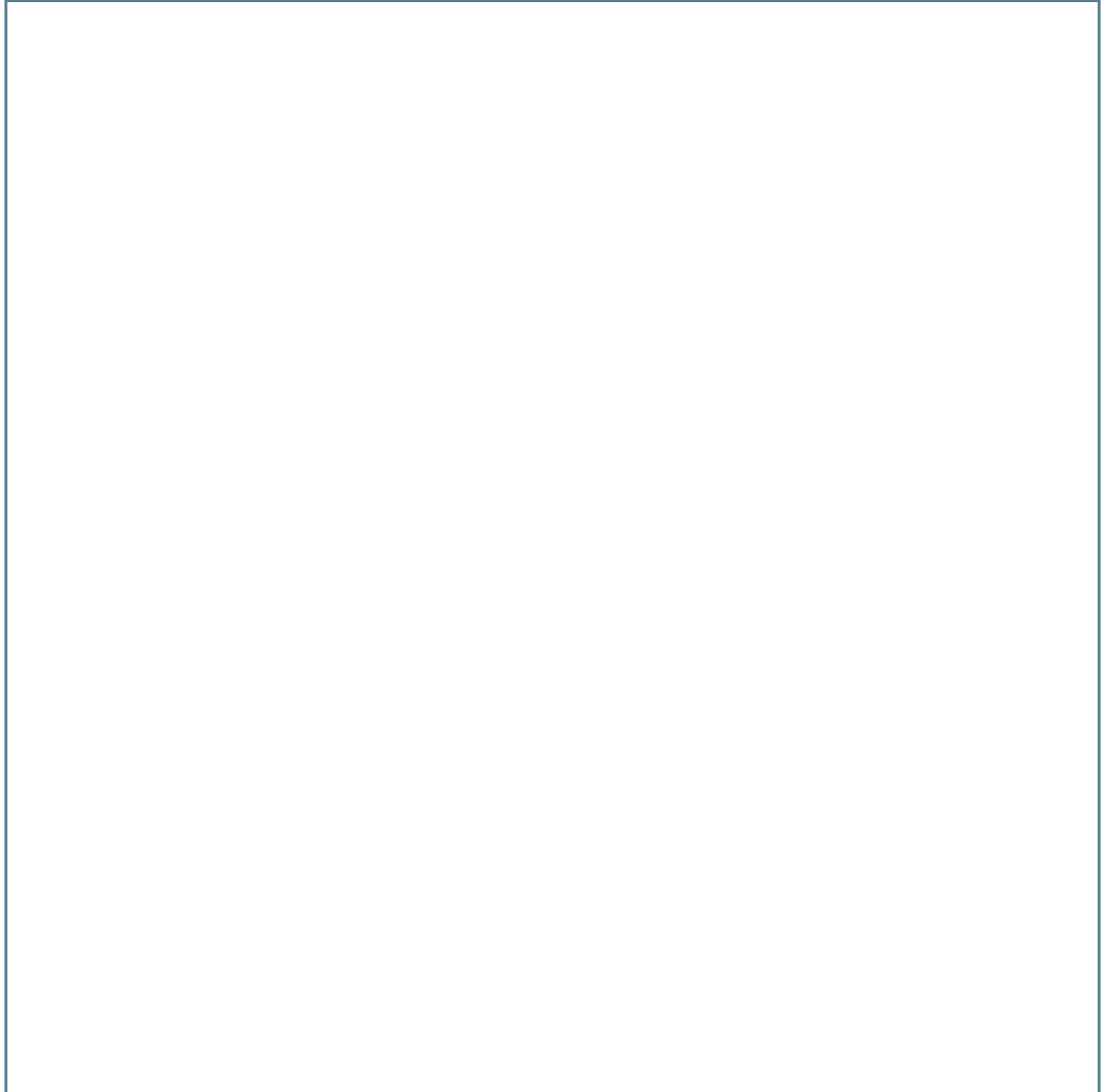
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RETAILER MAP



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**Legacy Commercial Property**

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\* Demographic data derived from 2020 ACS - US Census

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# ACQUISITIONS & DEVELOPMENT

In addition to our ongoing leasing & property management operations, Legacy Commercial Property is actively investing in new real estate developments. We are focused on growing our commercial real estate portfolio through the strategic acquisition & development of retail & office space..



## RETAIL DE NOVO EXPANSION

We help retailers find locations that work for them to enable their growth strategy. We site select, purchase and develop quickly so our partner can focus on their operations. We have the ability to acquire and develop hard to find, "off-market" commercial real estate. With boots on the ground in over 20 states, our team is prepared to move quickly – we find sites fast, we build fast and we turnover fast. We've found and developed over 800 high-quality retail locations since 1948.

## CASE STUDIES



Towards the end of the Family Video era, Dollar General approached us with interest in a few select locations to lease. Dollar General coveted our properties' location, parking lots and track record of retail success. Five years after the first deal was signed, Dollar General now occupies 150+ locations with over 1 Million SF leased.



Our strength in site selection and development led us to a deal with veterinary group, Heartland Veterinary Partners. Legacy serves as their strategic real estate partner to support their clinic expansion strategy. The deal was completed in 2022 and Heartland is currently operating in 20+ Legacy properties across the country.



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**Chat With a Leasing Agent Today**

847-904-9200  
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[info@legacypro.com](mailto:info@legacypro.com)