

2500 LEECHBURG RD.

2500 LEECHBURG RD., LOWER BURRELL, PA 15068

PROPERTY SUMMARY



LOCATION DESCRIPTION

Legacy Commercial Property has commercial retail space available at 2500 Leechburg Rd. in Lower Burrell, PA. This well-managed retail or office space has strongly visible on the SE corner of Leechburg Rd & Craigdell Rd with up to 7000 SF available for lease. The building is in a well-established area with exceptional on-site parking, over 40 spaces. The 7,000 SF building is located near the heart of the Lower Burrell business district and is ready for its next generation of retail. This property is a well-known retail staple of the Lower Burrell community for years and offers landmark recognition & engaging signage. Give our Westmoreland County commercial leasing experts a call at 847-904-9200 to learn more about about leasing options. This is the perfect opportunity to grow your business' footprint on the SE corner of Leechburg Rd & Craigdell Rd.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	Currently Occupied Inquire if Interested
Available SF:	
Building Size:	7,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,681	24,148	34,558
Total Population	8,261	56,010	80,432
Average HH Income	\$57,665	\$48,591	\$52,237

Presented By:

Legacy Commercial Property

847-904-9200

info@legacypro.com

**LEGACY**
COMMERCIAL PROPERTY

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

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PLANS



It turns out, you don't have any Plans Published!

(be sure to "Publish on Website and Docs" in the [Plans Tab](#))

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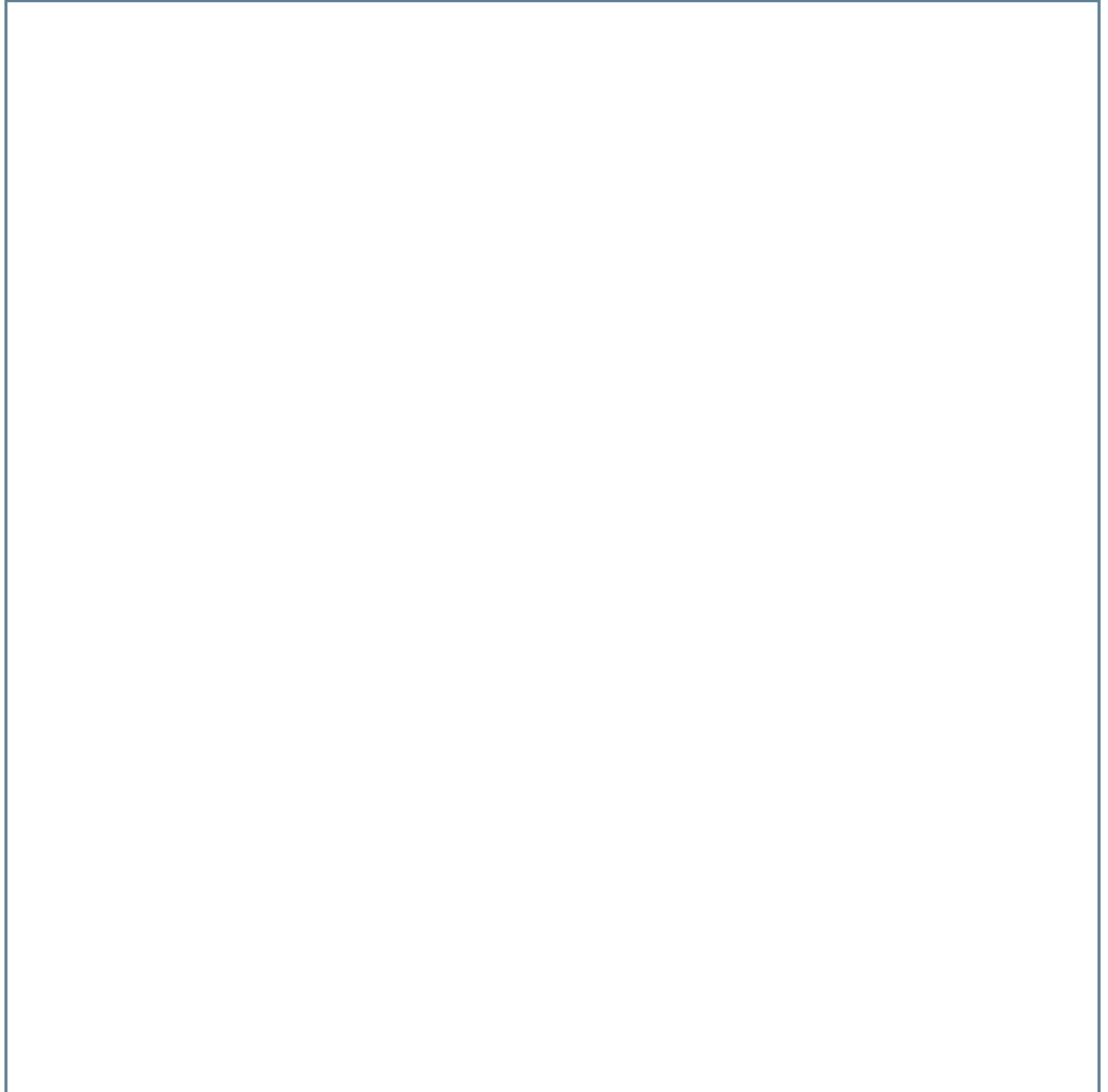
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RETAILER MAP



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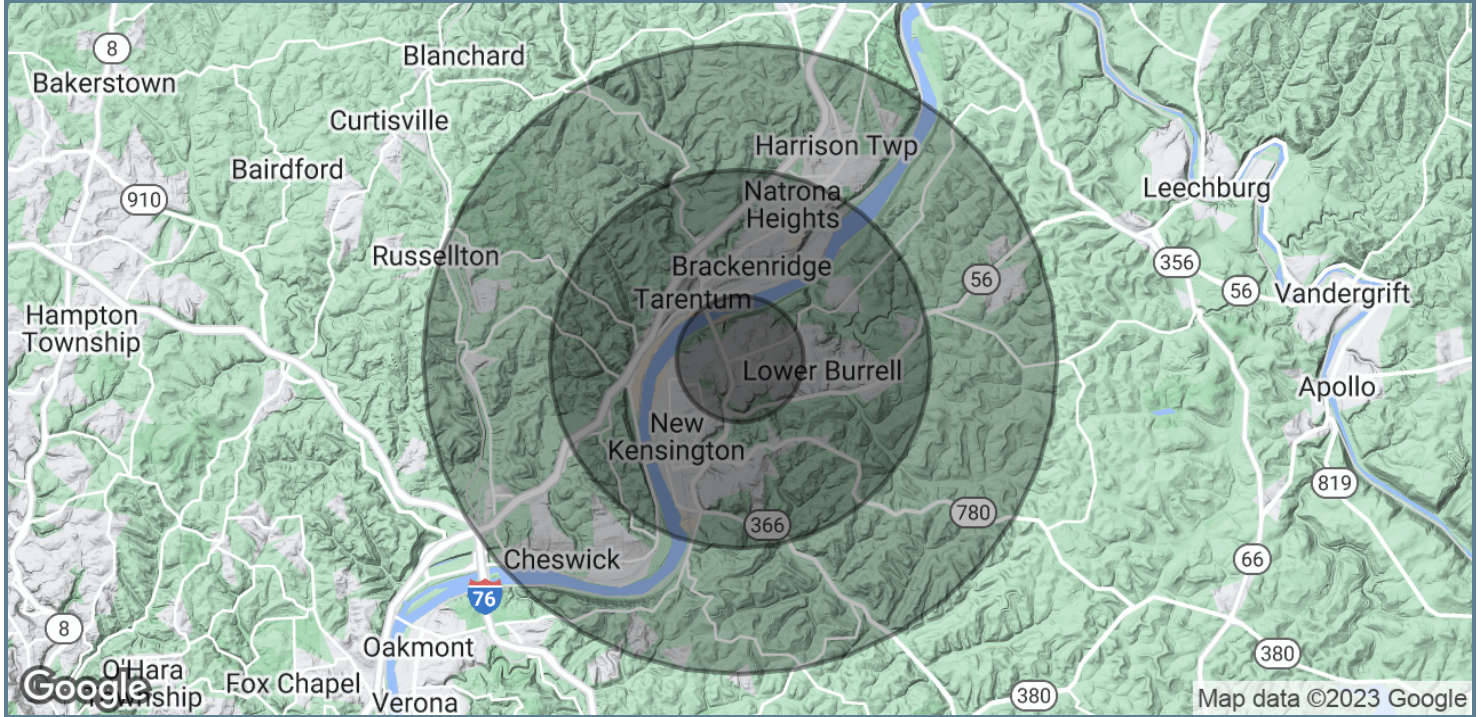
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,261	56,010	80,432
Average Age	45.8	42.2	43.1
Average Age (Male)	43.9	40.3	41.4
Average Age (Female)	47.8	44.4	45.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,681	24,148	34,558
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$57,665	\$48,591	\$52,237
Average House Value	\$116,012	\$98,806	\$109,272

* 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.



LEGACY
COMMERCIAL PROPERTY

Chat With a Leasing Agent Today

847-904-9200

2500 Lehigh Avenue, Glenview, IL 60026

info@legacypro.com