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MEDICAL OFFICE SPACE
FOR LEASE

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For Information:

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Monroeville Medical Arts

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EXECUTIVE SUMMARY



Location Description

Adjacent to Forbes Regional Hospital & UPMC East

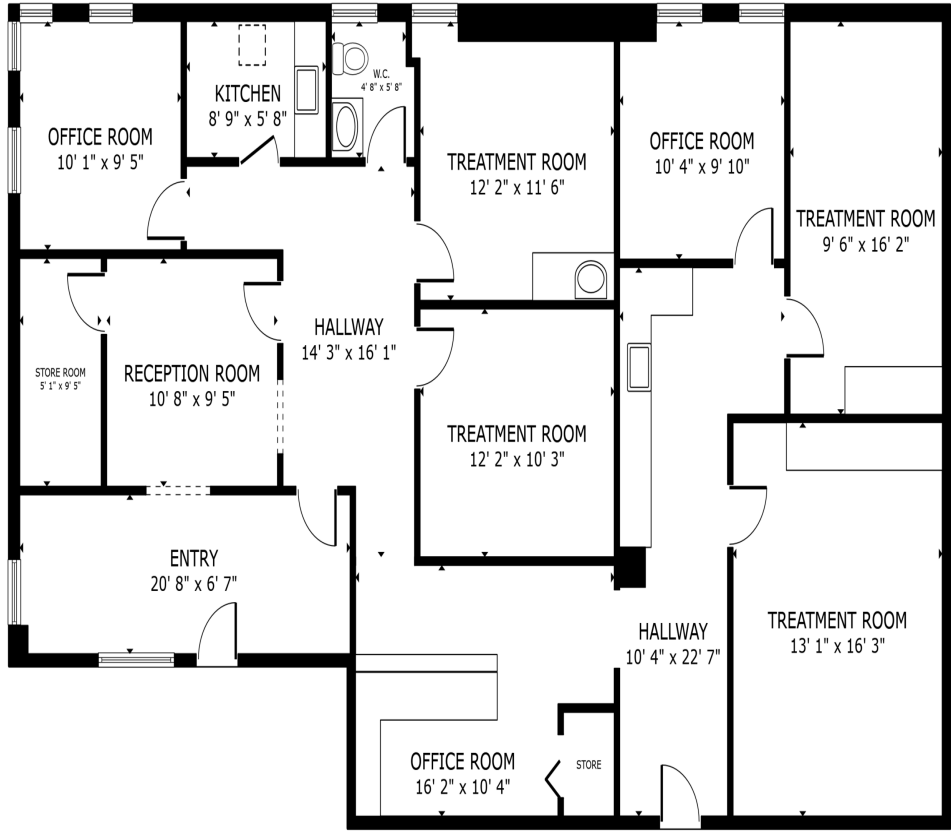
Property Highlights

- Home to a broad range of medical uses including cardiology, pediatrics, dentistry, and family medicine, among others.
- Adjacent to Forbes Regional Hospital and less than 5 minutes to UPMC East
- Easy Access to Pennsylvania Turnpike and I-376



FLOOR PLANS

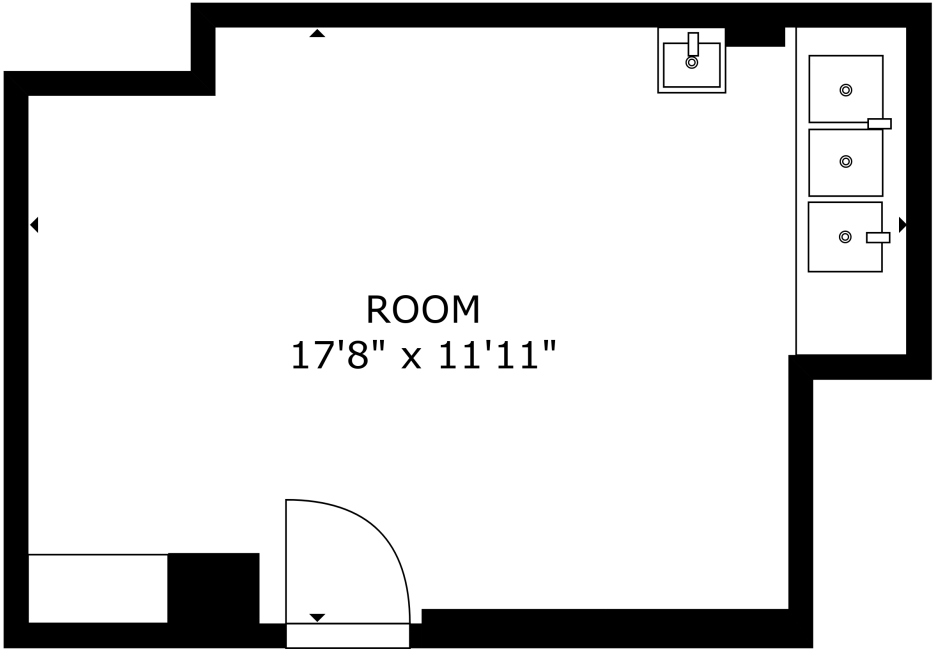
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105

2,088 RSF

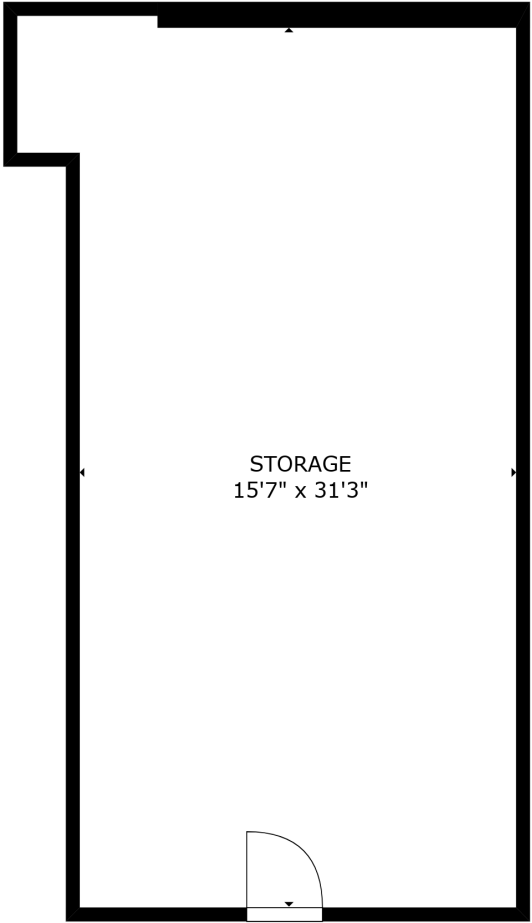
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106

223 RSF

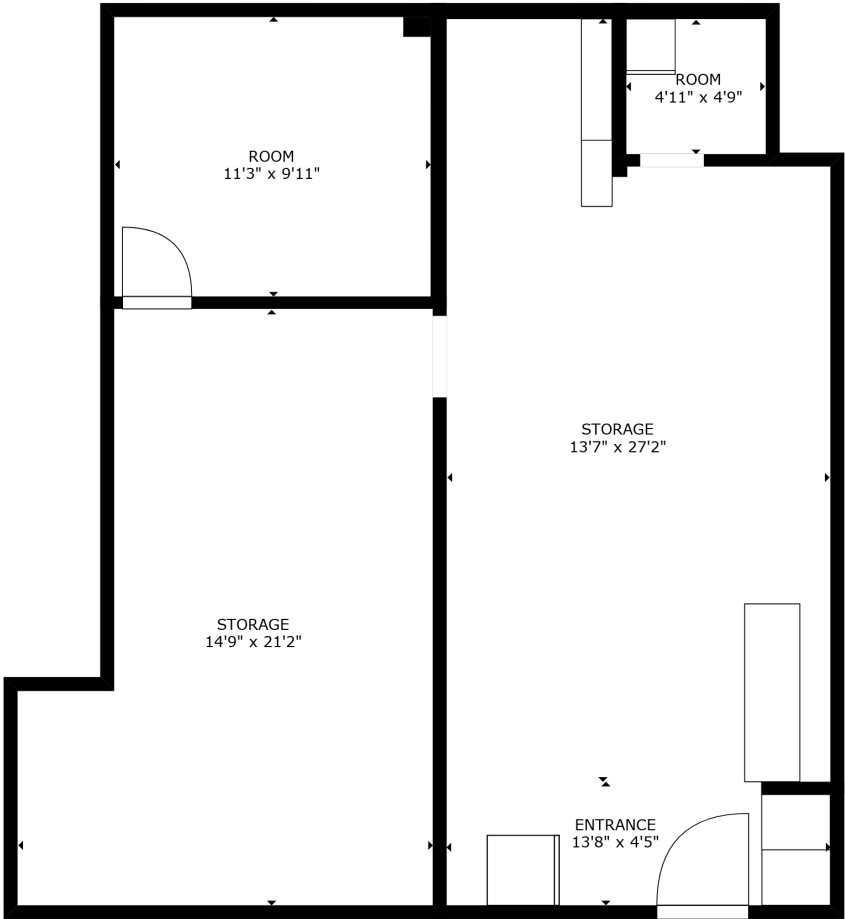
FLOOR PLANS



107

591 RSF

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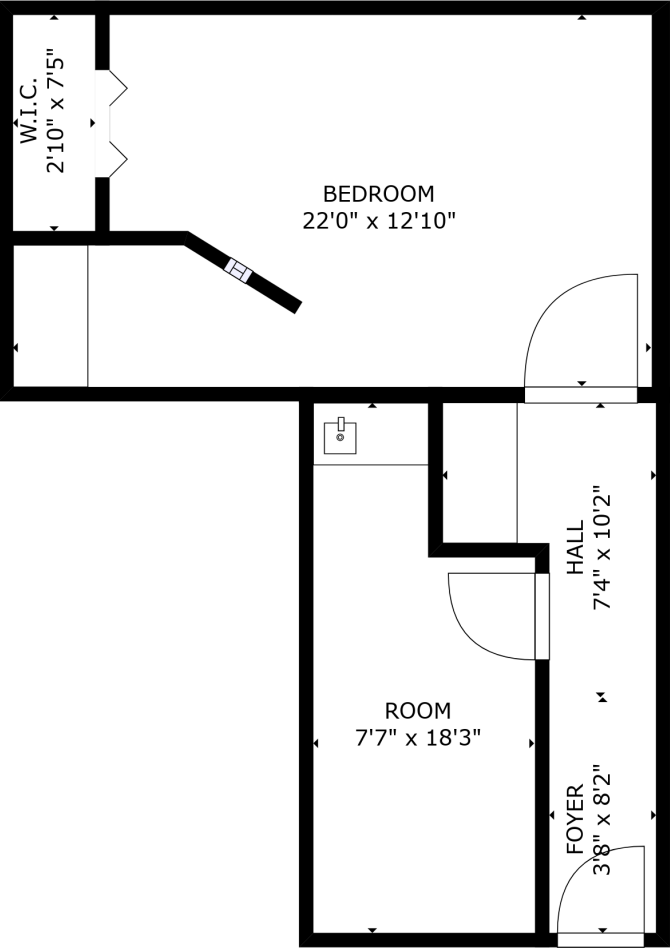


108

948 RSF

FLOOR PLANS

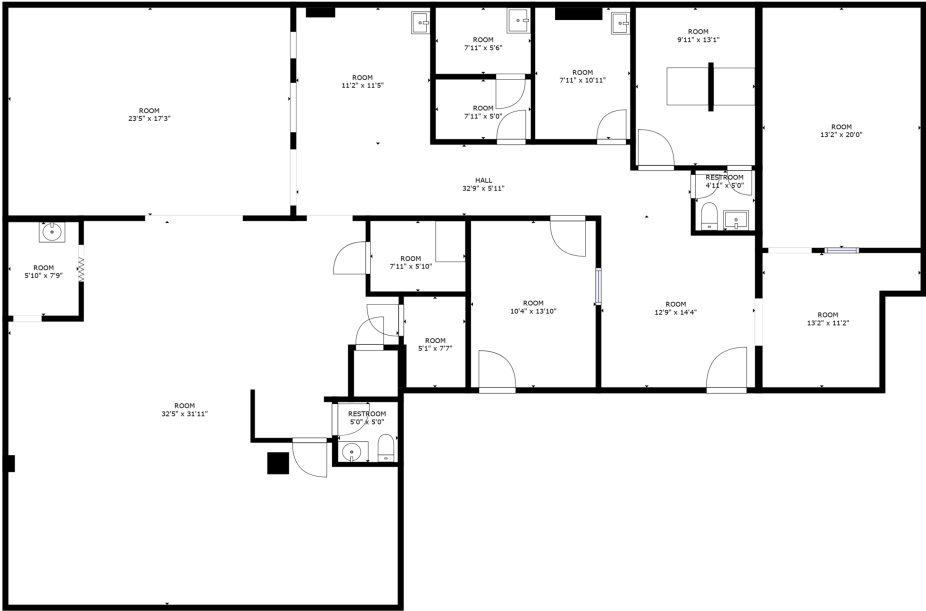
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112

635 RSF

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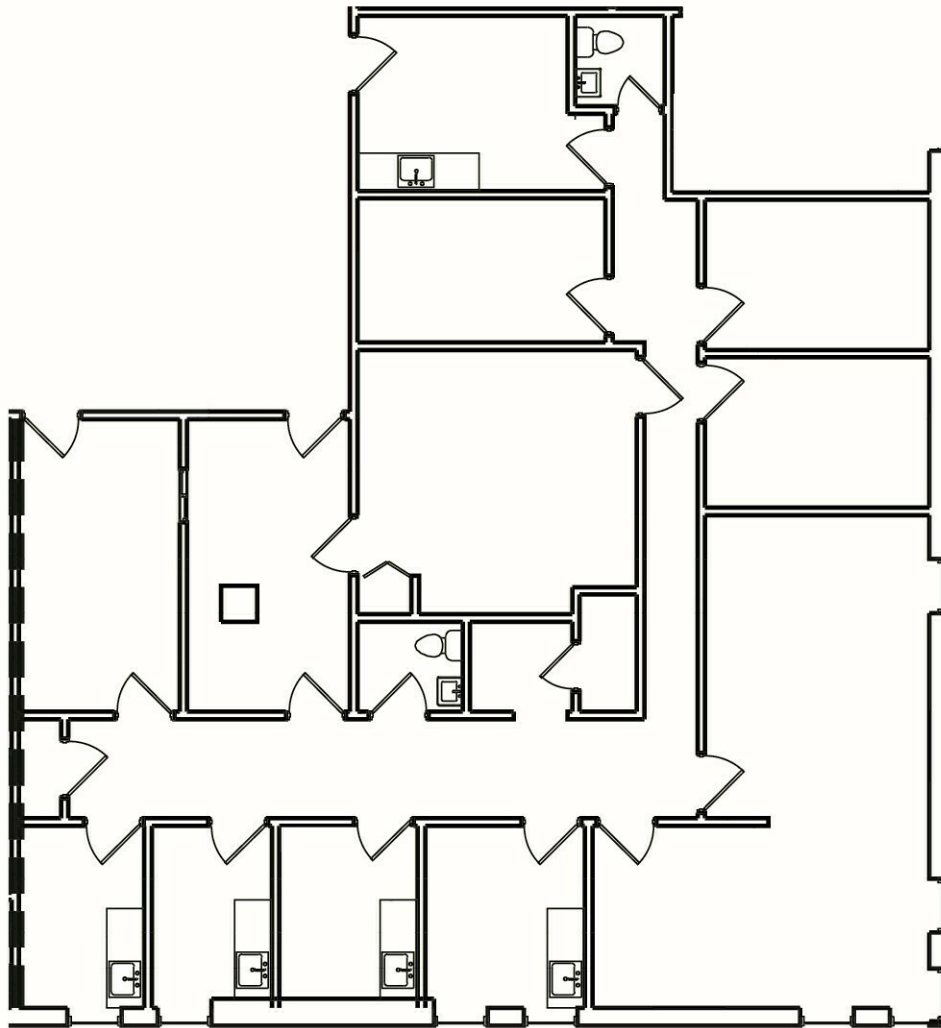


116

3,577 RSF

FLOOR PLANS

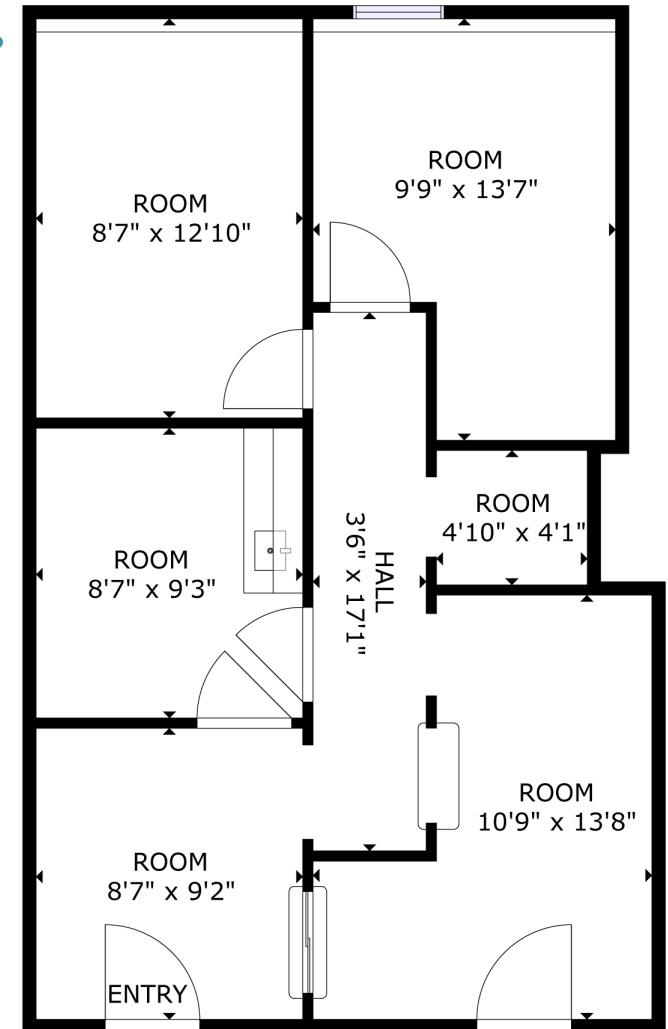
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208

725 RSF

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310

725 RSF

FLOOR PLANS

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323

1,777 RSF

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DEMOGRAPHICS MAP & REPORT

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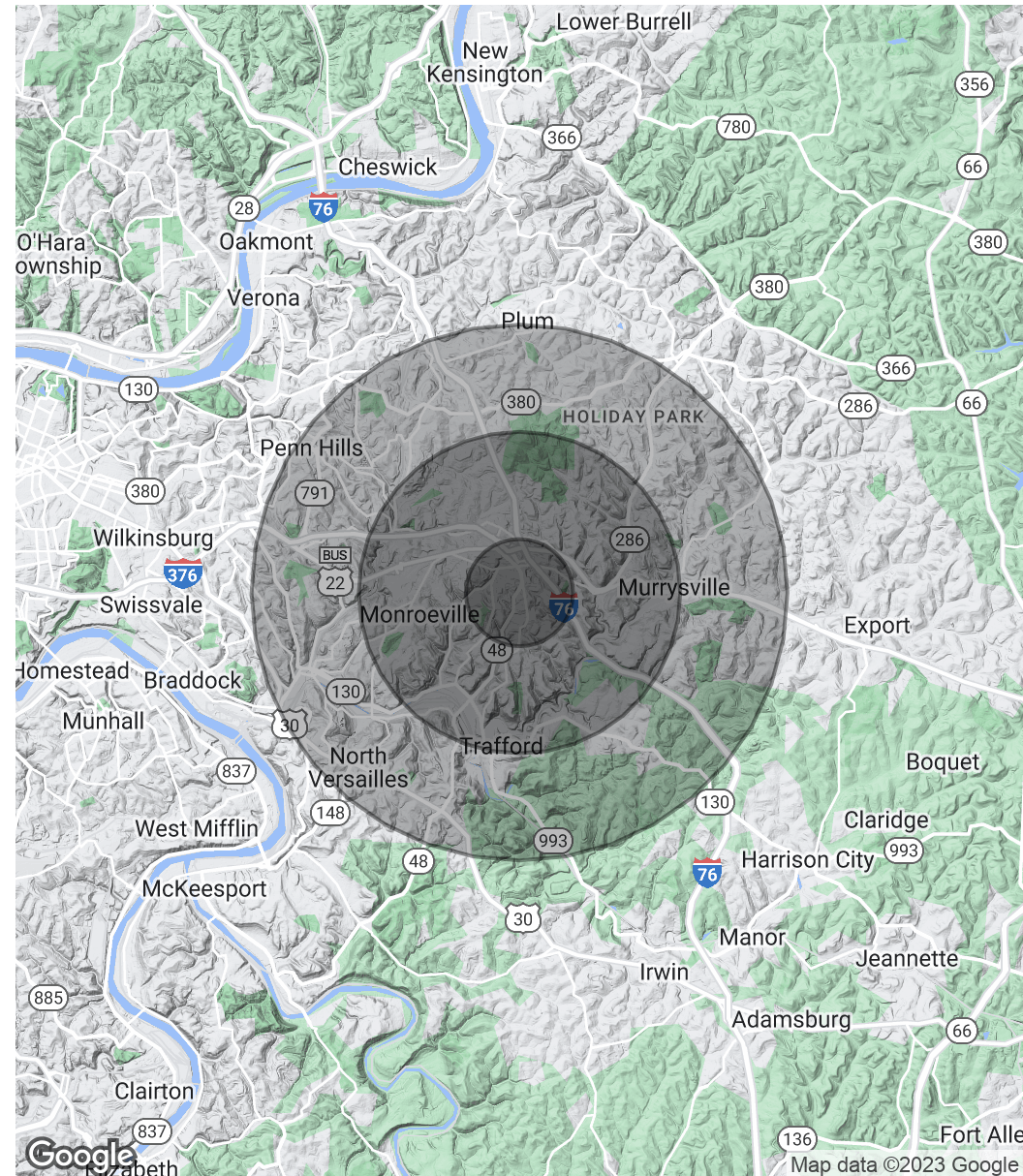
Population

	1 Mile	3 Miles	5 Miles
Total Population	3,968	42,263	110,555
Average Age	45.9	44.0	44.0
Average Age (Male)	43.0	41.5	41.5
Average Age (Female)	50.8	46.8	46.1

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	1,762	18,120	47,422
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$67,212	\$67,517	\$66,144
Average House Value	\$160,411	\$151,570	\$135,806

* Demographic data derived from 2020 ACS - US Census



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