LEASE OFFERING MEMORANDUM

3,200 SF Retail Space Available | Mt. Lebanon

460 COCHRAN RD

Pittsburgh, PA 15228

PRESENTED BY:

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COMMERCIAL ADVISORS

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SECTION 1

Property Information

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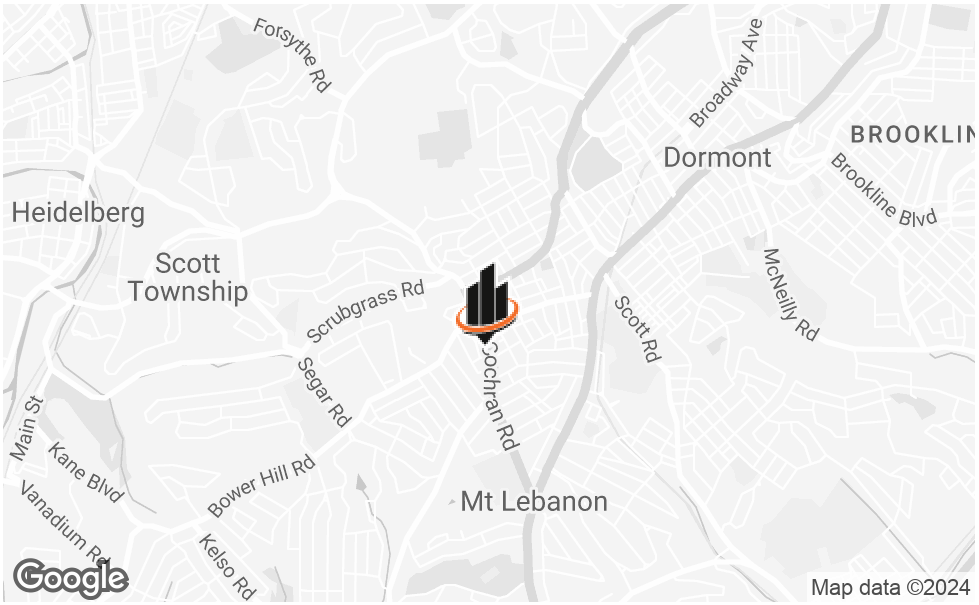
ADDITIONAL PHOTOS

EXECUTIVE SUMMARY



OFFERING SUMMARY

LEASE RATE:	$18.00 SF/yr (NNN)
BUILDING SIZE:	3,200 SF
AVAILABLE SF:	3,200 SF
LOT SIZE:	8,165 SF
MARKET:	Pittsburgh
SUBMARKET:	South Hills

PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present this 3,200 SF retail space available for lease on Cochran Rd in Mt. Lebanon, PA.

PROPERTY HIGHLIGHTS

- Traffic lighted intersection
- Great visibility
- 10,710+ ADT on Cochran Rd
- On site parking

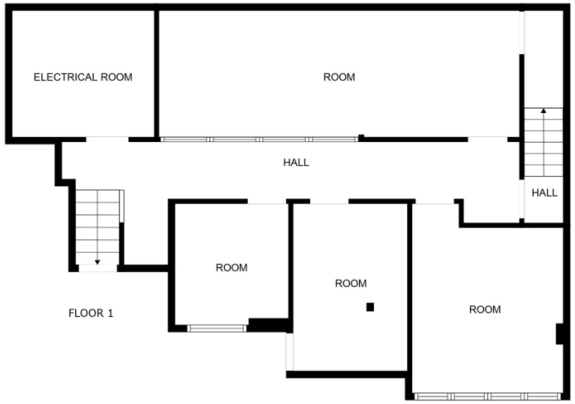
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	20,528	121,456	272,608
AVERAGE HH INCOME	$116,371	$89,511	$81,051

FLOOR PLANS

FLOOR 2

FLOOR 3



FLOOR 1

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

SECTION 2

Location Information

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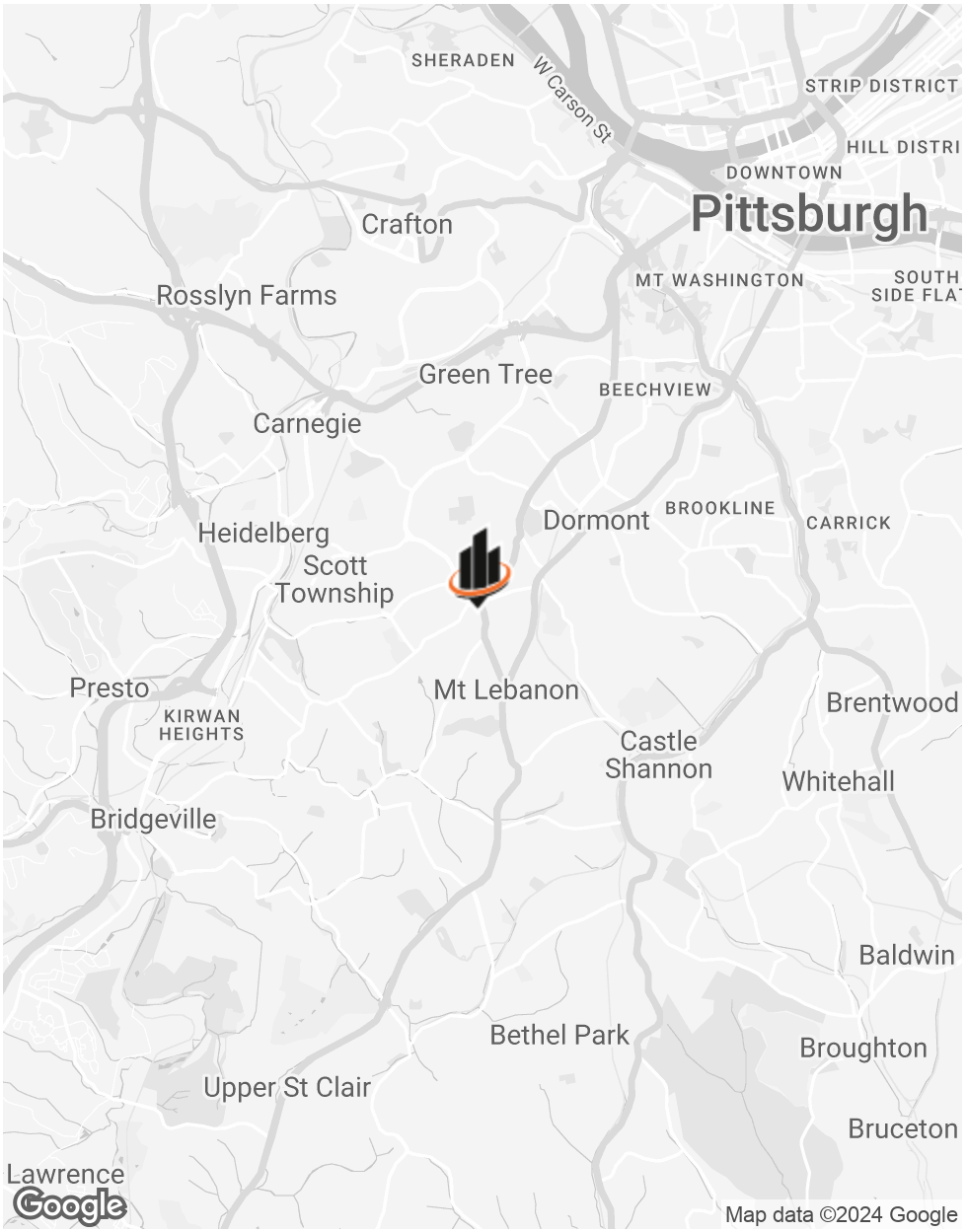
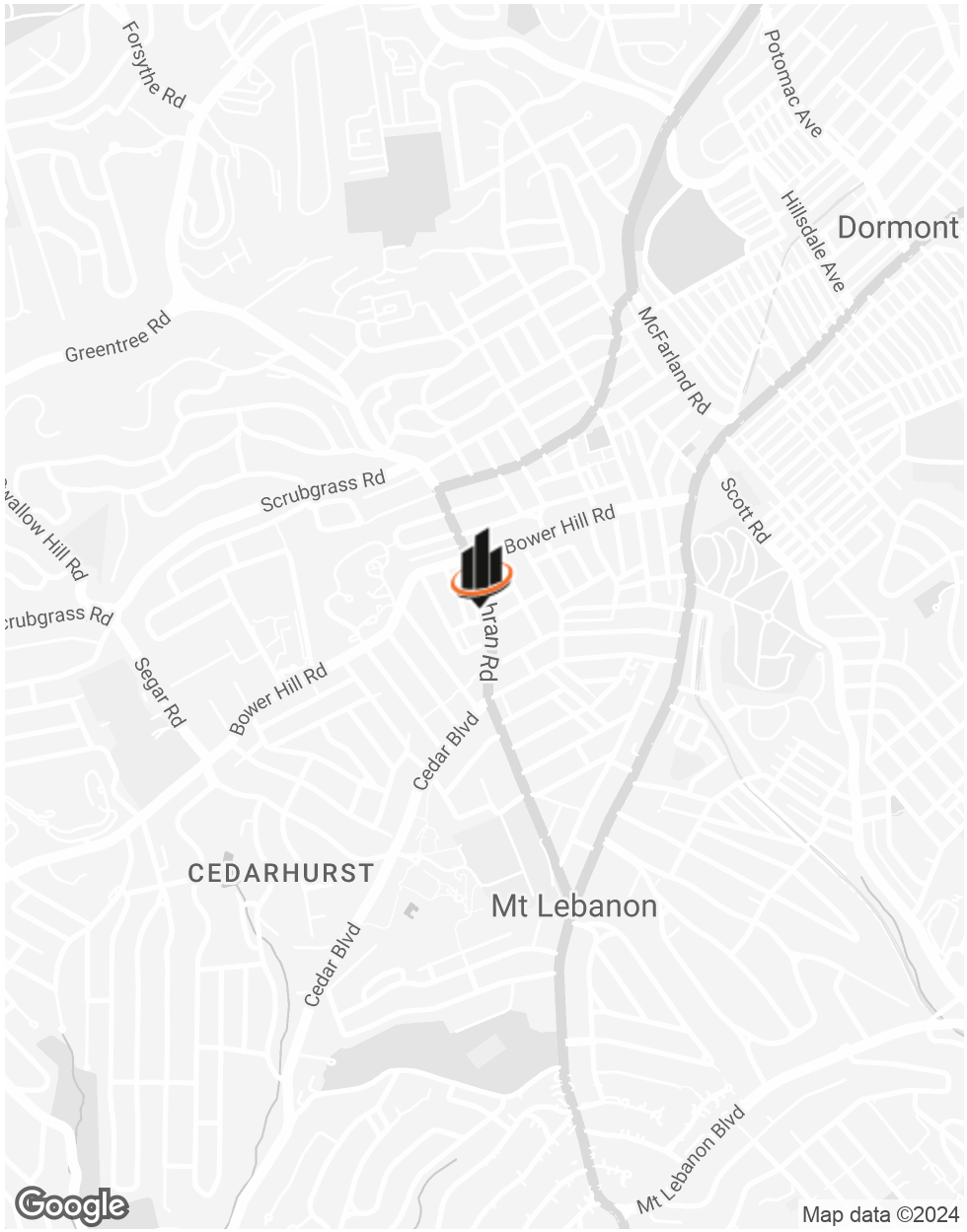
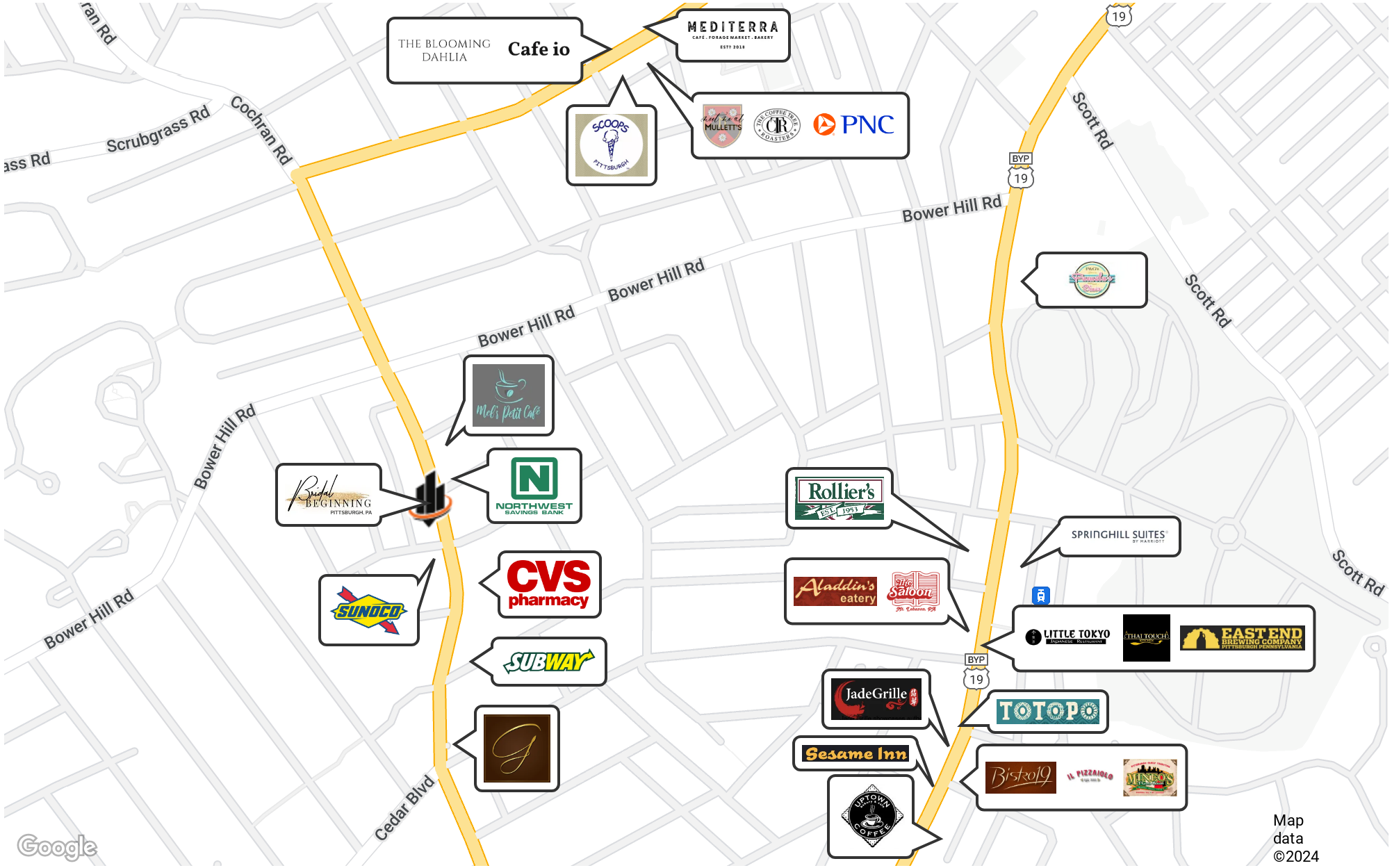
LOCATION MAPS





RETAILER MAP



PARCEL MAP

Serrano Ave
Bower Al
Lansdale Pl
NORTHWEST SAVINGS BANK
Bridal BEGINNING PITTSBURGH, PA
10,713 ADT
Altoona Pl
300 ADT
SUNOCO
CVS pharmacy
Google
Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies

PARCEL MAP

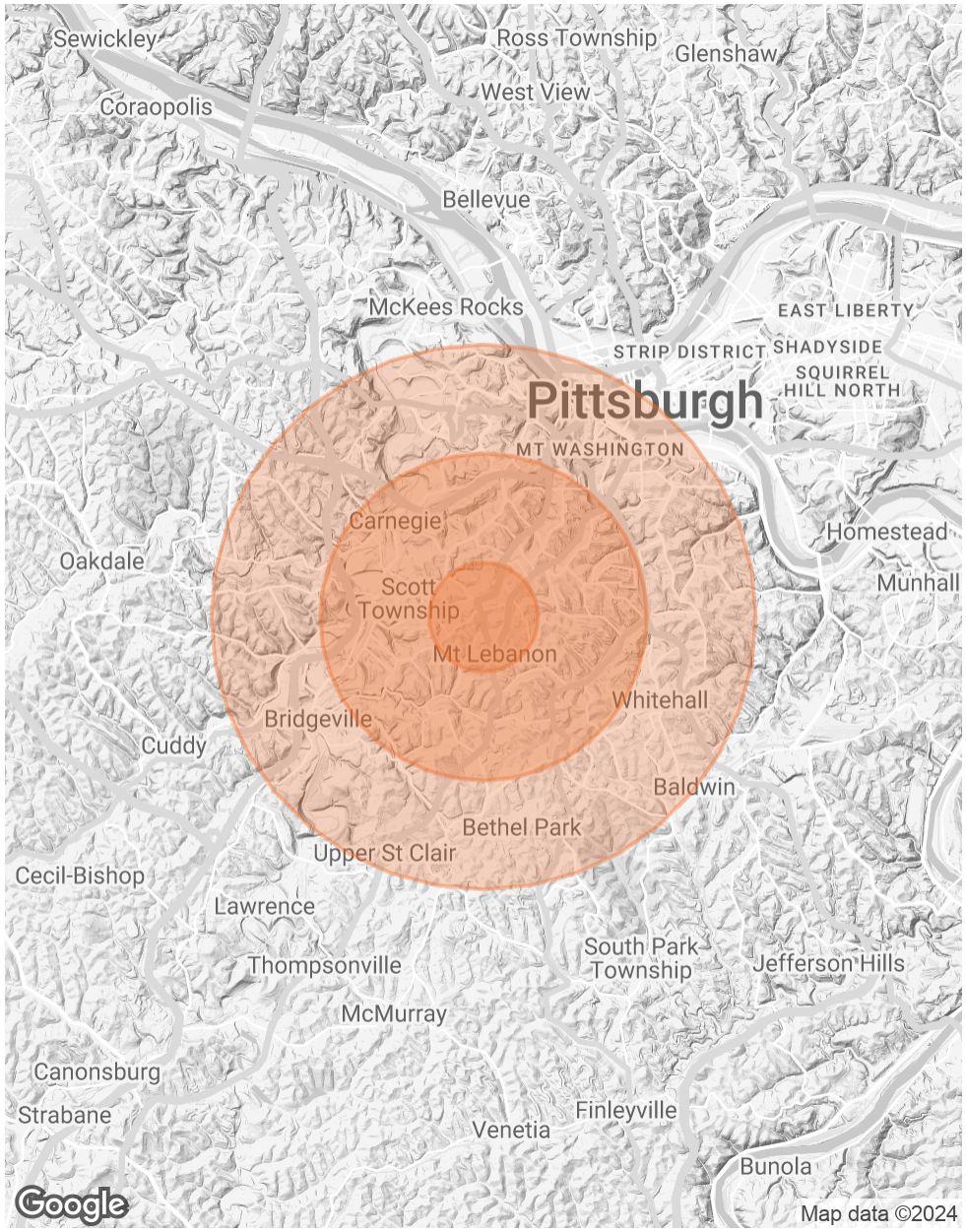
142-D-244
BOWER AVE
142-D-258
Mount Lebanon Township
142-D-246
142-D-254
COCHRAN RD
142-D-346
142-D-248
ALTOONA PL
142-D-232
142-D-224
142-D-188

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	20,528	121,456	272,608
AVERAGE AGE	43.5	43.5	42.2
AVERAGE AGE (MALE)	41.8	41.3	40.3
AVERAGE AGE (FEMALE)	44.5	45.5	44.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	9,654	58,936	132,778
# OF PERSONS PER HH	2.1	2.1	2.1
AVERAGE HH INCOME	$116,371	$89,511	$81,051
AVERAGE HOUSE VALUE	$273,125	$193,720	$178,028

2020 American Community Survey (ACS)



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