

2800 SF RETAIL WITH EXCEPTIONAL VISIBILITY

3220 WASHINGTON ROAD, MCMURRAY, PA 15317

FOR LEASE



OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (MG)
Building Size:	6,000 SF
Available SF:	2,800 SF
Number of Units:	4
Year Built:	1990
Renovated:	2023
Market:	Pittsburgh
Submarket:	Washington County

PROPERTY OVERVIEW

2800 SF Retail with Exceptional Visibility

PROPERTY HIGHLIGHTS

- Retail Space on Heavily Traveled Route 19/Washington Road
- Easy Access from Undivided Highway
- Superior Signage and Frontage
- Premier Peters Township Location
- 23,000 Vehicles Per Day!
- Open Span with Private Offices, Kitchen, Restrooms, Storage
- Repaving and Painting of the Parking Lot will be completed in Early Spring

DEMOGRAPHICS

	0.5 MILES	2 MILES	5.5 MILES
Total Households	362	6,689	52,925
Total Population	985	17,253	131,548
Average HH Income	\$158,181	\$158,051	\$144,632

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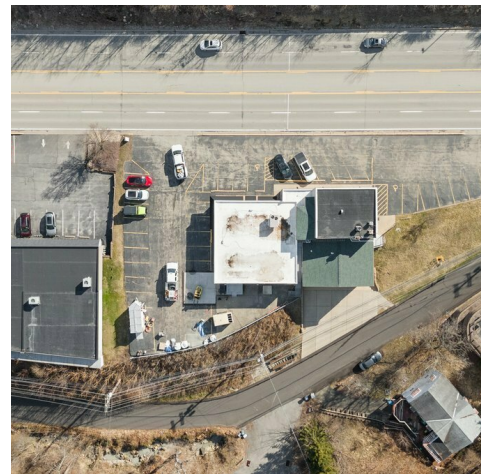
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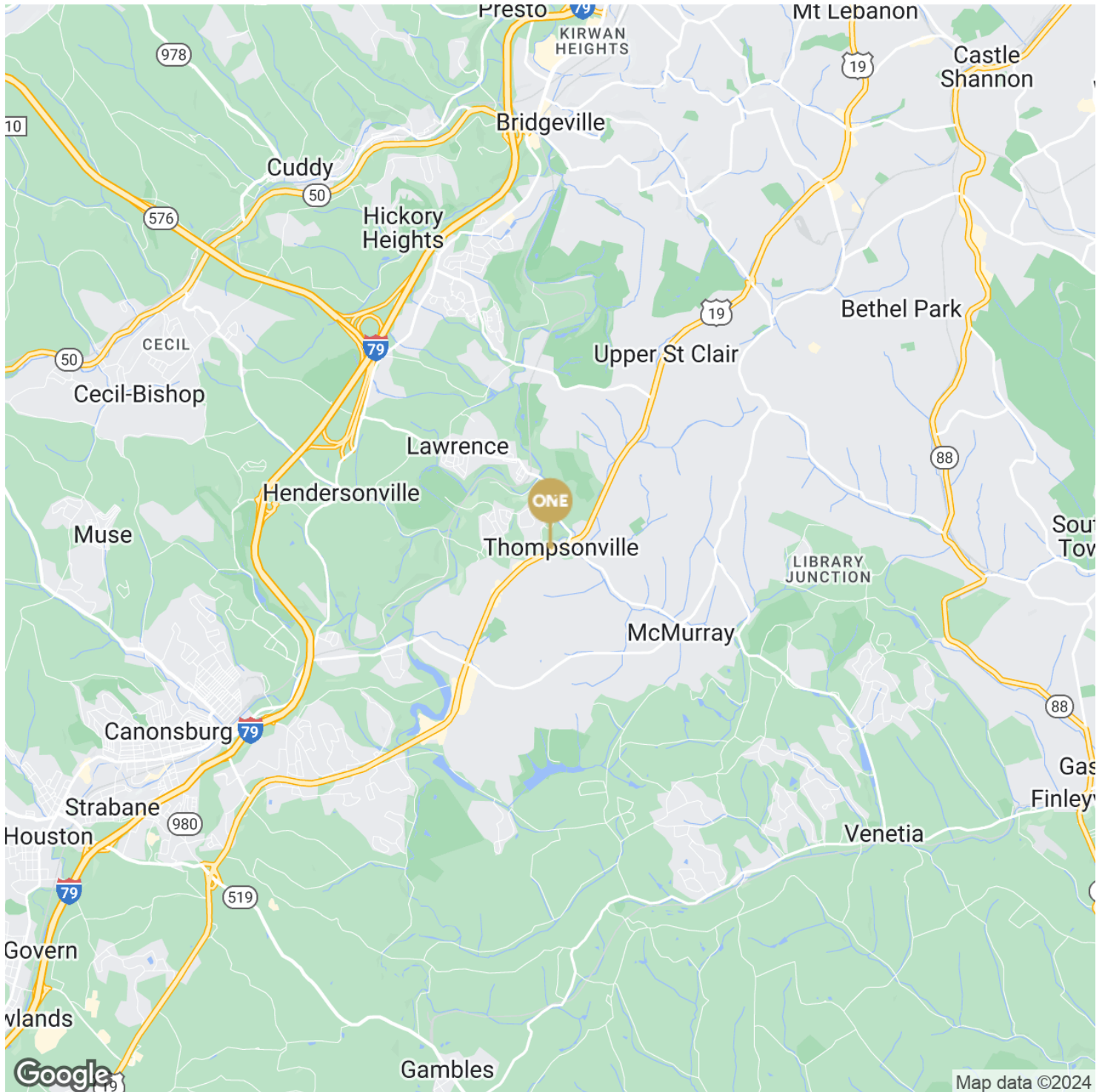


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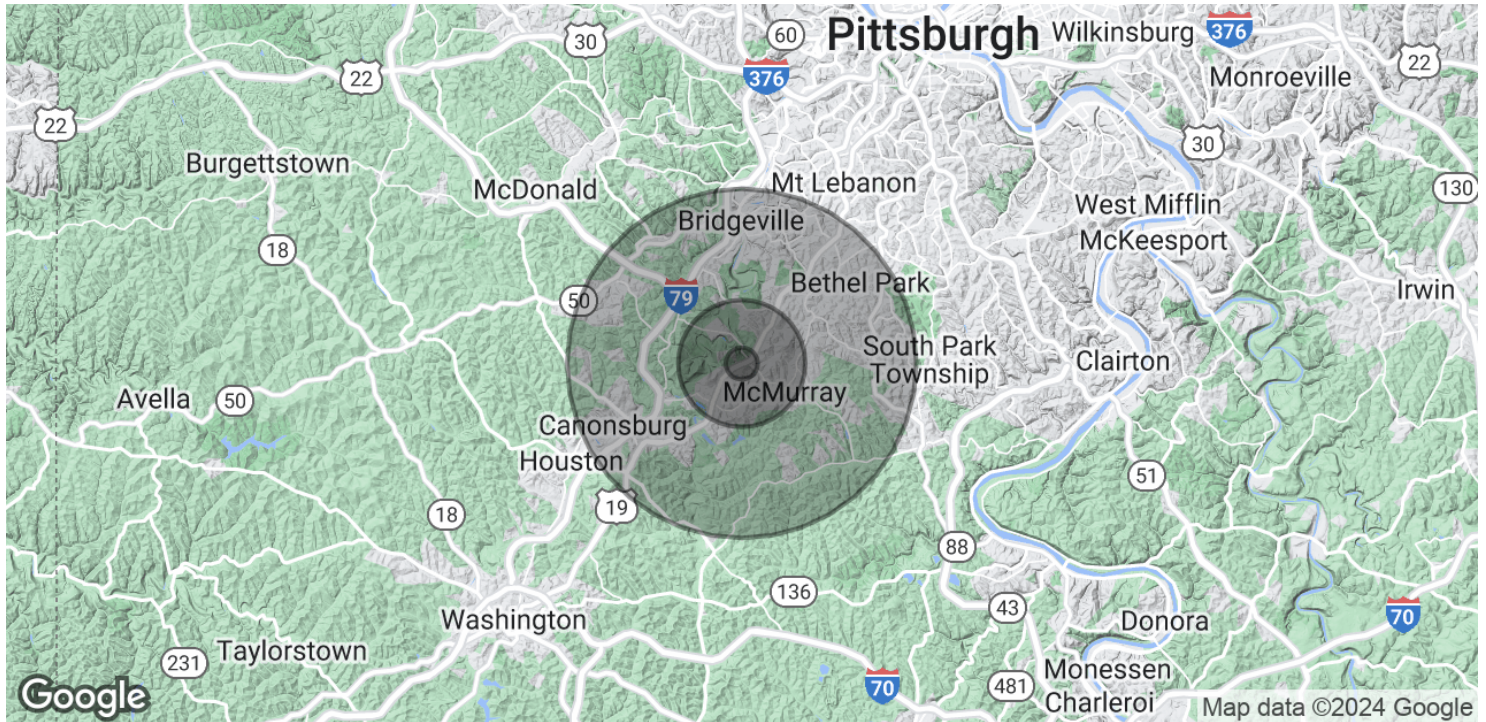
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POPULATION

0.5 MILES

2 MILES

5.5 MILES

Total Population	985	17,253	131,548
Average Age	43	45	44
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME

0.5 MILES

2 MILES

5.5 MILES

Total Households	362	6,689	52,925
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$158,181	\$158,051	\$144,632
Average House Value	\$442,837	\$427,554	\$376,353

Demographics data derived from AlphaMap

ONE

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