

607 WASHINGTON

607 WASHINGTON ROAD, MT. LEBANON, PA 15228



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$3,950,000

Building Size: 18,750

Renovated: 2014

Traffic Count: 20,000

PROPERTY OVERVIEW

Excellent investment opportunity at great location in the heart of downtown Mt. Lebanon. Adjacent to the brand new Marriott hotel and across from the long-standing Rolliers Hardware store.

PROPERTY HIGHLIGHTS

- Class A Office in heart of Mt. Lebanon
- Amazing window line
- Fully leased building
- Indoor Parking
- Adjacent to hotel

Presented By:

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ADDITIONAL PHOTOS



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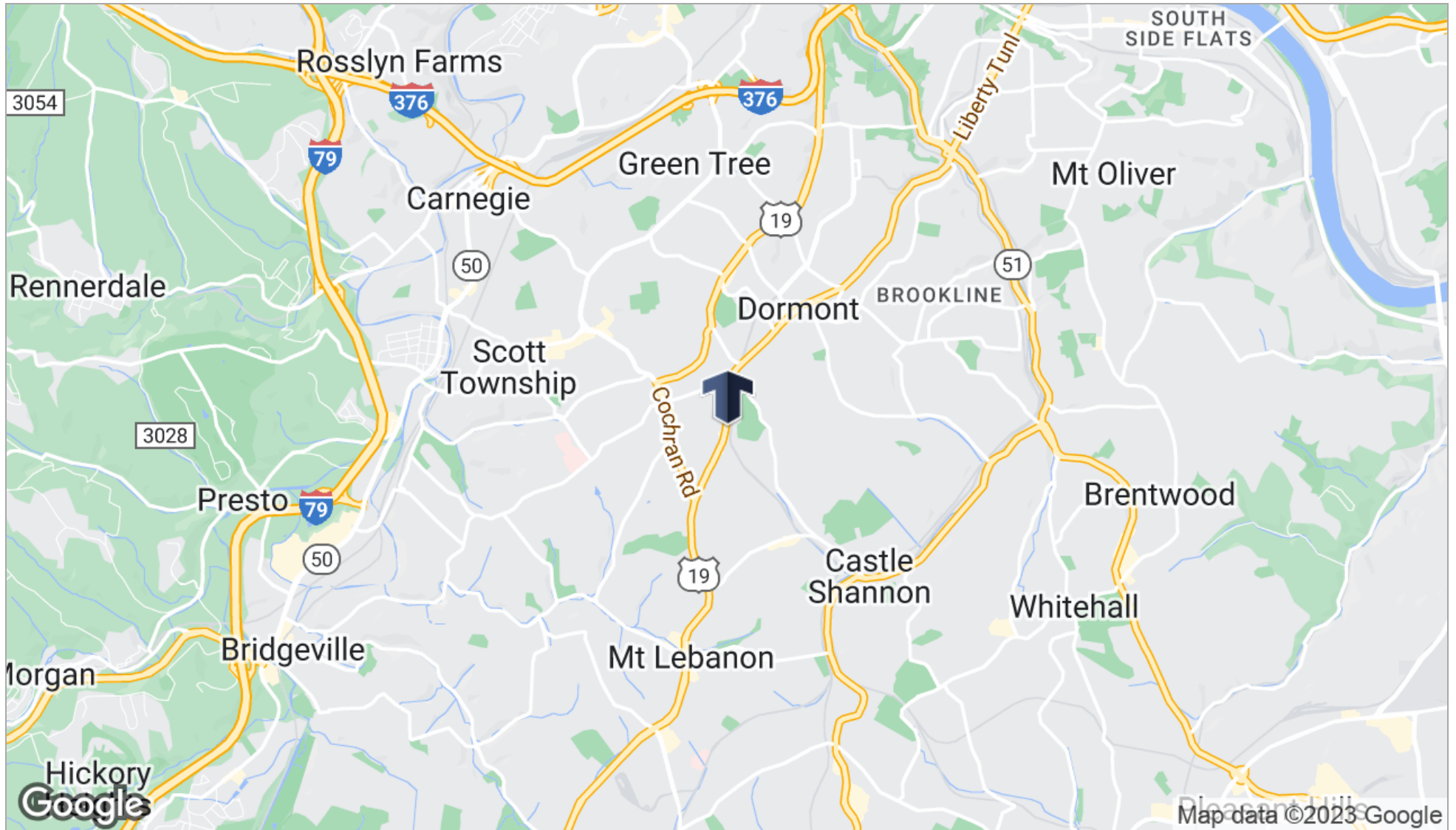
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LOCATION MAPS



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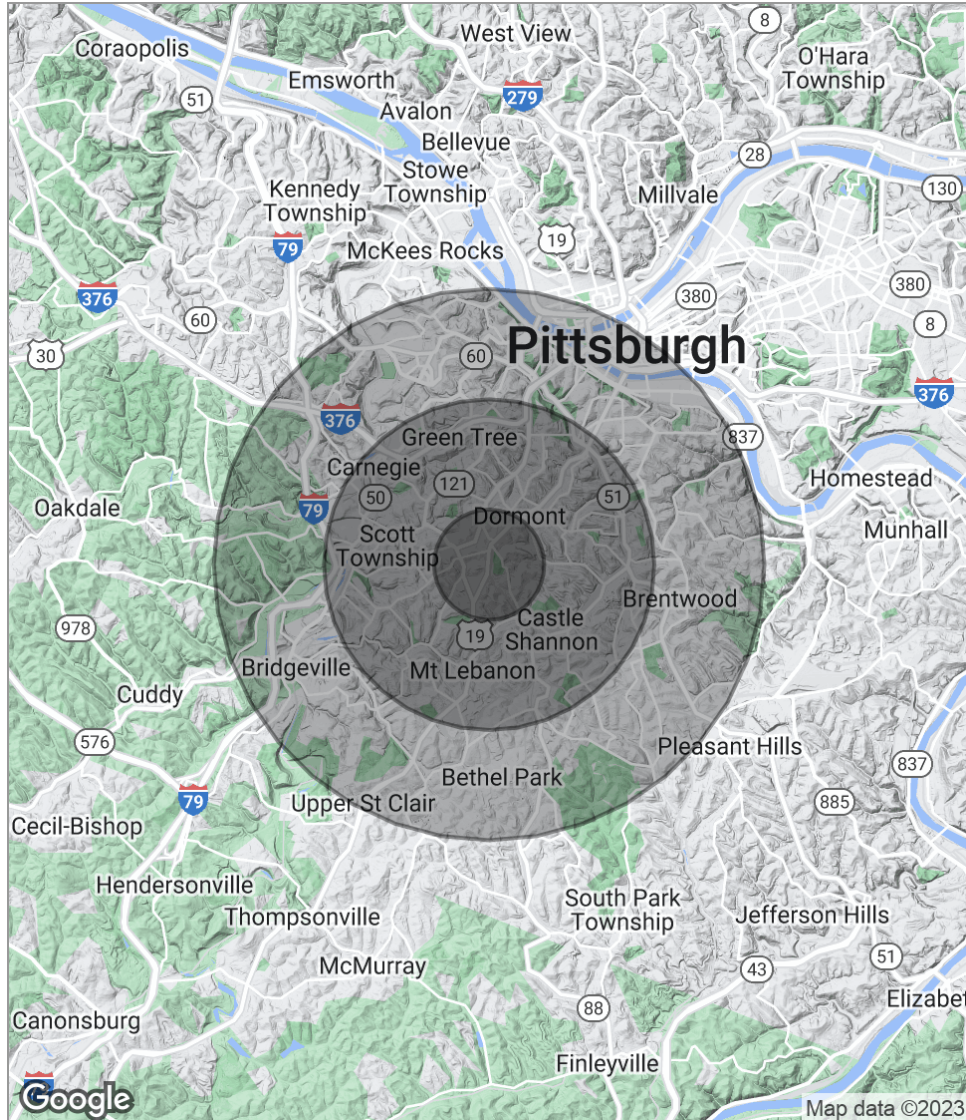
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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	22,897	137,103	318,166
Median age	41.9	42.1	41.8
Median age (Male)	40.9	39.6	39.4
Median age (Female)	43.1	44.2	43.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	10,094	59,924	137,859
# of persons per HH	2.3	2.3	2.3
Average HH income	\$85,298	\$74,903	\$67,809
Average house value	\$230,203	\$192,880	\$163,103

** Demographic data derived from 2020 ACS - US Census*

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