

OWNER/USER OPPORTUNITY

FOR SALE

111 WHITEHEAD LANE, MONROEVILLE, PA 15146

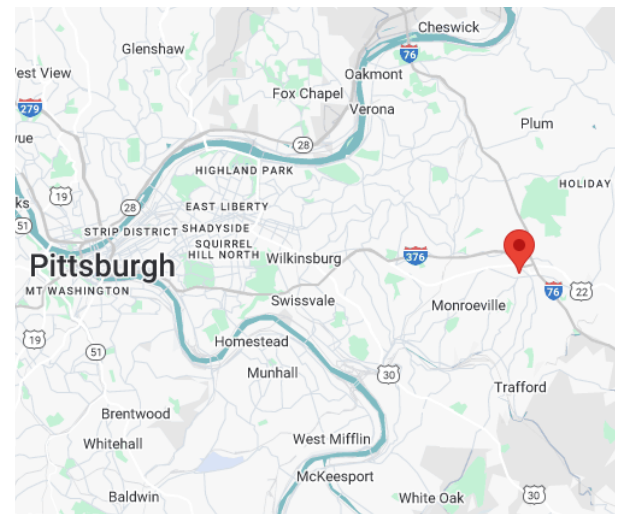


Offered at \$1,200,000
8.5% Cap. Rate



PROPERTY FEATURES

- First time offered for Sale - located in Monroeville
- One Story office building +/-9,600 GSF
- Four (4) long-term existing tenants
- Great owner/user opportunity
- Located on 1.34 acres
- Easy access to I-376 and PA Turnpike I-76
- 31 vehicle parking lot
- Sprinklered Building



FOR A FULL OFFERING MEMORANDUM, CONTACT:

ERIC J. LAMM

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412 260 7115

SPENCER LUNT

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412 261 0200

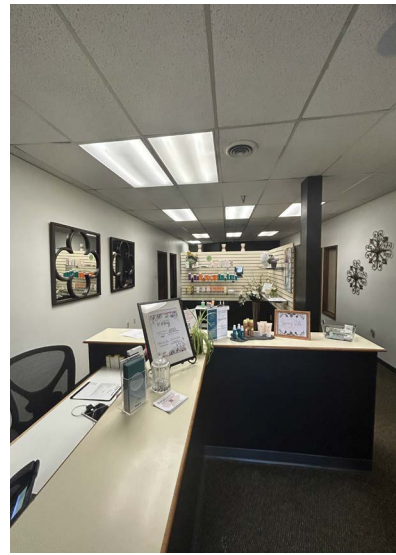
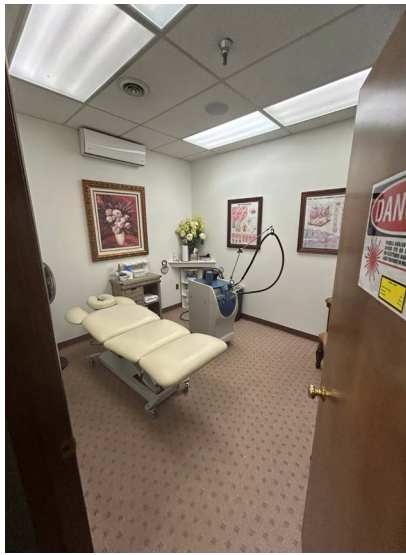
HANNA COMMERCIAL REAL ESTATE

11 STANWIX ST., SUITE 1024

PITTSBURGH, PA 15222

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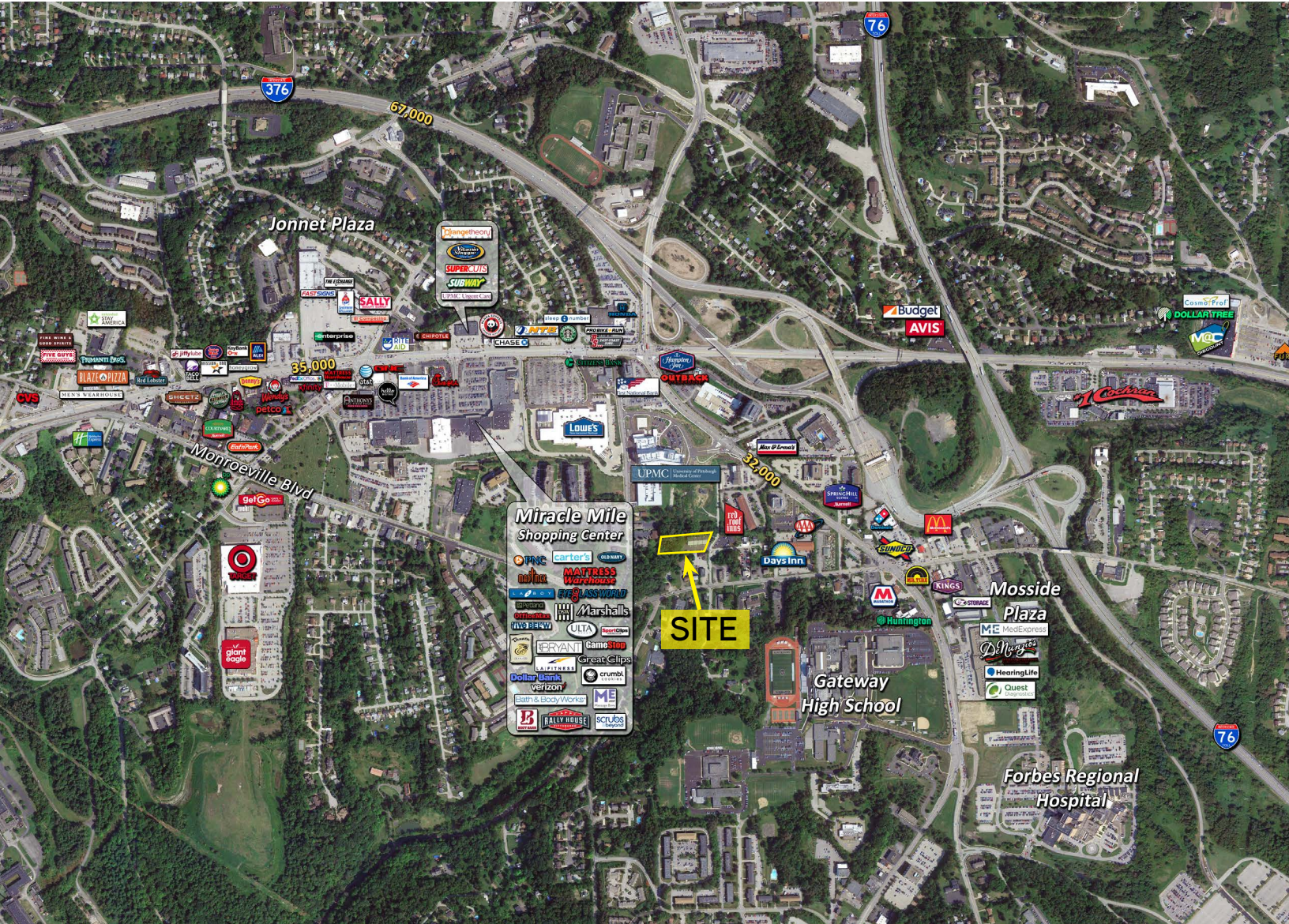
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DEMOGRAPHIC OVERVIEW

	3 MILES	5 MILE	10 MILE
POPULATION	40,955	125,612	502,048
HOUSEHOLDS	17,345	53,952	226,544
AVERAGE HH INCOME	\$90,407	\$87,576	\$86,184
CONSUMER SPENDING	\$527.2M	\$1.6B	\$6.5B

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