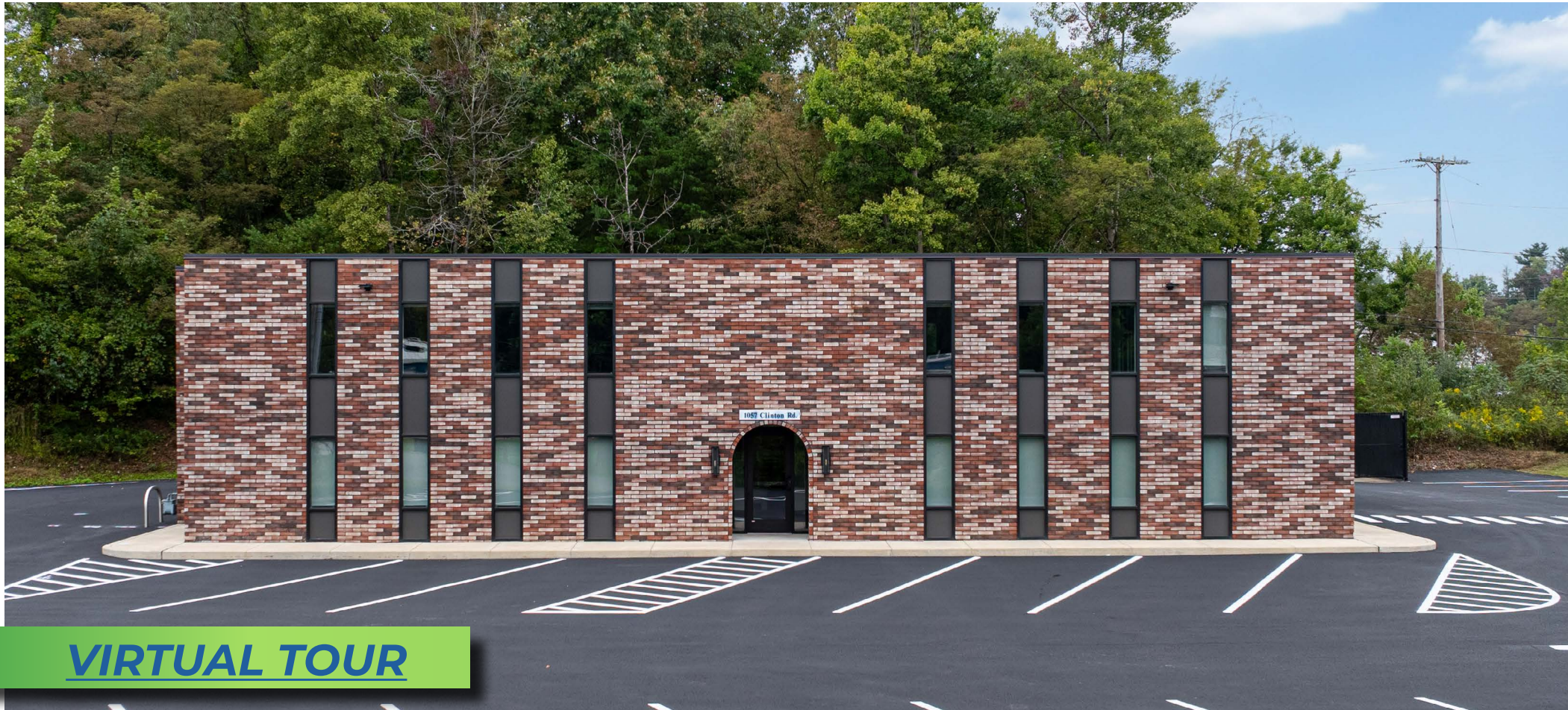




AVAILABLE



FOR SALE

1057 CLINTON ROAD
PITTSBURGH, PA 15026

Contact

JAY W. PHOEBE

Vice President

jphoebe@hannaCRE.com

412 261 2200

Site Summary

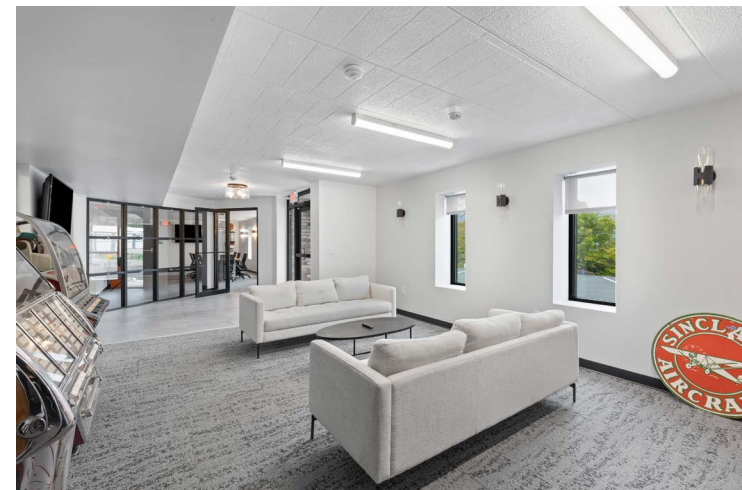
Investment Opportunity

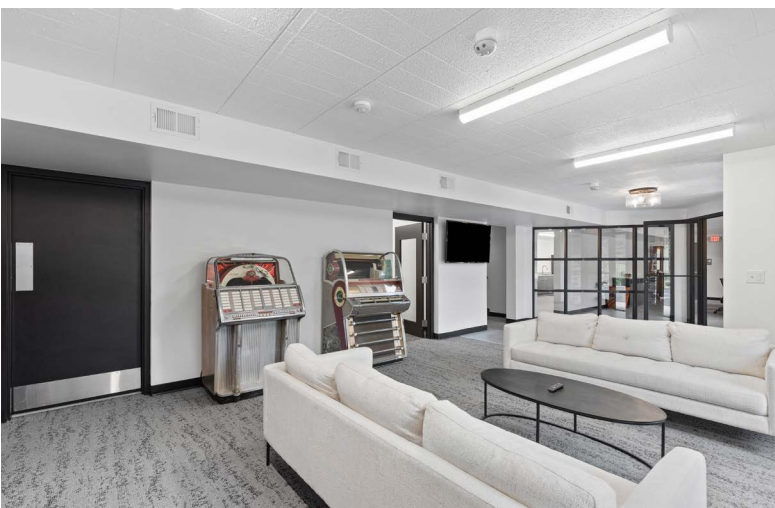
1057 Clinton is a 9,000 ± GSF, two-story office building situated on 2.03 acres in Findlay Township, offering excellent visibility and convenient access just off Exit 55 of the I-376 Parkway, making it ideal for owner-users or investors seeking a well-positioned office property with room to grow.

- **For Sale - two Story office bldg.**
- 9,000 GSF
- Located on 2.03 acres
- Findlay Township
- Located off Exit 55 – I-376 Parkway
- 55 vehicle parking
- Brick and Dox Plank Construction
- Total renovation on property in 2021
- Central Heating and A/C – six zones
- 9 private offices
- Bullpen/reception area
- 1 conference room
- 2 lunch/break room
- Lobby
- 8 ft drive in garage door with 1,800 sqft heated/cooled storage space
- Zoned – VLD – Village District
- All furniture available upon requests

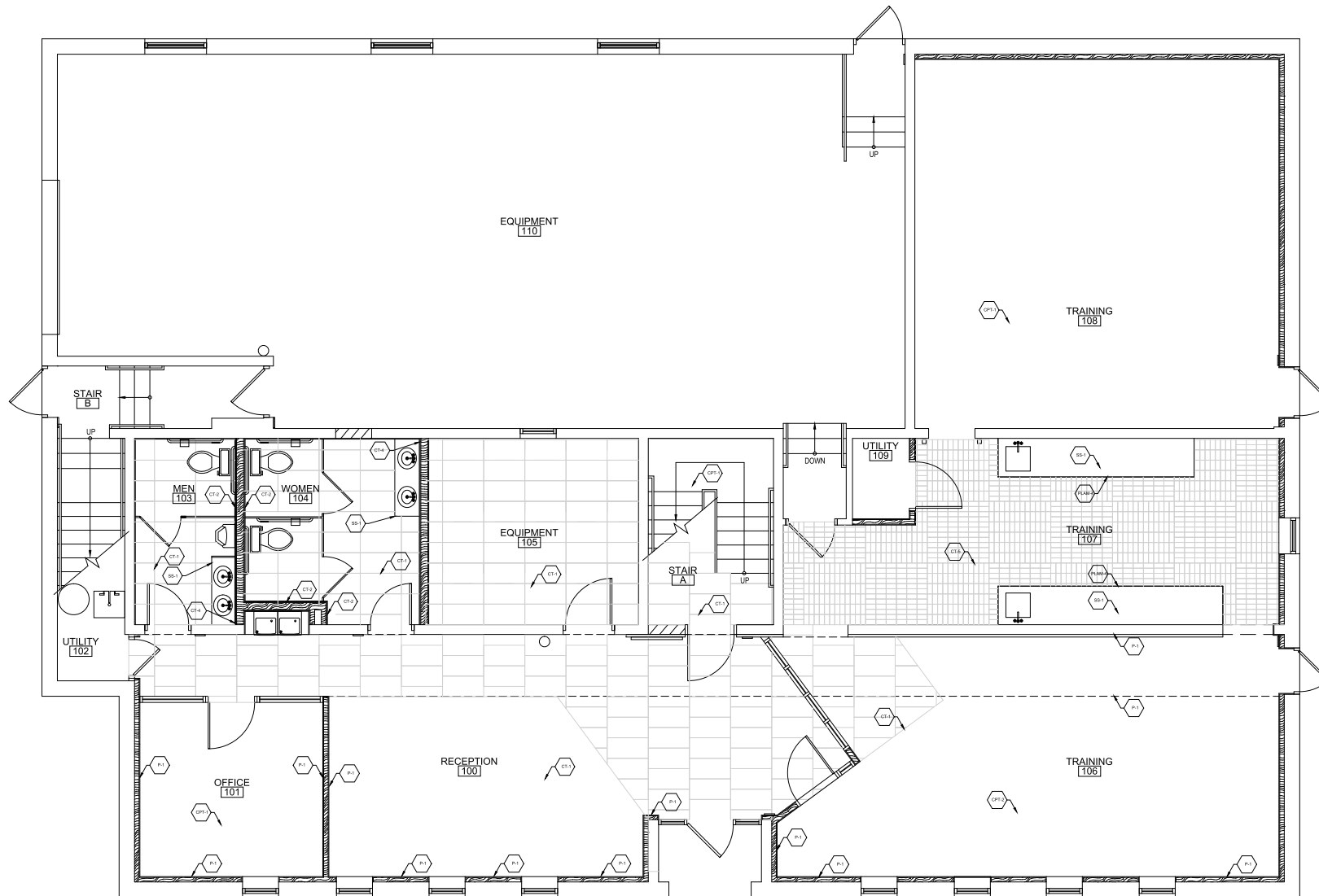








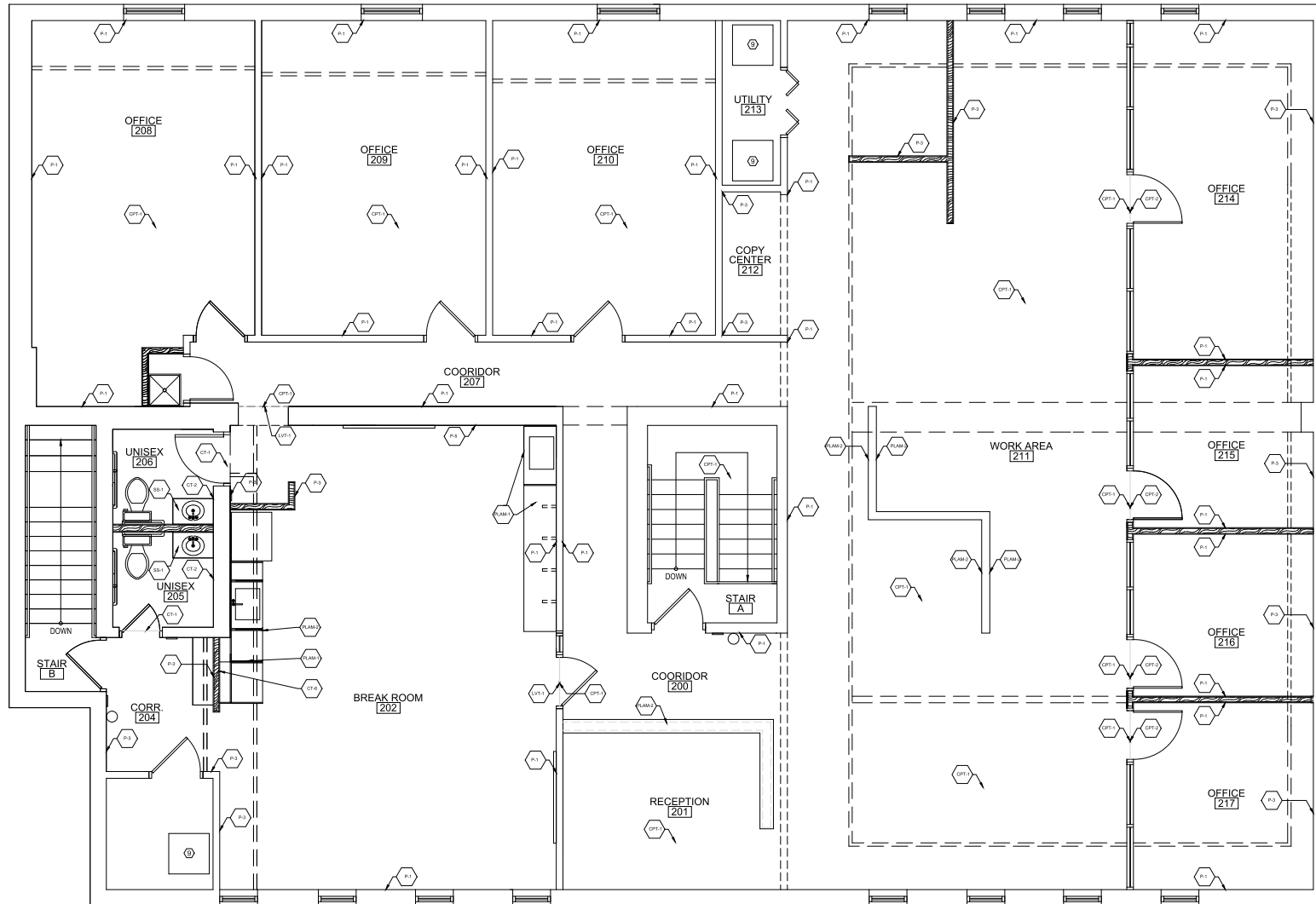




Lower Level Floor Finish Plan

1/4" = 1'-0"

1/A501



Upper Level Floor Finish Plan
 1/4" = 1'-0"

1/A502

Market Overview

Pittsburgh Park Way West

The Parkway West submarket stretches along the I-376 corridor from the Fort Pitt Tunnel through Green Tree, Carnegie, Scott, and Collier out to Robinson, North Fayette, and Moon townships near Pittsburgh International Airport. It is one of the region's key suburban commercial corridors, combining established inner-ring communities with large-format retail, office parks, and airport-area logistics. Direct highway access to Downtown, the airport, and I-79 gives the area strong regional reach. Destinations such as The Mall at Robinson, Robinson Town Centre, Settlers Ridge, and The Pointe at North Fayette draw shoppers across the western suburbs, while downtown Carnegie keeps a walkable, main-street character.

Demographics and Household Profile

The Parkway West is largely a middle- to upper-middle-income suburban market with high owner-occupancy and a steady base of families, professionals, and empty nesters. Inner-ring communities like Green Tree, Carnegie, Crafton, and Ingram offer older, moderately priced housing, while Robinson, North Fayette, and Moon feature newer subdivisions, apartments, and higher incomes. This mix supports demand across price points, from national big-box and value retail to dining, fitness, healthcare, and family services.

Local Economy and Employment

Employment is anchored by the airport corridor and a concentration of corporate, office, and distribution uses, including Pittsburgh International Airport, Dick's Sporting Goods headquarters, FedEx Ground headquarters, and Robert Morris University. Office parks in Green Tree and Robinson house professional services, engineering, insurance, and healthcare firms, and the regional retail cluster is a major employer in its own right. Ongoing logistics and flex development near the airport continues to expand the job base, supporting consistent daytime traffic, strong weekend retail activity, and demand for commercial and medical office space.





Park Way West

Consumer Behavior and Retail Demand

Retail along the Parkway West is largely auto-oriented, concentrated in power centers and regional destinations such as The Mall at Robinson, Robinson Town Centre, Settlers Ridge, IKEA, and The Pointe at North Fayette, with smaller neighborhood corridors in Carnegie, Crafton, and Green Tree. Consumers prioritize convenience, value, and one-stop shopping, supporting national retailers, grocery anchors, casual and quick-service dining, and family entertainment. The corridor's regional draw and daytime workforce create steady traffic throughout the week, with strong weekend peaks.

Transportation and Accessibility

The submarket benefits from direct access to I-376, I-79, Route 22/30, and Route 60, providing quick connections to Downtown, the airport, and the western suburbs. Pittsburgh Regional Transit's West Busway and airport express service add transit options, though most trips are car-based. Ample surface parking is a key advantage for retail and office users, while Fort Pitt Tunnel congestion remains a factor for Downtown-bound commuters.

Community Assets and Quality of Life

The area's appeal rests on well-regarded school districts such as Montour, Chartiers Valley, Moon Area, and West Allegheny, along with affordable housing and easy access to both the city and the airport. Settlers Cabin Park, the Montour Trail, and the Panhandle Trail offer significant recreational space, and downtown Carnegie adds local character through its historic main street and the Andrew Carnegie Free Library & Music Hall. These factors support long-term residential stability and family-oriented spending.

Growth Drivers

Key growth drivers include Pittsburgh International Airport's terminal modernization and surrounding development, including the Neighborhood 91 advanced manufacturing campus, along with continued logistics, flex, and warehouse construction in the airport corridor. Ongoing residential growth in Robinson, North Fayette, and Moon expands the consumer base, while redevelopment of aging retail and office properties creates opportunities for mixed-use, medical, and service-oriented projects.



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