

FOR SALE

MCKNIGHT ROAD INVESTMENT PORTFOLIO | FIRST TIME ON THE MARKET

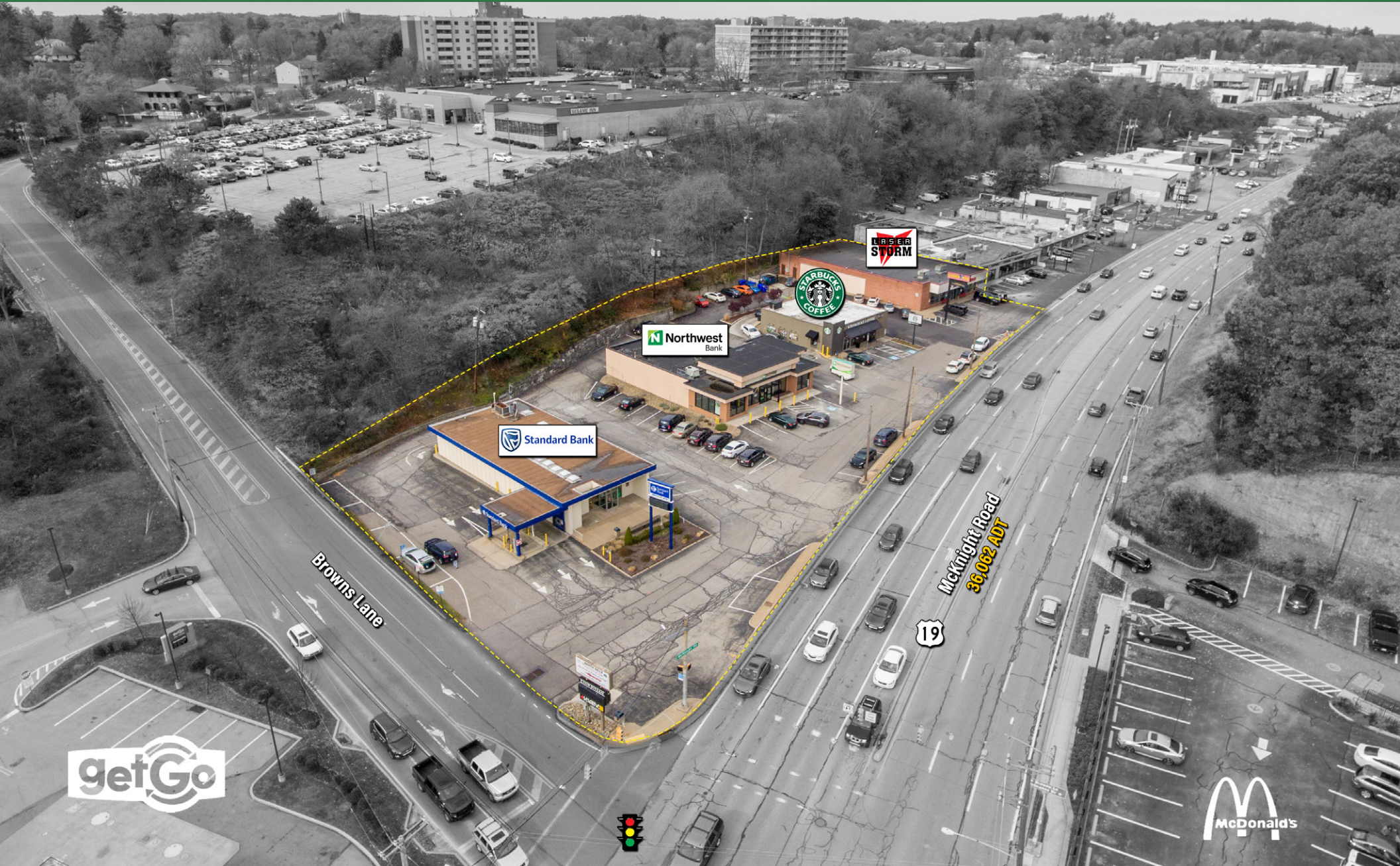
7703, 7709, 7707 and 7715 McKnight Road | Pittsburgh, PA 15237











Presented by

Z. SCOTT SMITH Vice President

ERIC J. LAMM Vice President



OFFERING SUMMARY | FOUR CONTIGUOUS RETAIL PROPERTIES

				
ADDRESS	7703 McKnight Road Pittsburgh, PA 15237	7709 McKnight Road Pittsburgh, PA 15237	7707 McKnight Road Pittsburgh, PA 15237	7715 McKnight Road Pittsburgh, PA 15237
TAX PARCEL ID	517-H-188	517-H-185	517-H-181	517-H-178
BUILDING SIZE	3,000 SF	4,300 SF	2,500 SF	7,475 SF
ACRES	0.636 acres	0.452 acres	0.274 acres	0.461 acres
TENANT				
BASE RENT 2020	\$165,000.00	\$172,000.00	\$96,250.00	\$129,533.13
INITIAL TERM	10 years	10 years	5 years	6 years
CAP RATE	5%	5%	5.25%	7.5%

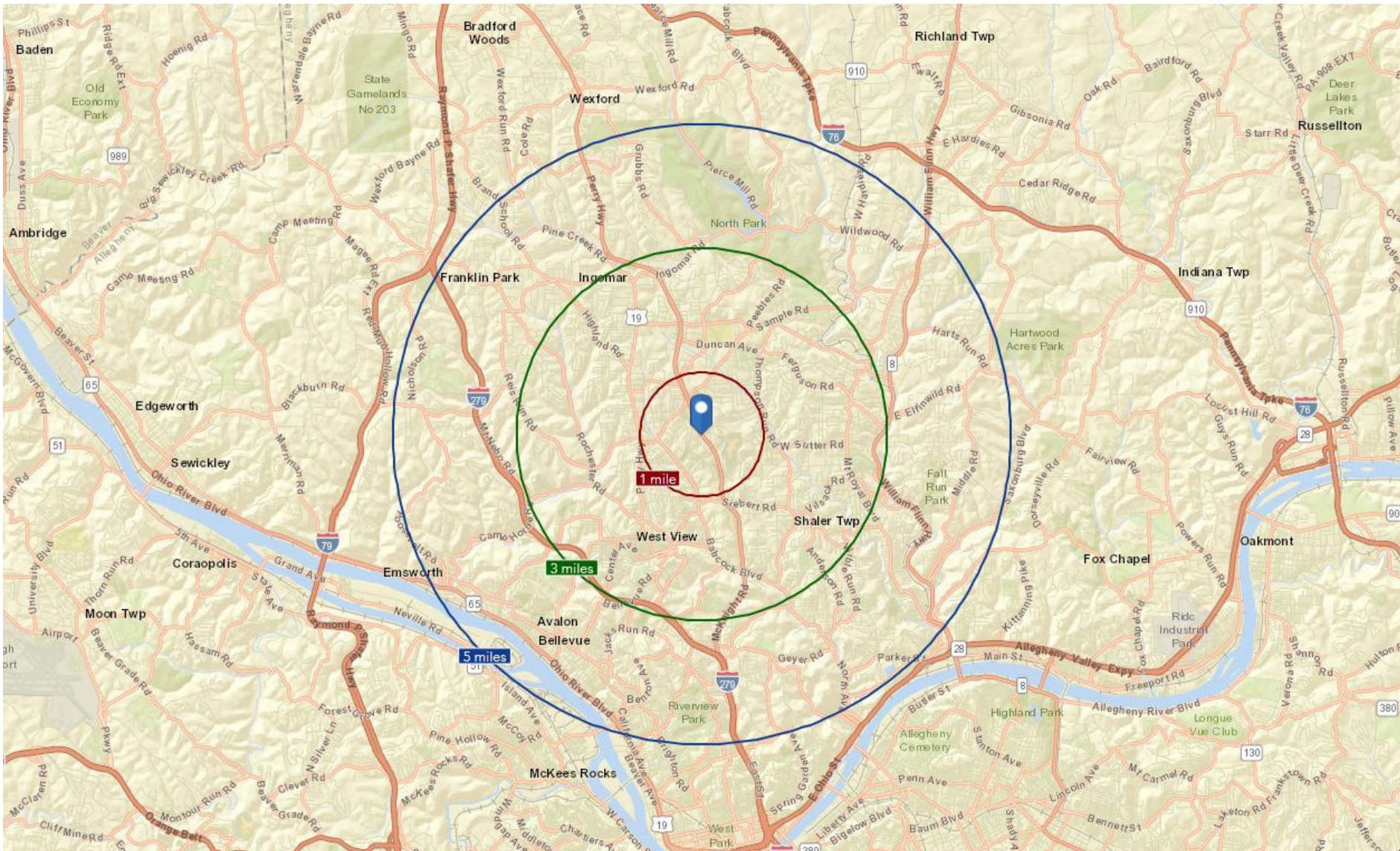
For further information regarding this exceptional asset, please contact the following agents:

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DEMOGRAPHICS



	1 Mile	3 Mile	5 Mile
Population	9,322	66,037	157,675
Households	4,506	29,039	68,483
Average HH Income	\$85,134	\$96,654	\$96,948
Median HH Income	\$67,063	\$76,779	\$72,098



THE BLOCK
NORTHWAY

The Container Store, PETS MARI, MARSHALLS, NORDSTROM rack, ULTA, TORRID, wahlburgers, Bassett HOME FURNISHINGS, OFF 5TH, J.CREW FACTORY, CORELIFE, carter's, OSHKOSH Bigosh, DAVID'S BRIDAL, LANDS' END

NTE, CitizensBank, Dollar Bank, Huntington, CREDIT UNION, DuPont, Sun Bank

McIntyre Square

Kane Regional Nursing Home

portfolio

Ross Park Mall

Ross Towne Centre

32,000
16,103
13,869
30,000

Peebles Rd

Babcock Blvd

Mcknight Rd/Rt 19

41,338

McDonald's, Starbucks, Dunkin', Chick-fil-A, GetGo, EntenPark, DISCOUNT TIRE, MIDAS, BED BATH & BEYOND, BOB'S FURNITURE, JO-ANN, JARED, ME, Pier 1 imports, ROSS, Panera, goodwill, Ashley Furniture, verizon wireless, cricket

PNC, GABRIEL, FITNESS 19, GNC, Hallmark, TOTAL PET, Great Clips, OfficeMax, at home, SUBWAY, CHICK & CHEESE

McDonald's

ROSS PARK MALL, NORDSTROM, JCP, L.L.Bean, Visionworks, Crate&Barrel, macy's, ROCKLER, MR.TIRE, BOB'S FURNITURE, JARED, ME, Pier 1 imports, ROSS, Panera, goodwill, Ashley Furniture, verizon wireless, cricket

ROSS TOWNE CENTRE, JO-ANN, JARED, ME, Pier 1 imports, ROSS, Panera, goodwill, Ashley Furniture, verizon wireless, cricket