

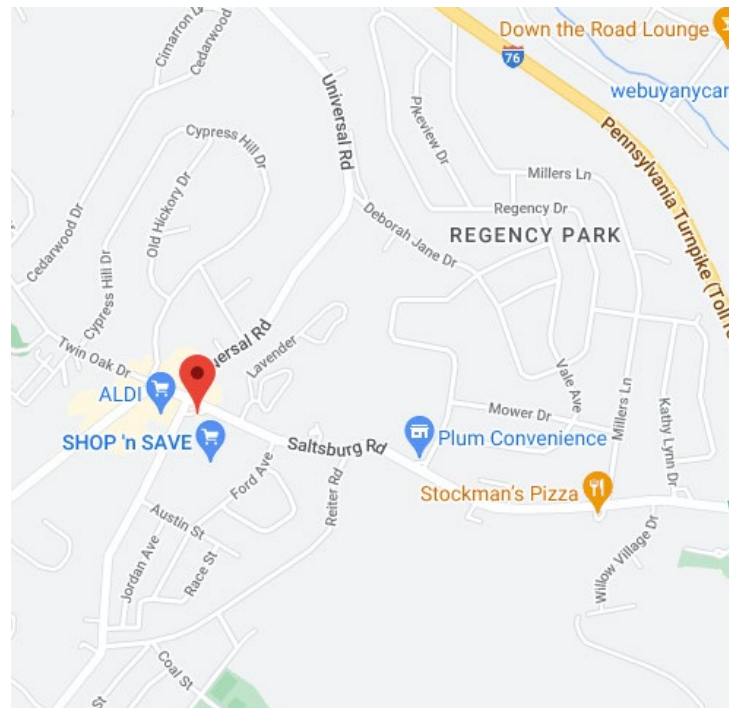
# RETAIL OUTPARCEL FOR LEASE

7408 SALTSBURG ROAD, PITTSBURGH, PA 15235



## PROPERTY FEATURES:

- **1,200 SF building on a 0.5 acre lot fronting Shop 'n Save**
- Grocery anchored site
- Join Aldi, Dunkin', McDonalds, Exxon, Rite Aid, & Shop 'n Save
- 182' of frontage on highly-traveled Saltsburg & Universal Roads
- Over 11,000 AADT (daily traffic count)
- Two points of ingress/egress
- Located at a signalized traffic light



### CONTACT:

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental, or other conditions, prior sale lease, financing or withdrawal without notice. Hanna Langholz Wilson Ellis will make no representation, and assume no obligation, regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property.



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## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	6,085	47,239	135,235
AVG. HH INCOME	\$75,880	\$80,406	\$81,615
CONSUMER SPENDING	\$76,754,861	\$594,894,119	\$1,727,519,436



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