

RETAIL / MEDICAL OFFICE FOR LEASE

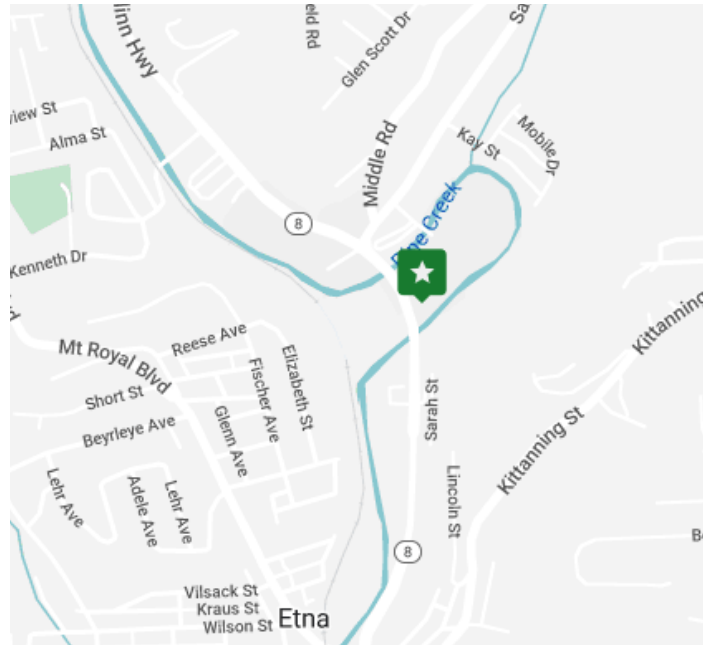


874 WILLIAM FLYNN HWY., ROUTE 8, PITTSBURGH, PA 15223



PROPERTY FEATURES:

- 2,600 SF Retail / Medical Office For Lease
- Situated at the main entrance of Shaler Plaza
- Located on Route 8 in Shaler Township, just minutes from Rt. 28 and Downtown Pittsburgh
- Great Route 8 traffic counts of 25,572 ADT
- Immediate occupancy, Move-in Ready Condition
- Zoned Highway Commercial



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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 Commercial 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	8,306	69,217	232,610
AVG. HH INCOME	\$80,631	\$94,291	\$87,903
CONSUMER SPENDING	\$112.8M	\$967.4M	\$3B
TOTAL HOUSEHOLDS	3,766	30,648	103,431



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