

OFFICE / RETAIL / FLEX

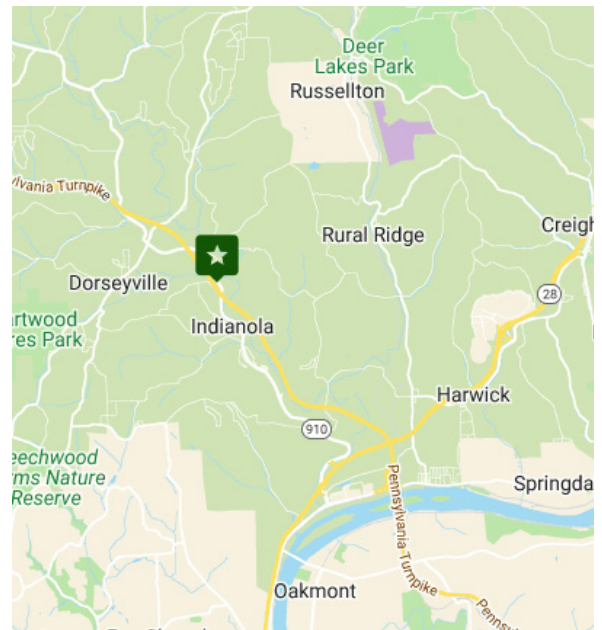
SPACE FOR LEASE

927 ROUTE 910, CHESWICK, PA 15024



PROPERTY FEATURES:

- 2,500 - 3,500 SF Office Space For Lease
- **Can be easily converted to Flex or Retail**
- Conference room, full kitchen and shower
- Parking Ratio: 4.5/1,000 SF
- Minutes from Harmarville amenities
- 9 foot ceilings.
- Convenient access to Route 28, Pennsylvania Turnpike and Route 8.
- Signage available



CONTACT:

MICHAEL CONNOR
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JOE SHEERER
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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

	3 MILE	5 MILES	10 MILES
POPULATION	11,885	56,579	423,219
AVG. HH INCOME	\$122,672	\$112,916	\$89,585
HOUSEHOLDS	4,625	23,287	187,688
CONSUMER SPENDING	\$179.8M	\$849.1M	\$5.7B

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