

FOR SALE

2240 LEBANON CHURCH ROAD, WEST MIFFLIN, PA 15122



PROPERTY FEATURES:

- 1,860 SF Building on .525 acres
- For Sale at \$425,000
- Fantastic location in the West Mifflin Retail Corridor
- Great site for an existing business or a development opportunity
- Large parking lot with potential for drive-thru
- Pylon signage available
- Traffic counts of over 34,428 along Lebanon Church Road



CONTACT:

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BRIAN KERR

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HANNA COMMERCIAL REAL ESTATE

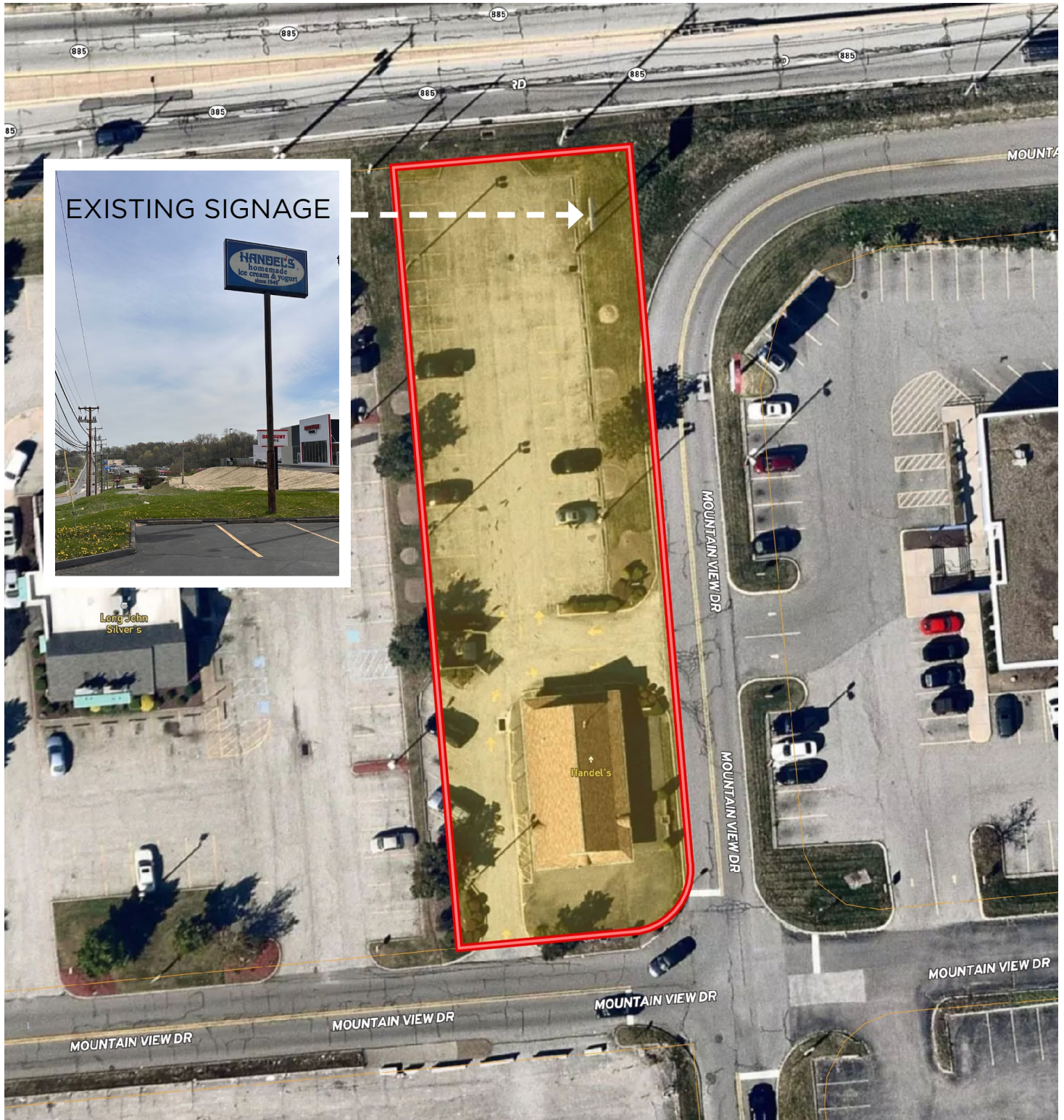
11 STANWIX ST., SUITE 1024
PITTSBURGH, PA 15222

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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 Real Estate 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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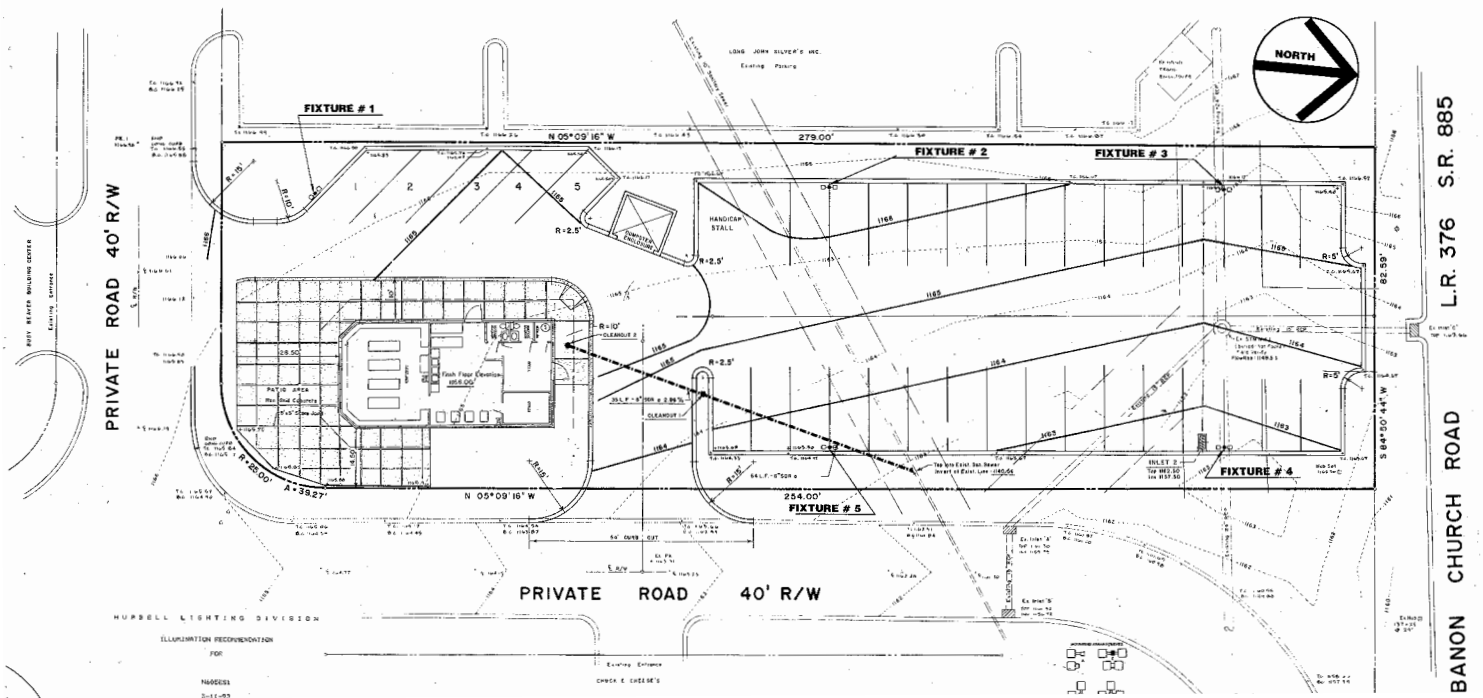
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WEST MIFFLIN

DEMOGRAPHIC SNAPSHOT: 5 MILE RADIUS



189,959

POPULATION



\$76,665

AVERAGE HOUSEHOLD INCOME



6,828

BUSINESSES



\$2.28B

CONSUMER SPENDING

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