

RETAIL / OFFICE BUILDING

FOR SALE

114 FOX PLAN RD., MONROEVILLE, PA 15146

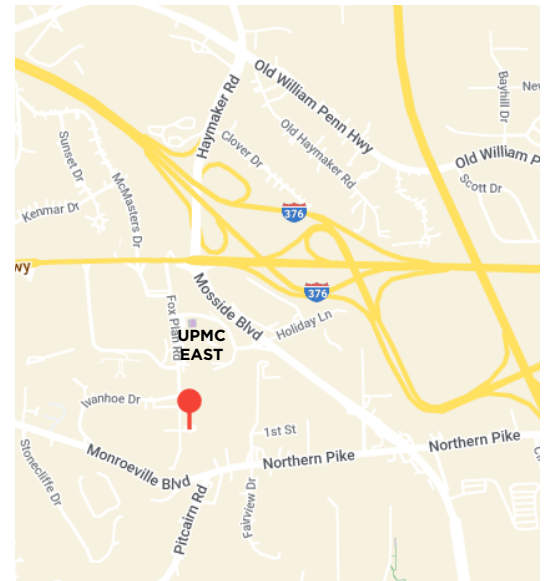


**ASKING PRICE:
\$425,000**



PROPERTY FEATURES:

- 2,000 SF Building For Sale
- Asking Price: \$425,000
- 0.480 acre parcel
- Great location behind UPMC East & minutes from Rt. 22 / I-376 / I-76 PA Turnpike
- Currently an optometrist office with medical equipment available
- Reception area with exam rooms & front desk
- Full basement and attic storage



FOR MORE INFORMATION, CONTACT:

SPENCER LUNT

slunt@hannacre.com

412 261 2200

ERIC J. LAMM

elamm@hannacre.com

HANNA COMMERCIAL REAL ESTATE

11 STANWIX ST., SUITE 1024

PITTSBURGH, PA 15222

HANNACRE.COM

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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DEMO SNAPSHOT	3 MILE	5 MILE	10 MILE
EST POPULATION	39,265	124,113	516,127
EST HOUSEHOLDS	17,312	54,931	222,507
EST AVG HH INCOME	\$83,260	\$80,180	\$80,074
CONSUMER SPENDING	\$518.8M	\$1.6B	\$6.3B

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