

SHOPPING CENTER RETAIL FOR LEASE

1001 COOL SPRINGS DRIVE, BETHEL PARK, PA 15102

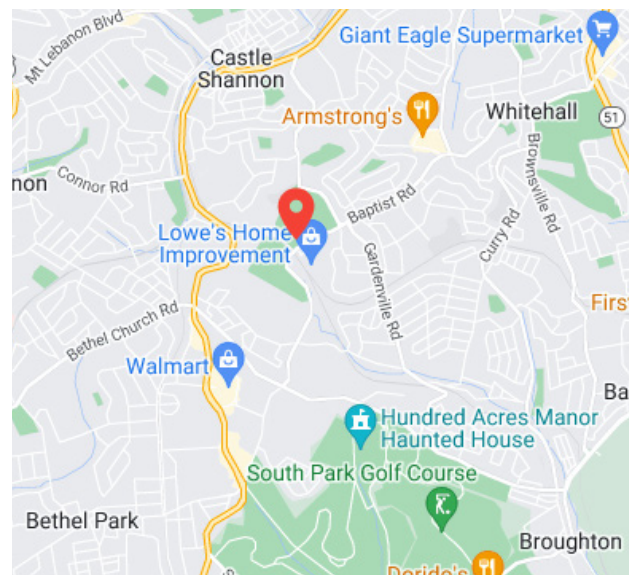


A MEMBER OF CHAINLINKS RETAIL ADVISORS



PROPERTY FEATURES:

- 1,514 SF Retail Suite Available
- Located at the main entrance to Cool Springs Sports Complex - 1.1MM annual visitors (Placer.ai)
- Excellent visibility and easy access from signalized intersection shared with Lowe's Home Improvement
- Signage available



FOR MORE INFORMATION, CONTACT:

SPENCER LUNT

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CRAIG POLARD

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A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

HANNA COMMERCIAL REAL ESTATE

11 STANWIX STREET, 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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DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
POPULATION	110,219	254,257	748,705
AVG. HH INCOME	\$97,167	\$97,008	\$86,712
HOUSEHOLDS	48,303	109,929	331,172
CONSUMER SPENDING	\$1.6B	\$3.5B	\$9.7B

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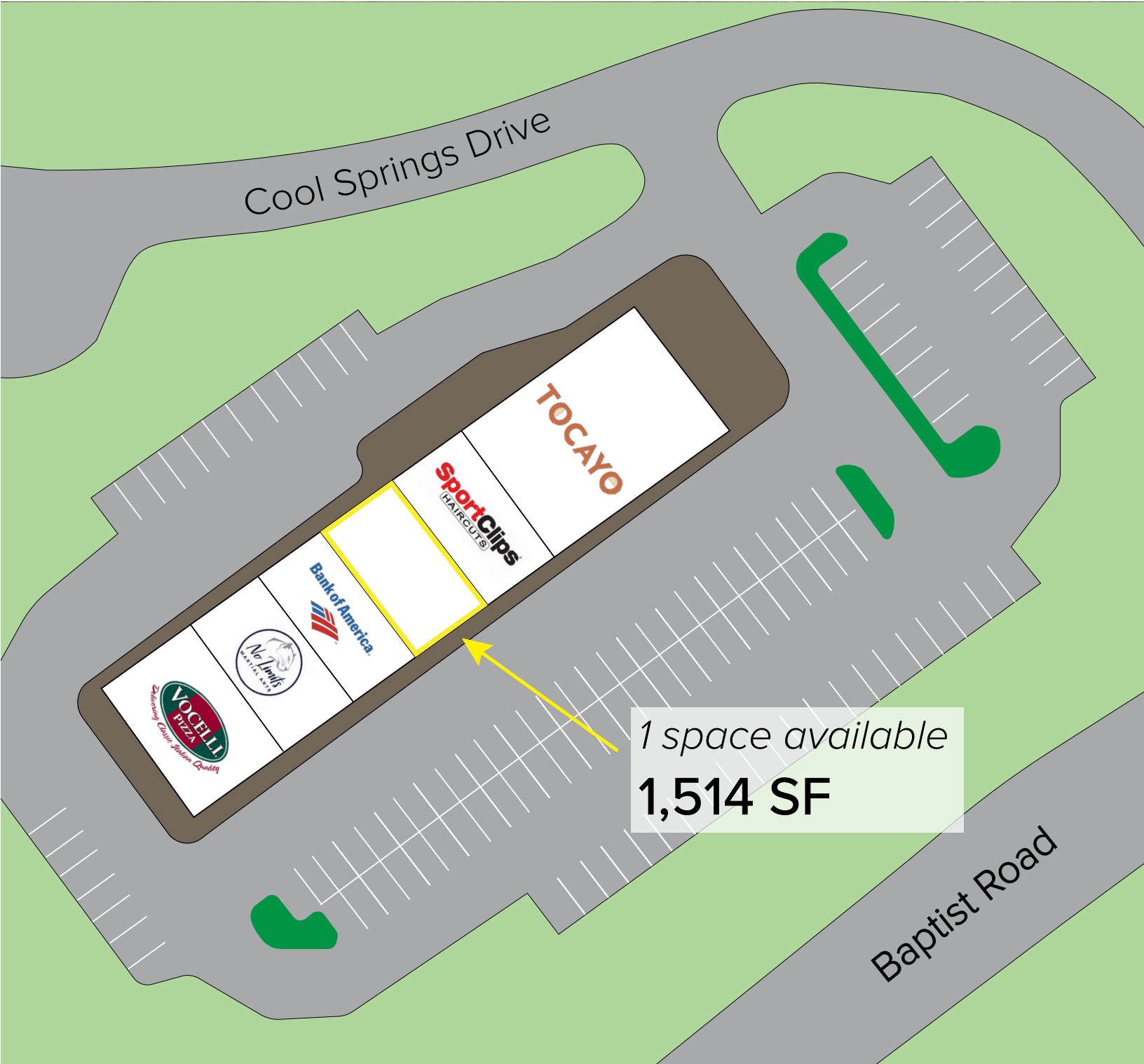
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