

# FOR SALE

1650 LEBANON CHURCH ROAD, WEST MIFFLIN, PA 15236

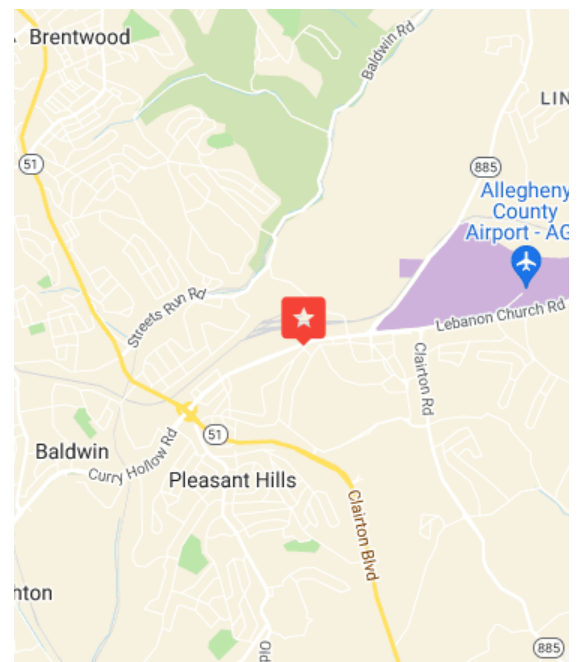


**HIGHLY VISIBLE LOCATION  
AT SIGNALIZED INTERSECTION  
WITH PYLON SIGNAGE**



## PROPERTY FEATURES:

- 2,400 SF Service Garage on .42 acres
- Traffic counts of over 34,428 along Lebanon Church Road
- Signalized corner location opposite Target
- Pylon signage
- Access via Lebanon Church Road and Regis Avenue
- Great site for an existing business or a redevelopment opportunity



CONTACT:

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**HANNA COMMERCIAL REAL ESTATE**

11 STANWIX ST., SUITE 1024  
PITTSBURGH, PA 15222

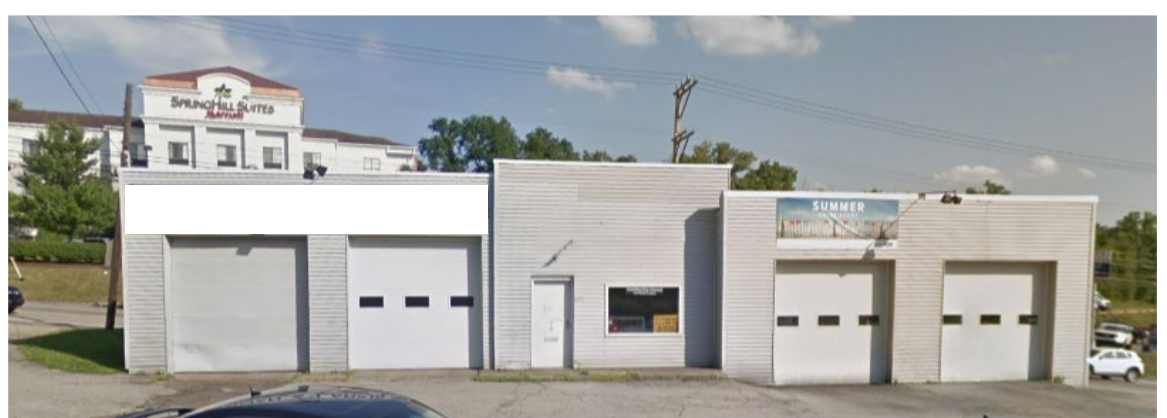
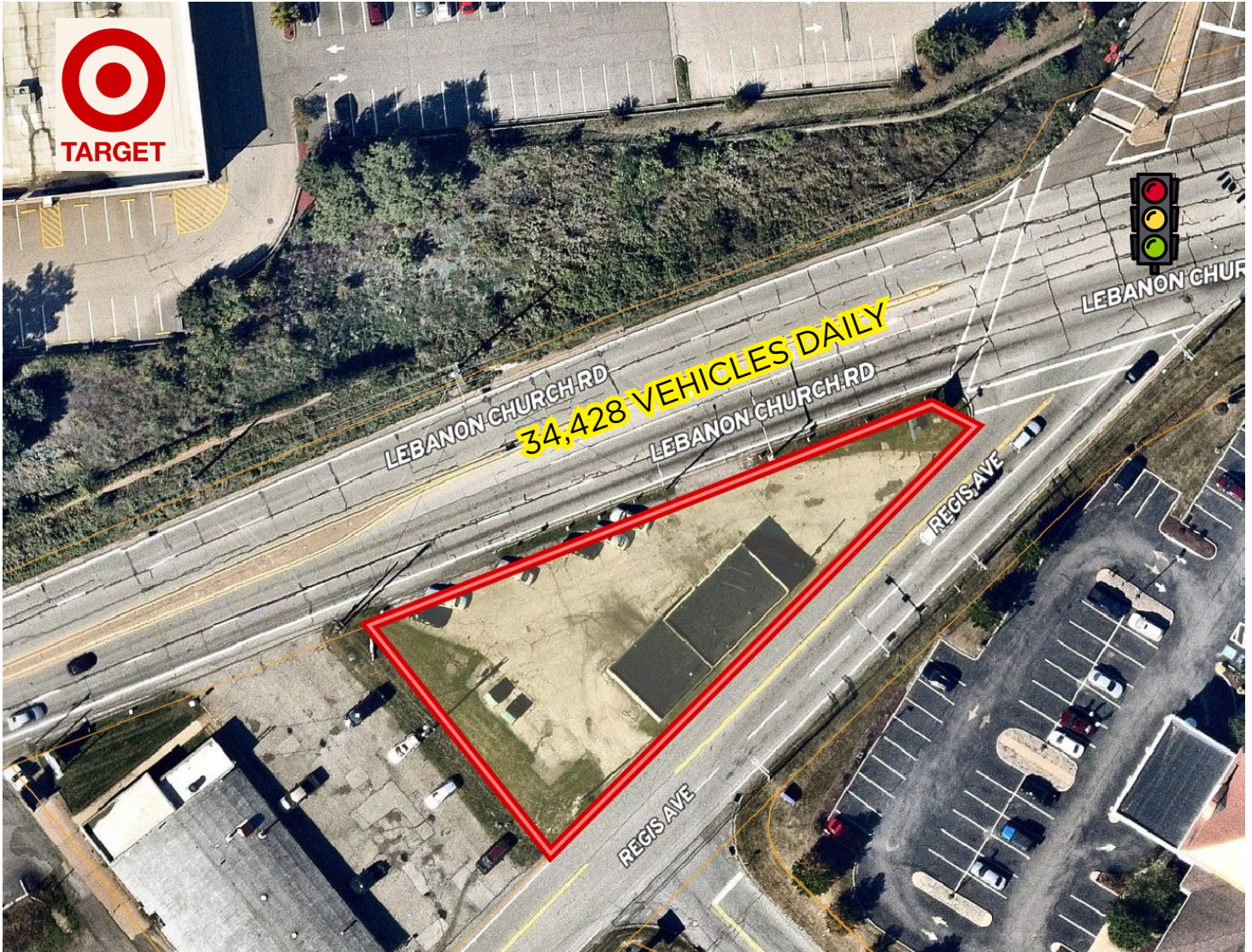
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental, or other conditions, 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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**WEST MIFFLIN**  
 DEMOGRAPHIC SNAPSHOT: 5 MILE RADIUS

<p><b>189,959</b> POPULATION</p>	<p><b>\$76,665</b> AVERAGE HOUSEHOLD INCOME</p>
<p><b>6,828</b> BUSINESSES</p>	<p><b>\$2.28B</b> CONSUMER SPENDING</p>

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