

RETAIL | FLEX PROPERTY FOR SALE OR LEASE

1714 LAKETON ROAD, PITTSBURGH, PA 15221



INVESTMENT OR OWNER/USER OPPORTUNITY

PROPERTY HIGHLIGHTS

- 9,598 SF available
- NNN lease structure Freestanding building; corner location at a signalized intersection
- 24 surface parking spaces
- Offering incentives, motivated seller
- **Sale Price: \$285,000**
- **Lease Rate: \$6.00-\$7.00/RSF, NNN**

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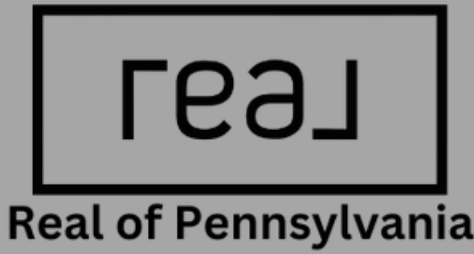
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BUILDING SPECS

Building/Site Size	9,598 SF / 0.70 acres	Occupancy	Single Tenant
Municipality	Wilkinsburg Borough	Construction	Masonry
Parcel ID	0232-H-00234-000000	Parking	20 surface spaces
Zoning	Mixed-Use	Utilities	All public utilities to site including public water and sewer, gas, electric, and telephone

DEMOGRAPHICS 5 MILE RADIUS (2024)

Source: Esri, Esri-Data Axle, Esri-MRI-Simmons, U.S. Census



290,868
POPULATION



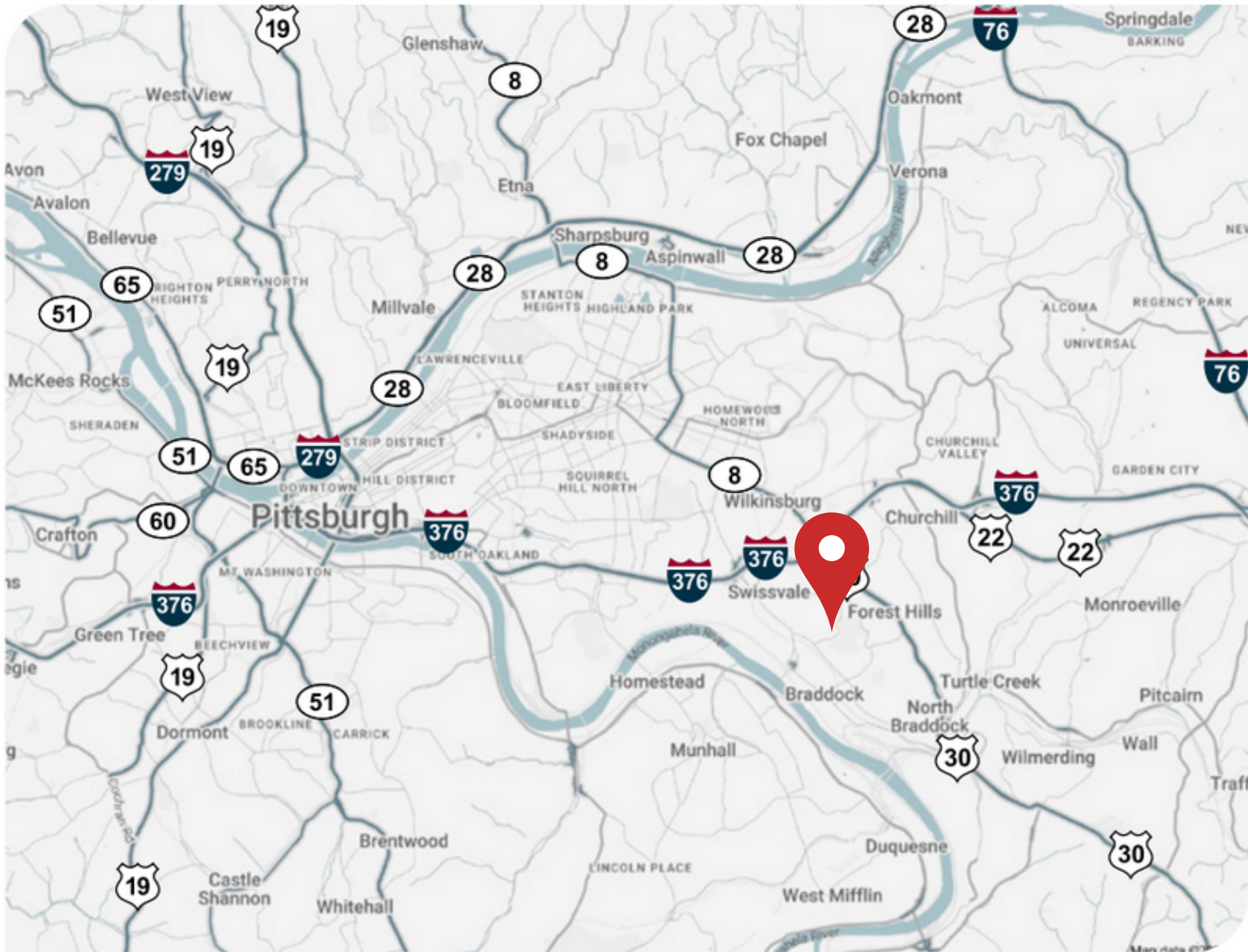
135,390
HOUSEHOLDS



\$81,536
AVG. HOUSEHOLD
INCOME

KEY DISTANCES

I-376	2.5 mi / 6± min
PA ROUTE 28	6.0 mi / 15± min
DOWNTOWN PITTSBURGH	8.7 mi / 24± min



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