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8325 Ohio River Boulevard Pittsburgh, PA 15202

Property Features:

- 12,500 SF available
- Direct stoplight access
- Ohio River Boulevard ADT: 25,000
- Former doggy daycare
- Existing kennels and play areas
- \$9.75 + utilities

5-Mile Radius Demographics Report



Population Count:
143,233



Average HH Income:
\$105,036



Per Capita Income:
\$46,873



Surrounding Businesses
4,579

Retail Opportunity

Contact us:

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Location & Surrounding Retailers



Location Accessibility

- **Immediate access to:** Route 65 | **Close proximity to:** Route 51, I-279, and Route 19
- **Downtown Pittsburgh Commute:** 10.9 miles, 18-minute average drivetime
- **Pittsburgh International Airport:** 10 miles, 22-minute average drivetime

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