

FOR SALE > PRIME TRIPLE NET RETAIL INVESTMENT PROPERTY

7372 McKnight Road

ROSS TOWNSHIP, PA 15237

\$2,975,000
8.21% CAP RATE



Building Amenities

- > High traffic McKnight Road corridor | traffic count 43,000
- > 5,547 SF building built in 2006
- > Two (2) investment grade tenants
 - > Tenant 1 | Aspen Dental 3,531 SF
 - > Tenant 2 | T-Mobile 2,016 SF
- > Lease terms | 10 years | two 5 year options | NNN
- > At the main entrance of Simon Property's Ross Park Mall | Nordstrom's, Cheesecake Factory, LL Bean, Crate & Barrel, and more
- > 10 minutes to Downtown Pittsburgh
- > Located at major signalized intersection of commercial corridor
- > Confidentiality Agreement required for financial package

Demographics

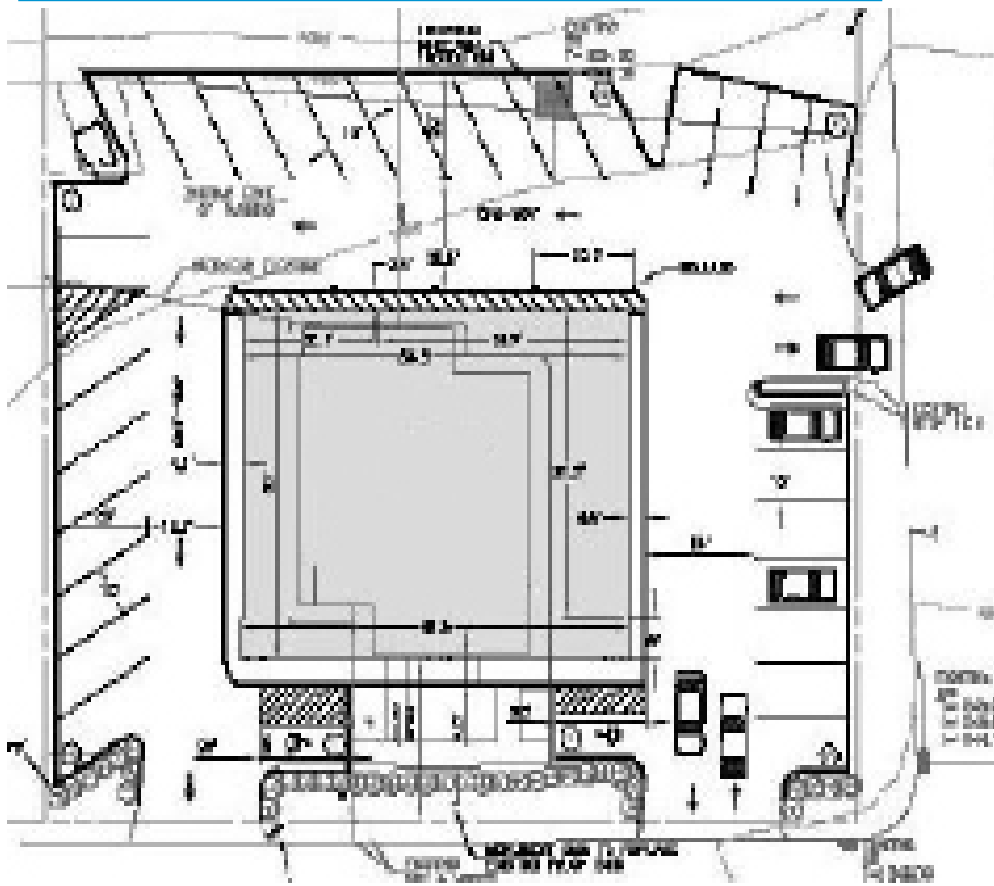
	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>	<u>10 Miles</u>
Population	8,141	67,916	167,180	641,097
Average Income	\$72,323	\$79,419	\$76,408	\$75,821
Number of Employees	6,785	55,611	135,523	509,224

GREGG BROUJOS
MANAGING DIRECTOR & FOUNDING
PRINCIPAL | PITTSBURGH
412 321 4200 | EXT. 206
gregg.broujos@colliers.com

JUSTIN KLINE
ASSOCIATE | PITTSBURGH
INVESTMENT SERVICES
412 321 4200 | EXT. 203
justin.kline@colliers.com



[7372 McKnight Road > Floor Plan](#)



Contact Us

GREGG BROUJOS
MANAGING DIRECTOR & FOUNDING
PRINCIPAL | PITTSBURGH
412 321 4200 | EXT. 206
gregg.broujos@colliers.com

JUSTIN KLINE
ASSOCIATE | PITTSBURGH
INVESTMENT SERVICES
412 321 4200 | EXT. 203
justin.kline@colliers.com

COLLIERS INTERNATIONAL | PITTSBURGH
Two Gateway Center, Suite 125
603 Stanwix Street
Pittsburgh, PA 15222
www.colliers.com/pittsburgh

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

