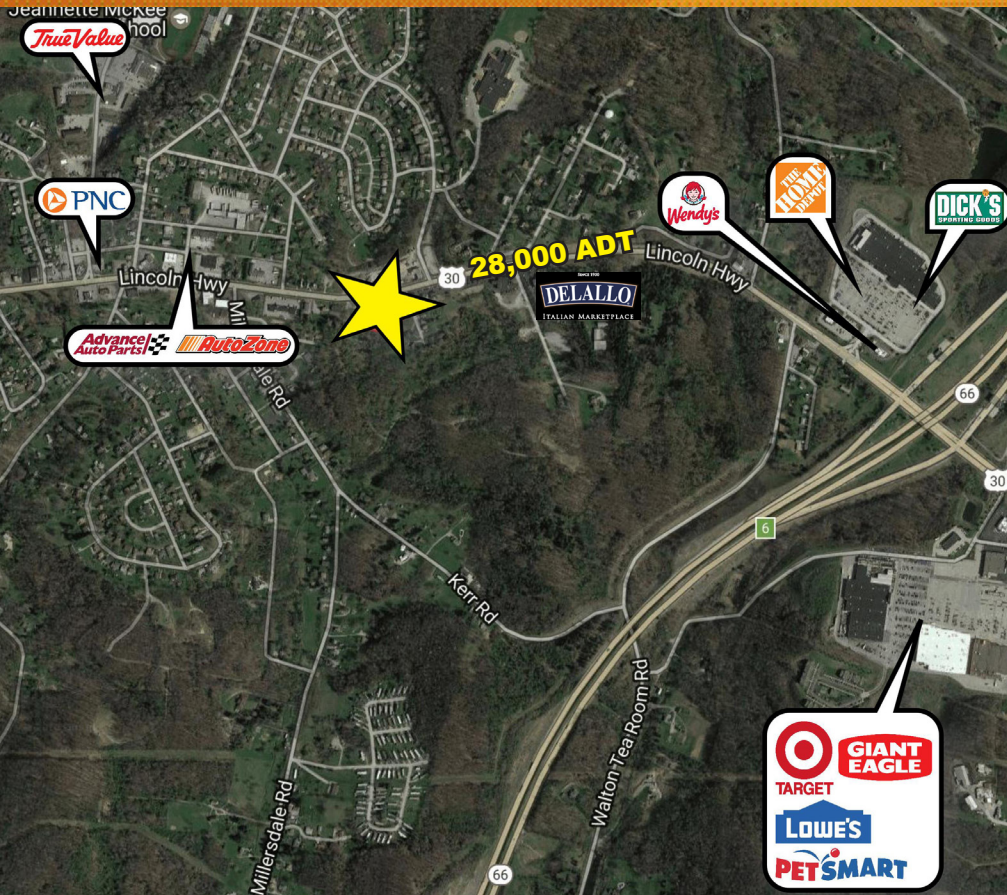
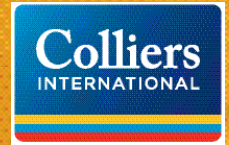


FOR SALE > REDEVELOPMENT SITE

Route 30

(FORMER MONSOUR HOSPITAL DEVELOPMENT SITE) JEANNETTE, PA 15644

MEDICAL | OFFICE | SELF STORAGE | RETAIL



ASKING PRICE
\$4,950,000

Property Highlights

- > 45,000 SF; 3-story office shell
- > +/- 4 Acre parcel
- > Excellent visibility from Route 30
- > Directly across from prominent development site
- > Within 1/2 mile of major retailers such as Target, Lowes, Giant Eagle, and Walmart, Dick's Sporting Goods and Home Depot

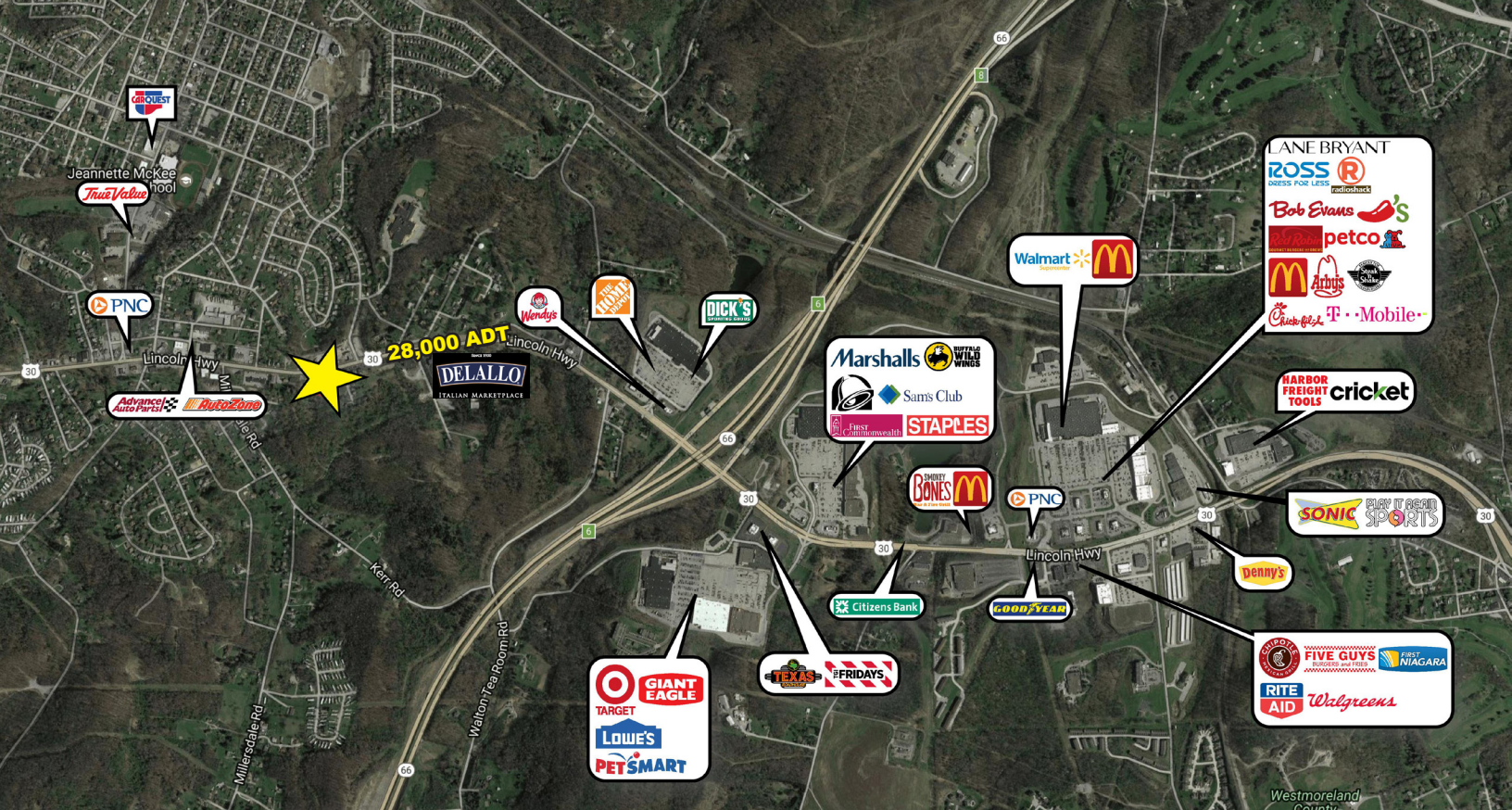
Demographics

	<u>1 Mile</u>	<u>5 Miles</u>	<u>10 Miles</u>	<u>15 Miles</u>
Population 	4,501	83,914	195,584	445,478
Number of Households 	2,109	35,398	81,560	190,132
Average Household Income 	\$61,384	\$70,731	\$79,830	\$69,376

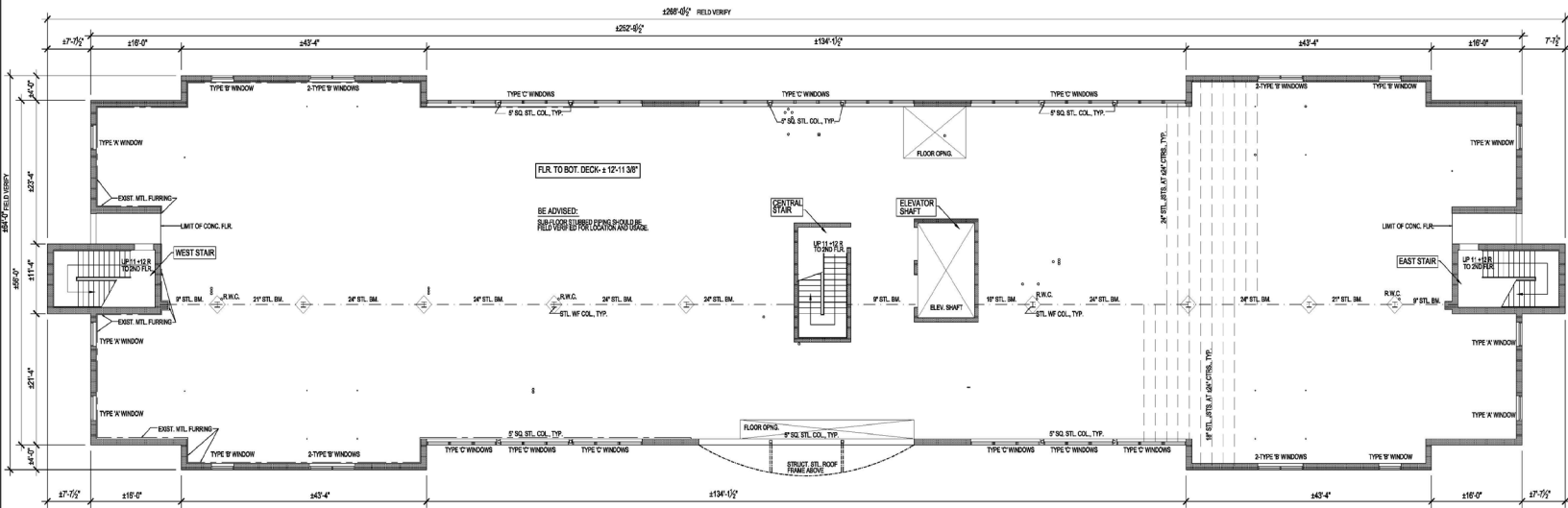
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Floor Plan



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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.

