

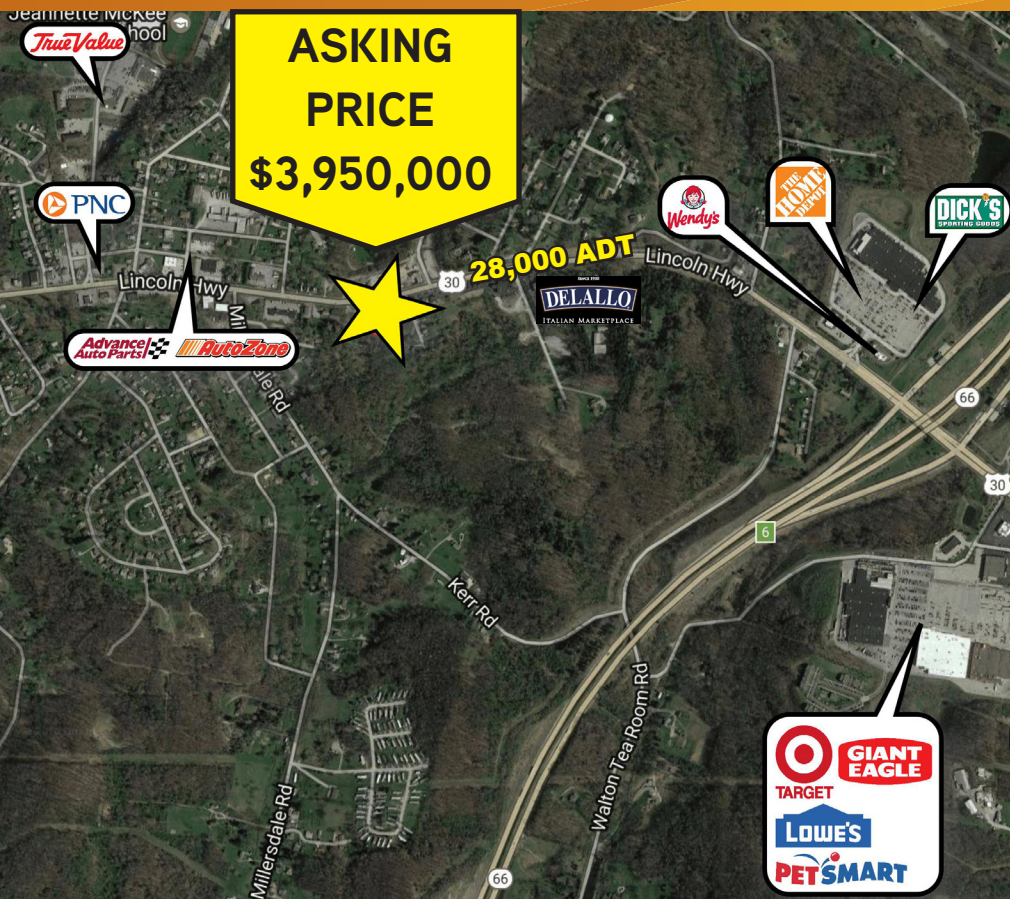
FOR SALE > REDEVELOPMENT SITE



# Route 30

(FORMER MONSOUR HOSPITAL DEVELOPMENT SITE) JEANNETTE, PA 15644



MEDICAL | OFFICE | SELF STORAGE | RETAIL



## 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

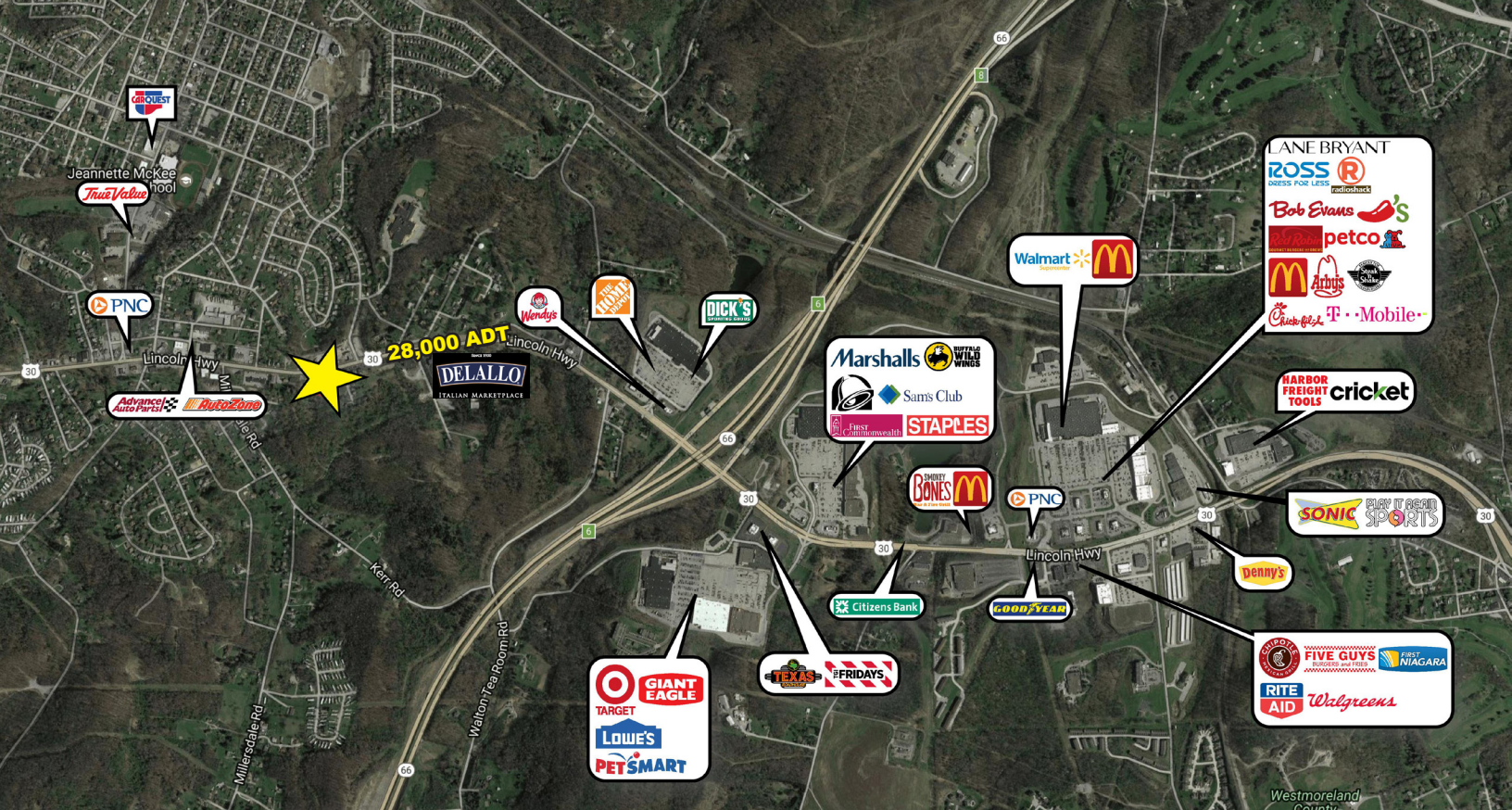
|  | <u>1 Mile</u> | <u>5 Miles</u> | <u>10 Miles</u> | <u>15 Miles</u> |
|--|---------------|----------------|-----------------|-----------------|
| Population                | 4,501         | 83,914         | 195,584         | 445,478         |
| Number of Households      | 2,109         | 35,398 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

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

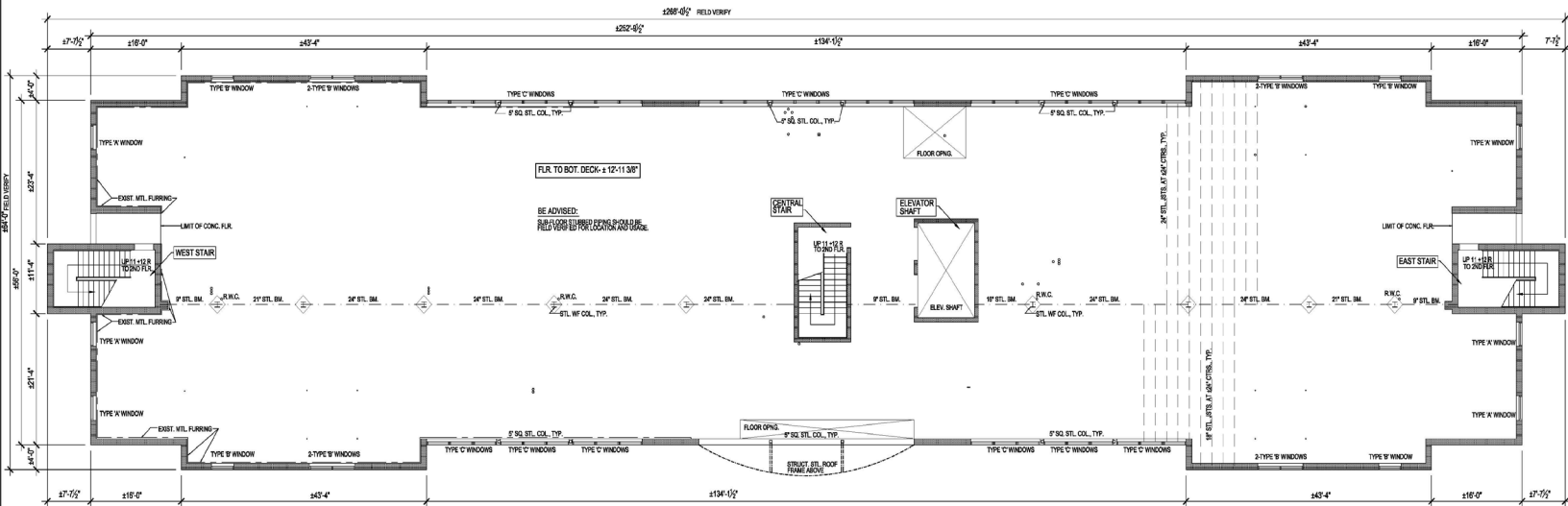
JOHN BILYAK SIOR, CCIM  
PRINCIPAL | PITTSBURGH  
INDUSTRIAL BROKERAGE  
412 321 4200 | EXT. 209  
john.bilyak@colliers.com

COLLIERS INTERNATIONAL | PITTSBURGH  
Two Gateway Center  
603 Stanwix Street, Suite 125  
Pittsburgh, PA 15222  
[www.colliers.com/pittsburgh](http://www.colliers.com/pittsburgh)





## Floor Plan



## Contact Us

GREGG BROUJOS  
MANAGING DIRECTOR & FOUNDING  
PRINCIPAL | PITTSBURGH  
412 321 4200 | EXT. 206  
PITTSBURGH, PA 15222  
[gregg.broujos@colliers.com](mailto:gregg.broujos@colliers.com)

JOHN BILYAK SIOR, CCIM  
PRINCIPAL | PITTSBURGH  
412 321 4200 | EXT. 209  
PITTSBURGH, PA 15222  
[john.bilyak@colliers.com](mailto:john.bilyak@colliers.com)

COLLIERS INTERNATIONAL | PITTSBURGH  
Two Gateway Center  
603 Stanwix Street, Suite 125  
Pittsburgh, PA 15222  
[www.colliers.com/pittsburgh](http://www.colliers.com/pittsburgh)

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