

FOR LEASE > RETAIL

2071 Ardmore Boulevard

PITTSBURGH, PA 15221



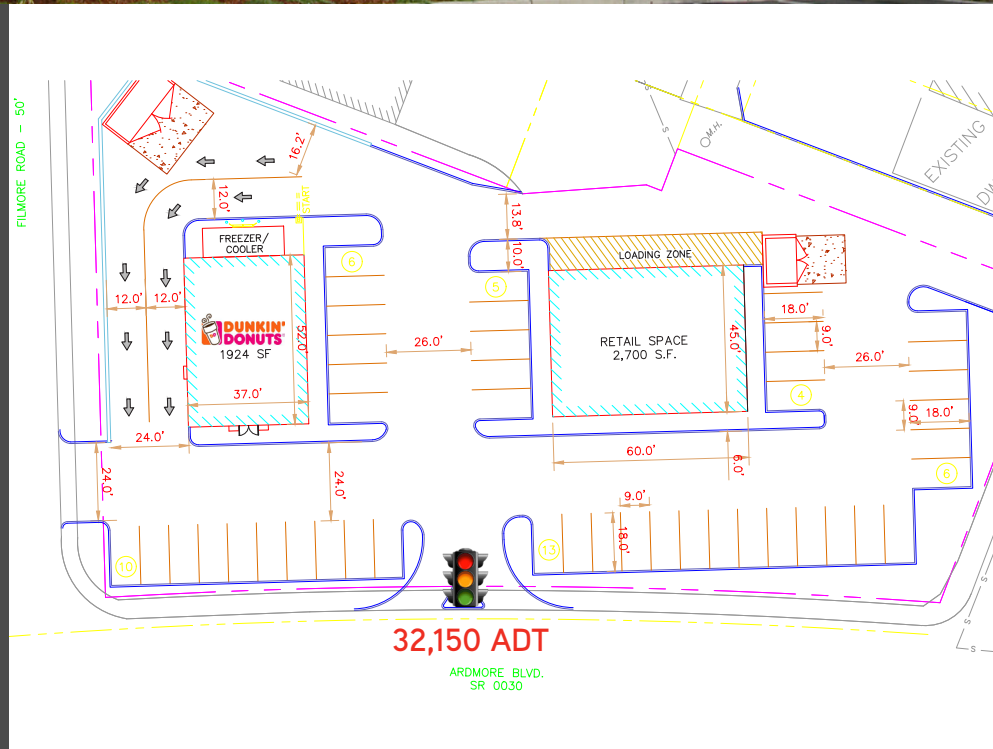
NEW RETAIL DEVELOPMENT ON ROUTE 30



CONCEPTUAL IMAGE

Property Information

- > Proposed 2,700 SF Retail Building adjacent to Dunkin Donuts
- > Will subdivide
- > Overall site - .40 acres
- > Located at signalized intersection
- > High traffic counts - 32,150 ADT
- > Building and pylon signage available
- > Drive-thru potential
- > Strong co-tenancy and demographics



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