## FOR LEASE > RETAIL 2071 Ardmore Boulevard



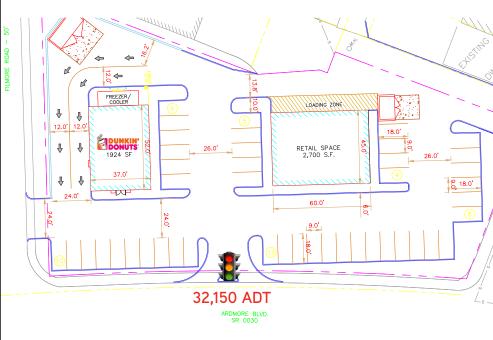
PITTSBURGH, PA 15221

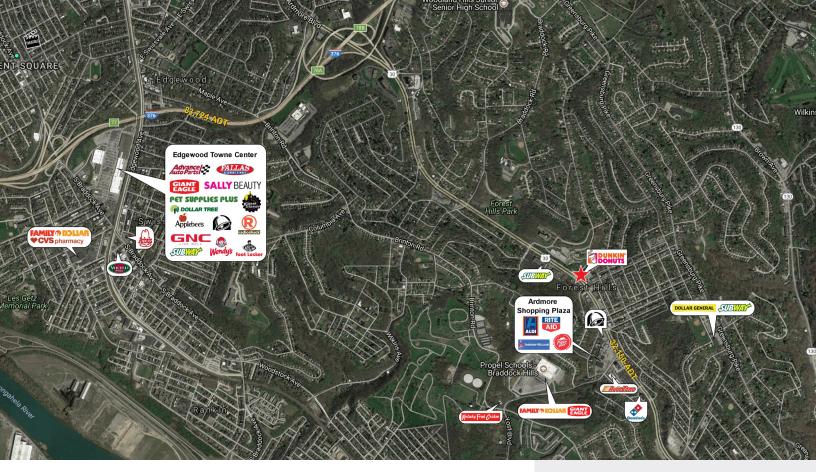


## Property Information

- > 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

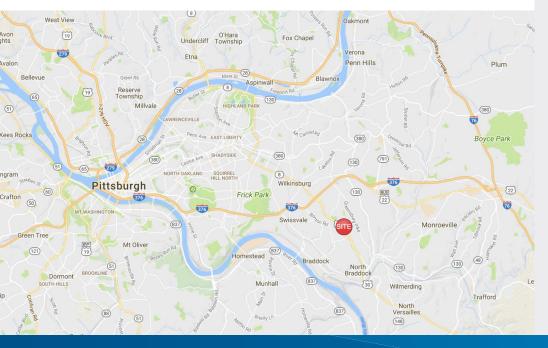
MICHELLE STEWART VICE PRESIDENT | PITTSBURGH RETAIL BROKERAGE 412 321 4200 | EXT. 227 michelle.stewart@colliers.com MARK ANDERSON VICE PRESIDENT | PITTSBURGH RETAIL BROKERAGE 412 321 4200 | EXT. 222 marke.anderson@colliers.com COLLIERS INTERNATIONAL | PITTSBURGH Two Gateway Center 603 Stanwix Street, Suite 125 Pittsburgh, PA 15222 www.colliers.com





## Demographics

	<u>1 Miles</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	10,844	93,670	242,835
Number of Households	5,474	45,279	244,882
Average Household Income	\$68,264	\$58,681	\$65,826
Daytime Population	6,327	65,591	190,061



## Contact Us

MICHELLE STEWART VICE PRESIDENT | PITTSBURGH RETAIL BROKERAGE 412 321 4200 | EXT. 227 michelle.stewart@colliers.com

MARK ANDERSON VICE PRESIDENT | PITTSBURGH RETAIL BROKERAGE 412 321 4200 | EXT. 222 marke.anderson@colliers.com

COLLIERS INTERNATIONAL | PITTSBURGH Two Gateway Center, Suite 125 603 Stanwix Street Pittsburgh, PA 15222

www.colliers.com

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.

