

HULTON BUSINESS CENTER

INDUSTRIAL FLEX
FOR LEASE

1967 EASTERN AVENUE • VERONA, PA 15147



OFFERING MEMORANDUM



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TABLE OF CONTENTS

PROPERTY DESCRIPTION	03
SITE ATTRIBUTES	05
LANDLORD PROFILE	10
MARKET OVERVIEW	12
DEMOGRAPHIC ANALYSIS	18



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PROPERTY DESCRIPTION

03

INDUSTRIAL FLEX LEASE RATE

INDUSTRIAL \$4.95/NNN

OFFICE \$14.95/NNN

5 YEAR LEASE RATES ARE SHOWN.

SHORTER-TERM PRICING IS AVAILABLE. INCLUDED IN THE RATES IS OUR STANDARD BUILD-OUT. THE SPACE CAN BE MODIFIED TO FIT YOUR FLEX NEEDS.

SUB-DIVIDABLE DOWN 17,000 SF



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PROPERTY DESCRIPTION – PROPERTY SUMMARY

04

THE PROPERTY	
PROPERTY ADDRESS	HULTON BUSINESS CENTER 1967 EASTERN AVE. VERONA, PA 15147
SITE DESCRIPTION	
PARCEL 1	1.4 AC
PARCEL 2	10.7 AC
PARCEL 3	13 AC
TYPE OF OWNERSHIP	FEE SIMPLE
SQUARE FEET	+/- 253,000 SF
PARKING	175 (SPACES) FREE SURFACE
CONSTRUCTION	
YEAR BUILDING/RENOVATED	1960'S/2000
LAND VALUE	\$1,208,300
BUILDING VALUE	\$6,906,700
CURRENT ASSESSED VALUE	\$8,115,000



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SITE ATTRIBUTES - PROPERTY HIGHLIGHTS

05

SITE INFORMATION

- ZONED M1 (MANUFACTURING)
- WET SPRINKLER SYSTEM THROUGHOUT
- DOCK HIGH AND DRIVE-IN
- 17 DOCKS AND 2 DRIVE-INS
- ABUNDANT PARKING - 175 PARKING SPOTS
- AMPLE VEHICLE PARKING AND TRUCK STAGING WITH ROOM TO GROW
- FLEXIBLE BUILDING DESIGN ALLOWS FOR MULTIPLE USES

NEWLY BUILT OUT INDUSTRIAL TECH SPACE

- 49,979 SF
- 18' CLEAR CEILING HEIGHT
- POTENTIAL FOR 100% HVAC

KEY LOCATION

- WITHIN WALKING DISTANCE TO OAKMONT/PLUM TURNPIKE SERVICE PLAZA WHICH INCLUDES BURGER KING, STARBUCKS, AND AUNTIE ANNE'S PRETZELS
- 10 MINUTES TO PA TURNPIKE
- 25 MINUTES TO DOWNTOWN PITTSBURGH

AVISON YOUNG IS PLEASED TO OFFER 1967 EASTERN AVE. FOR LEASE. THE PROPERTY CONSISTS OF 24.3 ACRES OF LAND LOCATED IN PLUM BOROUGH, PA. THE PROPERTY SITS IN CLOSE PROXIMITY TO MAJOR HIGHWAYS AND DIRECTLY ADJACENT TO PA TURNPIKE.

PROPERTY SURVEY IS AVAILABLE UPON REQUEST.



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SITE ATTRIBUTES

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ELECTRIC ROOM:

- MAIN DISTRIBUTION PANEL IN ELECTRIC ROOM
2000 AMP 277/480 VOLT, 3 PHASE.
POWER COMPANY METERED
- 75 KVA TRANSFORMER CONTROLLING A 200 AMP
120/208 VOLT, 3 PHASE PANEL
- SUB METERED FOR BOTH EXISTING CLIENT SPACES
- 2-100 AMP 120/240 VOLT, SINGLE PHASE
HOUSE PANELS

FORMER INDUSTRIAL TECH USER:

- 5- 200 AMP 277/480 VOLT, 3 PHASE PANELS
- 1- 125 AMP 277/480 VOLT, 3 PHASE HVAC PANEL
- 2-75 KVA TRANSFORMERS CONTROLLING (2)
200 AMP 120/208 VOLT, 3 PHASE PANELS

FORMER MANUFACTURING TECH USER:

- 1- 800 AMP 277/480 VOLT, 3 PHASE PANEL
- 1- 600 AMP 277/480 VOLT, 3 PHASE PANEL
- 10- 75 KVA TRANSFORMERS CONTROLLING (10)
200 AMP 120/208 VOLT, 3 PHASE PANELS



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SITE ATTRIBUTES - PROPERTY HIGHLIGHTS

07

APPROXIMATE SQUARE FOOTAGE

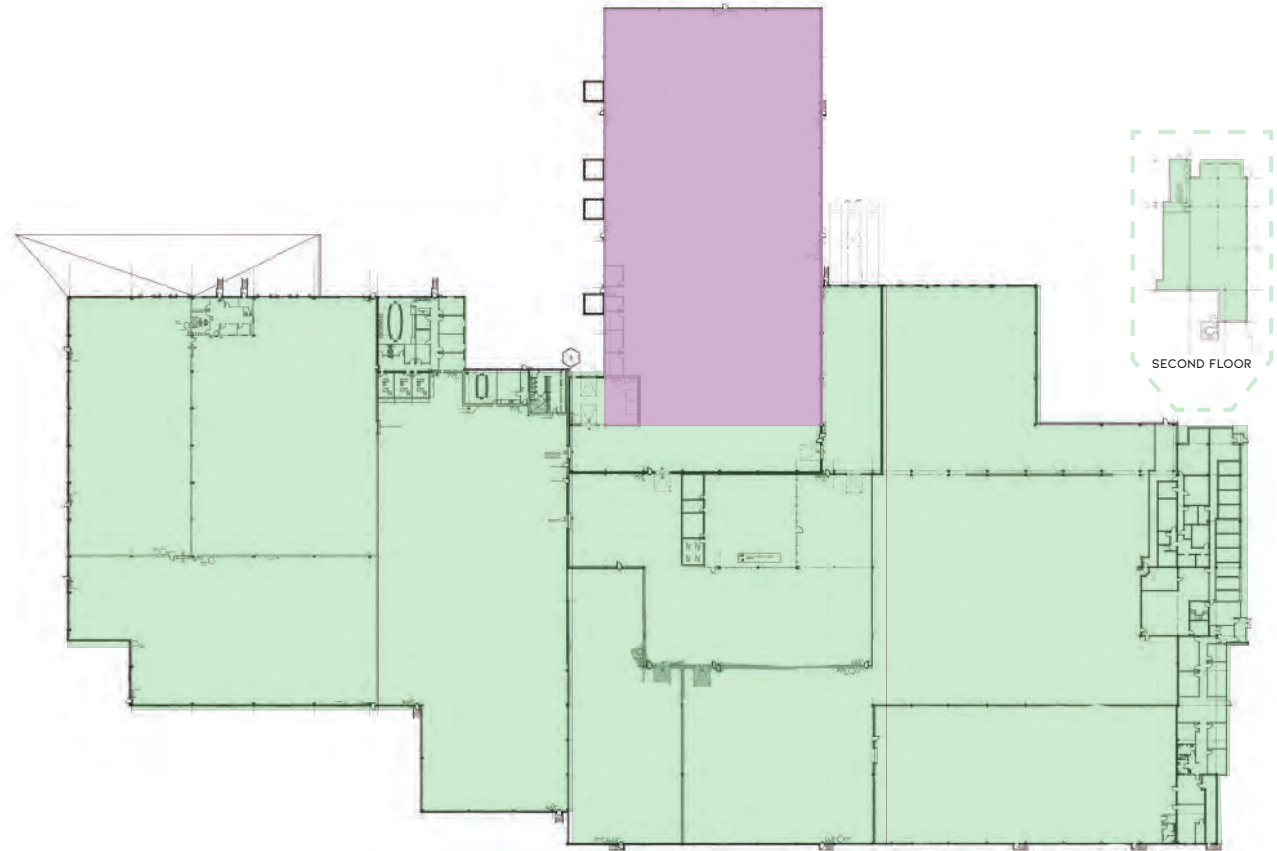
 +/- 223,300 SF

 +/- 34,000 SF

AVERAGE CEILING HEIGHT

 16'+

 40'



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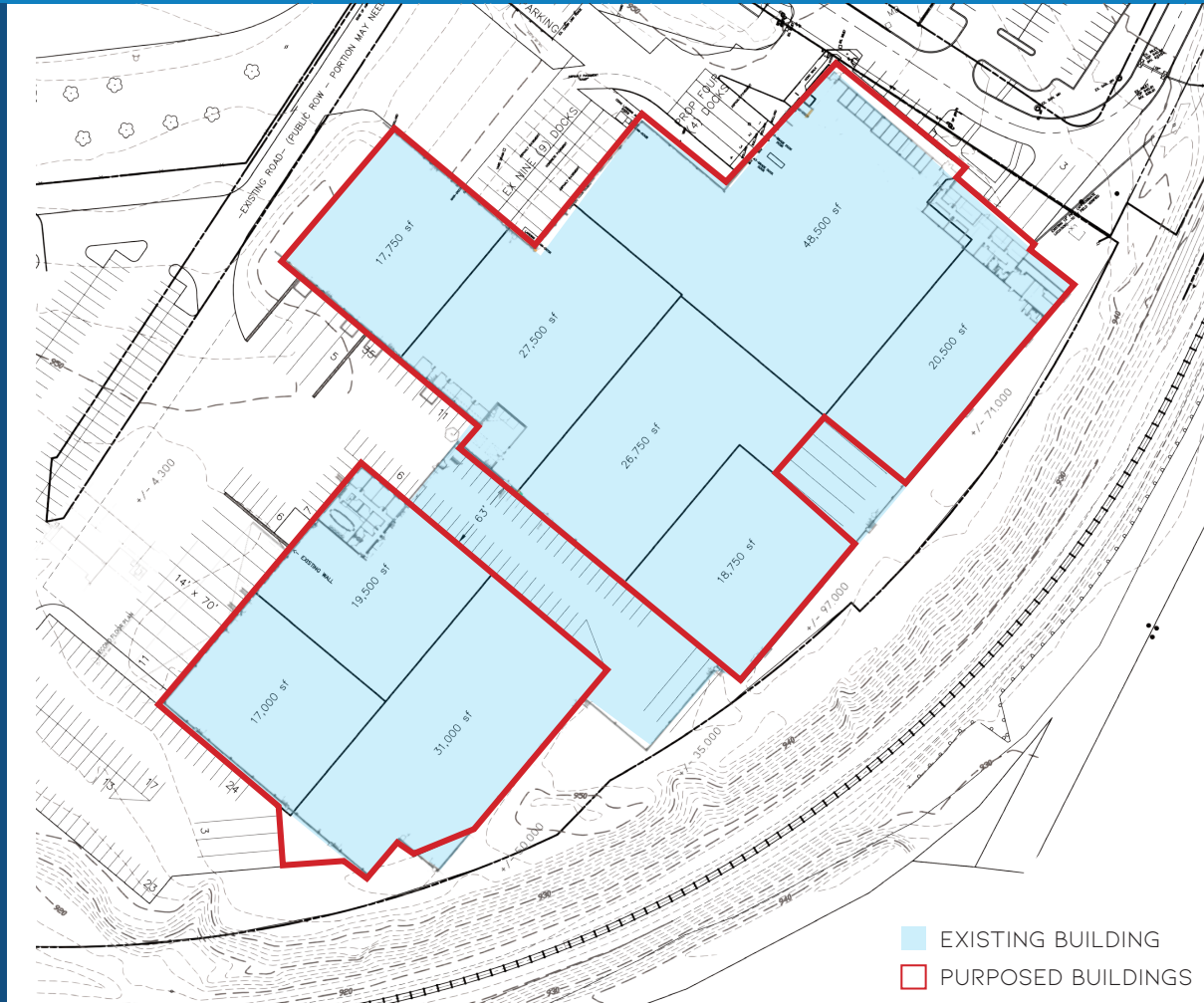
SITE ATTRIBUTES - PROPOSED REDEVELOPMENT OPTION

07-A

PROPOSED BUILDING

Potential to divide the building to enable

- Sub-dividable down to 17,000 SF
- Additional parking available
- Multiple tenant opportunities
- Added flexibility
- Room for truck docks



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SITE ATTRIBUTES - PROPERTY PHOTOS

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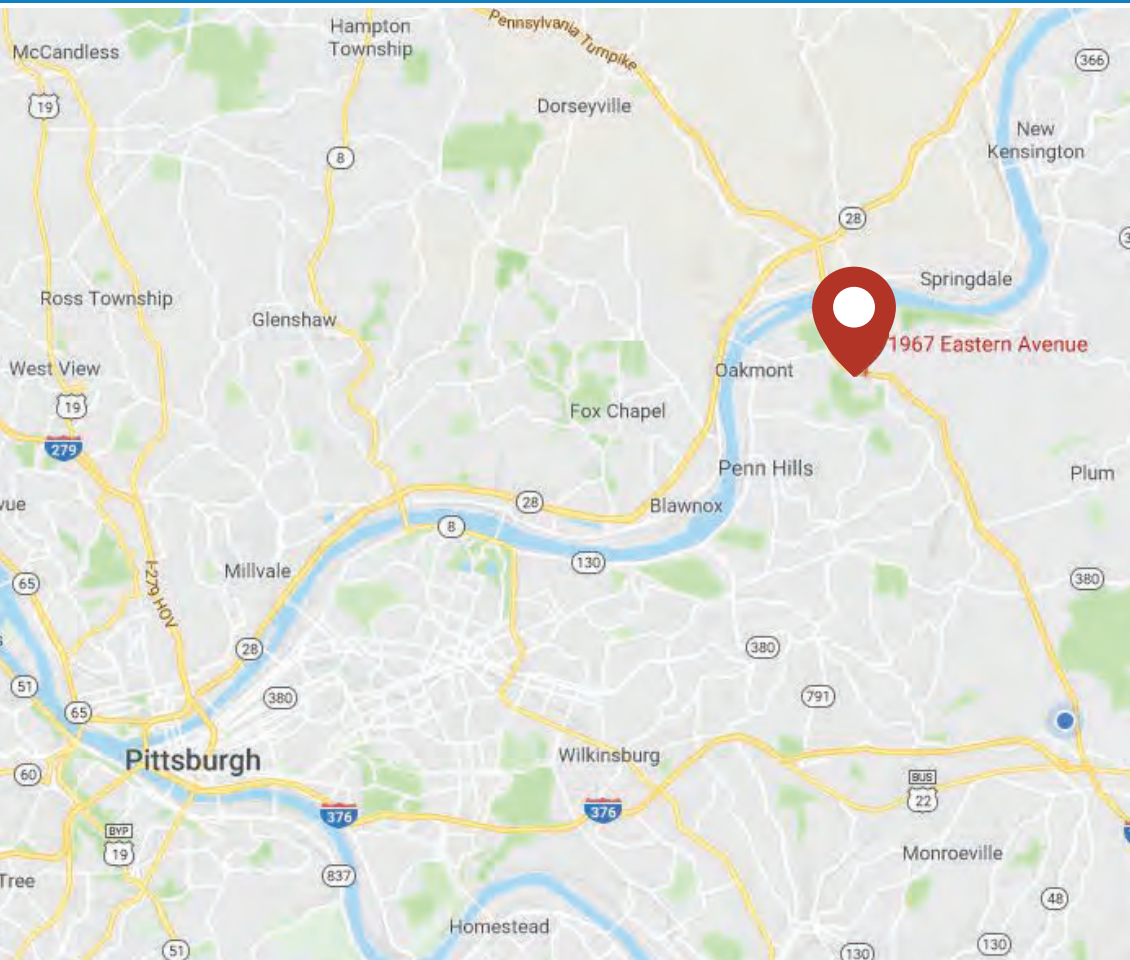
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SITE ATTRIBUTES - REGIONAL MAP

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LANDLORD PROFILE - SAMPSON MORRIS GROUP

10

SAMPSON·MORRIS GROUP

Sampson Morris Group is a Commercial and Residential real estate organization in Western PA with over 60 years of experience and success in real estate development and property management.

With a focused direction, Sampson Morris Group continues to expand its real estate holdings. Through the expertise of talented and experienced employees, and through partnerships with affiliated companies specializing in construction and land development, Sampson Morris Group brings creativity, capacity and value as project hallmarks.

Through a conglomeration of long-standing partnerships Sampson Morris Group has developed and continues to manage holdings consisting of more than 2.4 million square feet of commercial portfolio and 3,500 of residential units. Our diverse portfolio is carefully selected in Pittsburgh's suburban markets for flexibility, long-term value, quality, and location. With holdings in most major commercial and residential asset classes, our expertise covers a range of product types, with a focus in value creation in the Pittsburgh market place.

DEVELOPING NEW - REPOSITIONING EXISTING



2019 NAIOP
SPECULATIVE INDUSTRIAL AWARD



2007 NAIOP
LIFETIME ACHIEVEMENT AWARD



2017 NAIOP
BUILD-TO-SUIT



2006 NAIOP
NOMINEE SPEC OFFICE



2013 NAIOP
BEST INDUSTRIAL RENOVATION



2004 NAIOP
RENOVATION AWARD



2010 NAIOP
BEST RENOVATION



2004 AIA
CERTIFICATE OF MERIT
FOR DESIGN EXCELLENCE



2007 SIOR
OFFICE SALE OF THE YEAR



2003 SIOR
DEVELOPER OF THE YEAR



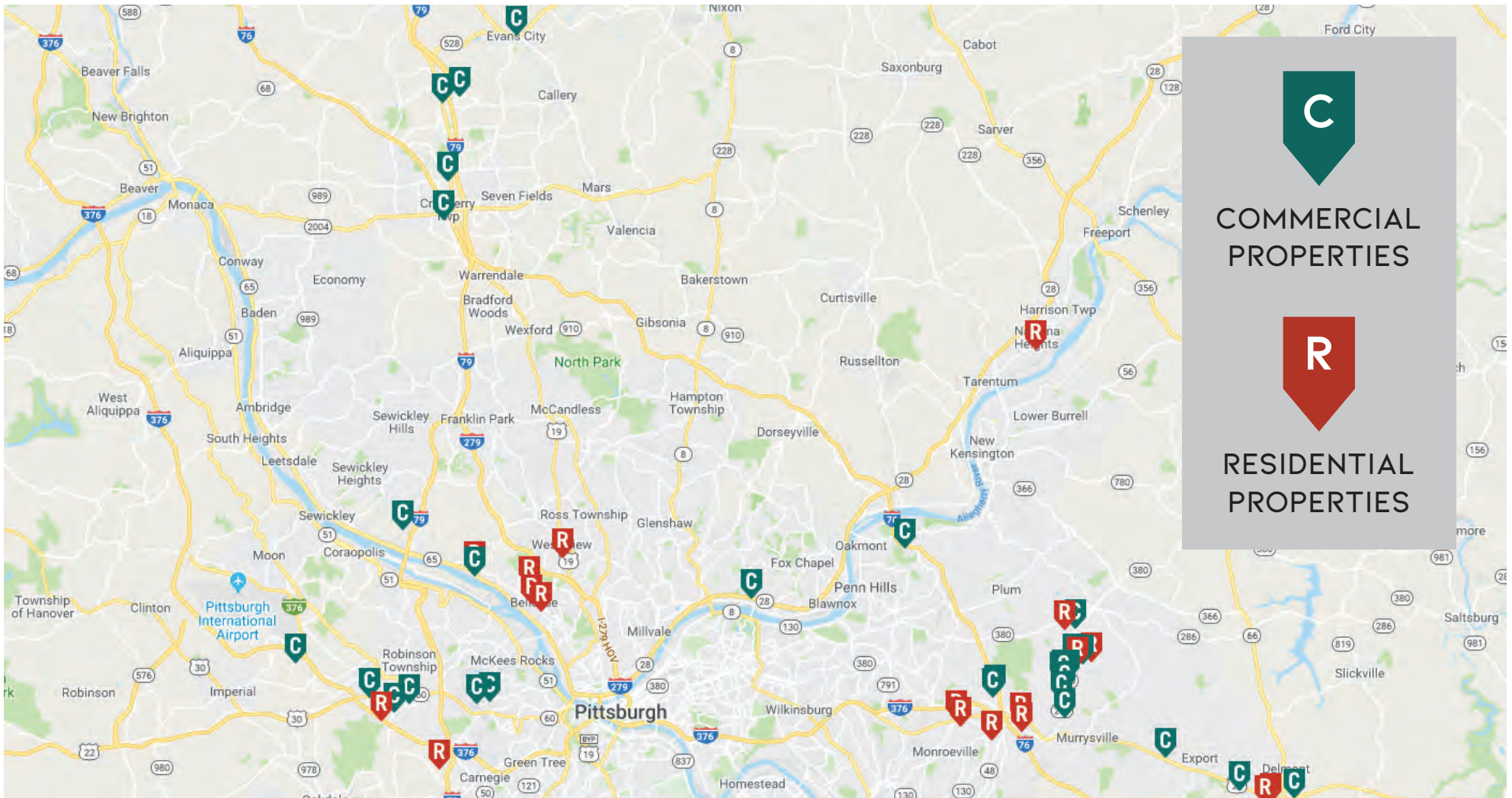
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LANDLORD PROFILE - SAMPSON MORRIS GROUP

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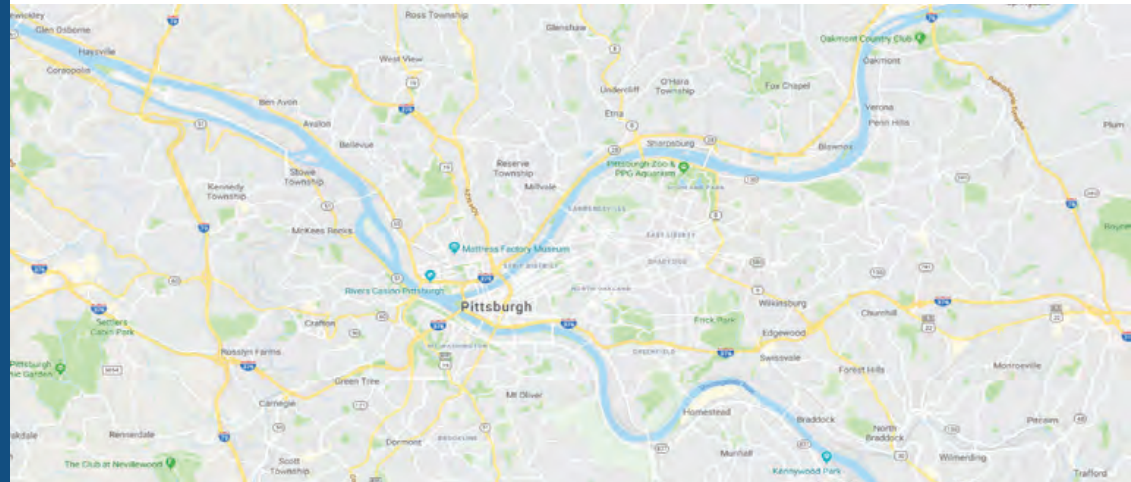
MARKET OVERVIEW - PITTSBURGH

12

GEOGRAPHY

The Pittsburgh metropolitan area, with a population of more than 2.3 million residents, is the 21st largest metropolitan area in the United States. With almost 315,000 residents, the city of Pittsburgh accounts for approximately 14 percent of the metro's population.

The metro lies at the foothills of the Allegheny Mountains, outside of the congested East Coast corridor. Measuring 56 square miles, Pittsburgh covers a small portion of the metro's 5,300 square miles of rolling, often hilly, terrain. The city is located at the confluence of the Ohio, Allegheny and Monongahela Rivers, within a few hours of Chicago, Philadelphia, New York and Washington D.C. by air.



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MARKET OVERVIEW – PITTSBURGH

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CITIES AND COUNTIES

The Pittsburgh metro consists of Allegheny, Armstrong, Beaver, Butler, Fayette, Washington and Westmoreland counties. The metro has more than 2.3 million residents, with the largest concentrations in Allegheny County (1.2 million). Pittsburgh is the second-largest city in the state, it has gone from being one of the oldest cities to being one of the youngest with the average age being the lowest in the county at 32.9 years.

LARGEST CITIES (POP.): PITTSBURGH METRO AREA

- Pittsburgh
- Penn Hills
- Mt. Lebanon
- Ross
- McCandless
- McKeesport

INTERSTATE HIGHWAYS

- 1-70, I-79, I-80, I-279, I-376
- I-76 (Pennsylvania Turnpike)



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INFRASTRUCTURE

With its superior access to major East Coast population centers, Pittsburgh is strategically located for any business. Transportation infrastructure in the metro is highly developed, and features an international and 21 general aviation airports.

The region is serviced by three major railroads, four interstate highways, two beltways, numerous state highways and three primary rivers suitable for freight transportation. In fact, Pittsburgh has the second largest inland port in the United States moving 52 million tons of cargo worth \$8 billion annually. Buses, light rail and inclines are the main elements of the metro's public transportation system. The T light rail line runs 25 miles, providing service to downtown Pittsburgh and several communities south of the city. The region's bus service also provides service to downtown, in addition to most of the surrounding cities. The two inclines are used not only by tourists but also by residents who ride them down to the base of Mt. Washington.

PITTSBURGH INTERNATIONAL AIRPORT

- Located 16 miles from Downtown
- Served by 10 major air carriers
- 69 domestic gates and 6 international gates
- 247 non-stop flights daily to 63 destinations

PITTSBURGH IS:

- 140 miles from Cleveland
- 300 miles from Philadelphia
- 240 miles from Washington D.C.
- 375 miles from New York

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MARKET OVERVIEW – PITTSBURGH

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ECONOMY

Pittsburgh economy has continued to grow at a slow and steady pace as the area's GMP has not been prone to quite the same volatility that the U.S. GMP has endured over the past 20 years. Since 1990, Pittsburgh's GMP has grown at an annual rate of 1.7 percent. Once centered around the steel industry, Pittsburgh's economy has become much more diversified in the recent years. There are nearly 250 international firms with headquarters or regional offices in the Pittsburgh region. Additionally, six Fortune 500 companies are headquartered in Pittsburgh.

An outgrowth of the metro's industrial past is high-technology. High-tech is one of the area's fastest-growing industries, with concentrations in automation and manufacturing equipment, software and biotechnology. In addition, energy and environmental services, pharmaceuticals and various medical fields are also gaining traction in the area. Stimulating this growth are primary research institutions such as Carnegie Mellon University (CMU), the University of Pittsburgh and more than 170 research centers.

Retail sales growth has typically been strong in Pittsburgh, although in recent years it has trailed U.S. retail sales growth. Over the next several years, growth in Pittsburgh's retail sales is expected to be solid, but will slightly trail U.S. annual gains.

One of Pittsburgh's key economic strengths is its central location. Pittsburgh sits within 500-mile radius of more than 50 percent of the U.S. and Canadian population. Its location and waterway system are conducive to trade, bringing in billions of dollars each year in economic benefit to the area.

FORTUNE 500 FIRMS HEADQUARTERED IN PITTSBURGH

- U.S. Steel
- PPG Industries
- PNC Financial Services
- Dick's Sporting Goods
- Westco International
- Federated Investors

Federated



WESCO



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LABOR

The Pittsburgh labor market suffered through four straight years of job losses from 2002 through 2005 yet began to rebound in 2006, only to fall again on 2008 along with the rest of the U.S. Modest contraction in 2010 has given way to continued growth.

Pittsburgh's labor force has gone through significant changes in recent years. For example, due to the restructuring of the steel and manufacturing industries, clustering of universities, presence of major corporations and high population densities, Pittsburgh has emerged as one of the top metropolitan areas for higher education and health care. Not surprisingly, the education and health services, and professional and business service sectors led the metro in average annual employment increases over the past five years at 1.8 percent and 2.1 percent per year, respectively. Both sectors were expected to gain post an average annual gains of 2.2 percent and 3.4 percent respectively, through 2015.

Pittsburgh's economy was slower than some other metros in recovering from the recession in 2001, a trend that could reappear following the latest economic crisis. Two sectors that were among those hit hardest, however, are expected to outperform. The sector that is poised to experience the greatest turnaround is information. This sector posted an average annual employment losses of 3.8

percent from 2004 through 2009, but is predicted to record average gains of 2.3 in 2015. New employment opportunities in Pennsylvania will help to reverse the recent trend of slowing growth, shifting the local economy away from manufacturing toward a future in biotechnology. The state of Pennsylvania has set aside \$150 million in the past few years to support bioscience research in the commonwealth Universal Research Enhancement program.

NEW TECH COMPANIES AND EXPANSIONS

- Google (Grew 2x in size)
- Uber (New 2015 & 2016)
- Oculus (New 2016)
- Apple (New 2016)

Google

UBER



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EMPLOYERS

Following the downsizing of the domestic steel industry, Pittsburgh's civic and business leaders took action to lessen the local economy's dependence on manufacturing. Today, the city has vibrant high-tech, professional and business services, financial activities, and trade, transportation and utility sectors. Manufacturing maintains a prominent role in the region, as Pittsburgh still produces more than 10 percent of all steel in the United States and U.S. Steel Corporation is a prominent employer in the region.

The dominant employment sectors in Pittsburgh are education and health services and trade, transportation and utilities as these two sectors account for 40 percent of the local labor market. In fact, the top three employers in the Pittsburgh area fall within the education and health services category. UPMC Health System, West Penn Health and the University of Pittsburgh employ a combined total of 52,700 people locally. The sector was expected to experience continued growth throughout 2016, averaging 2.2 percent annually. The financial sector is also very important in Pittsburgh as there are several major employers in that category. Mellon Financial and PNC Financial Services are both among the top five employers in Pittsburgh and there are a number of other firms in asset management and other financial businesses that call Pittsburgh home.

With its current technological infrastructure, manufacturing base, commercial networks and access to financial markets, Pittsburgh is positioned to benefit from growing businesses that serve national markets. To this end, an increasing number of small manufacturing startups have emerged in the area, particularly in high-tech fields.

TOP 10 EMPLOYERS

- UPMC Health System
- West Penn Health
- University of Pittsburgh
- Mellon Financial Corp
- PNC Financial Services
- U.S. Steel
- Giant Eagle, Inc.
- Highmark Blue Cross
- Eat'n' Park Hospitality Group
- U.S. Airways, Inc.



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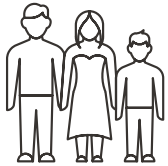
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MARKET OVERVIEW - PITTSBURGH 2010 CENSUS PROFILE

17



POPULATION

2,356,285

MALE POPULATION

1,138,197 48.3%

FEMALE POPULATION

1,218,088 51.7%

POPULATION BY RACE

Total	2,356,285
Reporting One Race	2,319,031
White	2,069,283
Black	196,755
American Indian	2,908
Asian	41,238
Pacific Islander	494
Some Other Race	8,353
Reporting Two or More Races	37,254
Total Hispanic	29,969

POPULATION BY AGE

Total	2,356,285
Age 0-4	121,231
Age 5-9	126,878
Age 10-14	136,709
Age 15-19	154,358
Age 20-24	150,910
Age 25-29	142,324
Age 30-34	130,698
Age 35-39	135,591
Age 40-44	154,064
Age 45-49	177,161
Age 50-54	194,558
Age 55-59	177,089
Age 60-64	147,632
Age 65-69	108,303
Age 70-74	86,956
Age 75-79	75,330
Age 80-84	69,544
Age 85+	66,949
Age 18+	1,881,314
Age 65+	407,082



HOUSEHOLDS

1,001,627

HOUSEHOLD UNITS

1,102,048

MEDIAN AGE BY SEX & RACE / HISPANIC ORIGIN

Total Population	42.6
Male	40.8
Female	44.3
White Alone	44.3
Black Alone	33.0
American Indian Alone	37.6
Asian Alone	30.6
Pacific Islander Alone	32.6
Some Other Race Alone	24.2
Two or More Races	15.8
Hispanic Population	26.3



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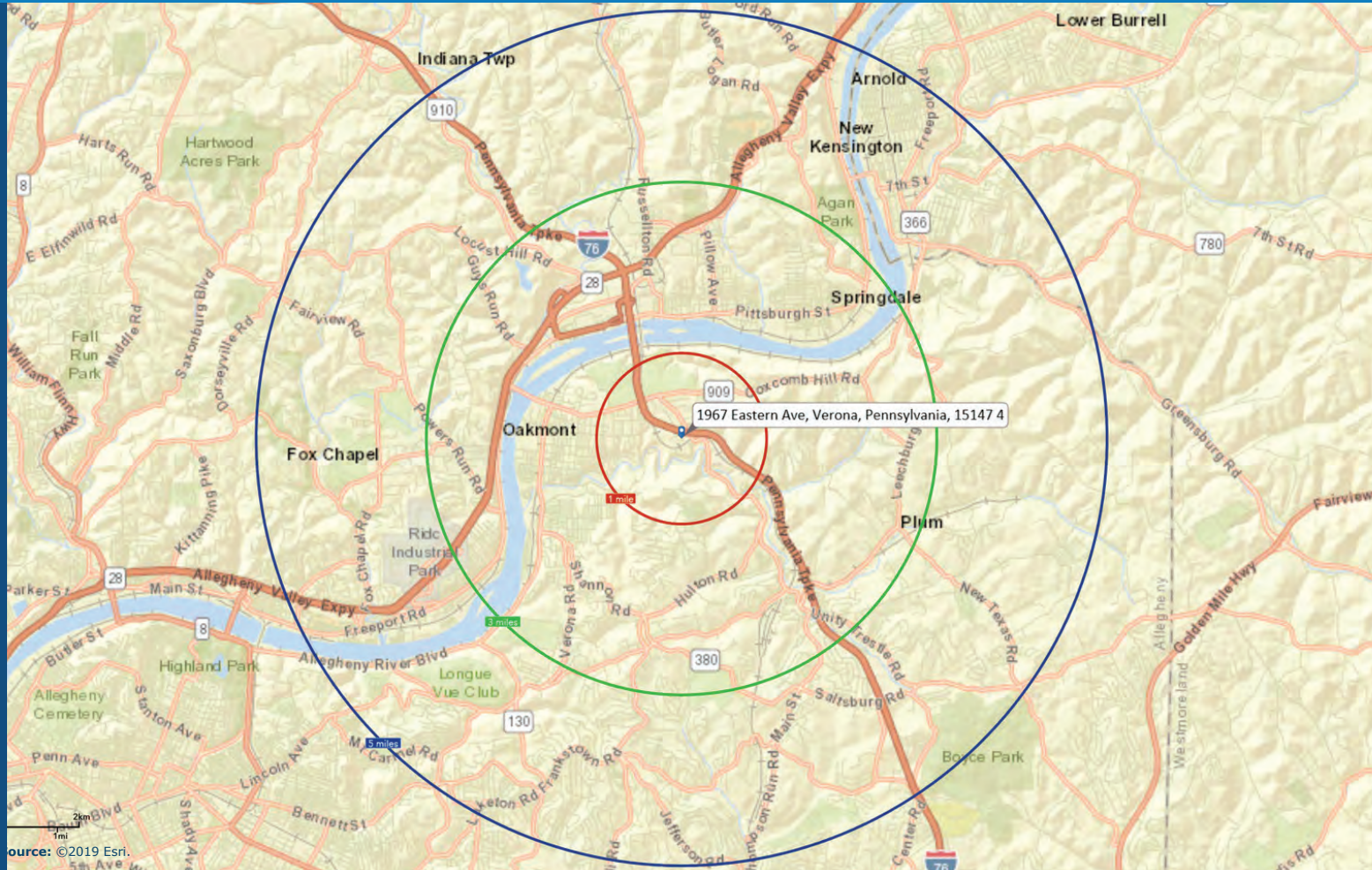
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DEMOGRAPHIC ANALYSIS - 2019 ESTIMATE

18

DEMOGRAPHIC ANALYSIS MAP

- 1 MILE
- 3 MILES
- 5 MILES



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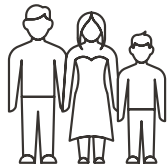
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DEMOGRAPHIC ANALYSIS - 2019 ESTIMATE

19



POPULATION

1 Mile	3 Mile	5 Mile
4,642	43,265	109,382

MALE MEDIAN AGE FEMALE MEDIAN AGE

1 Mile	3 Mile	5 Mile	1 Mile	3 Mile	5 Mile
44.6	43.7	42.6	51.8	48.9	47.5

POPULATION BY RACE

	1 Mile	3 Mile	5 Mile
Total	4,642	43,265	109,382
White	4,289	38,804	86,674
Black	256	3,032	17,171
American Indian	7	58	206
Asian	28	715	2,626
Pacific Islander	0	1	12
Other	62	655	2,693
Total	4,642	43,265	109,382
Non-Hispanic	4,574	42,599	107,403
Hispanic Origin	68	666	1,979

POPULATION BY AGE

	1 Mile	3 Mile	5 Mile
Total	4,642	43,265	109,382
Age 0-4	202	1,975	5,131
Age 5-9	198	1,954	5,277
Age 10-14	214	2,080	5,742
Age 15-19	256	2,429	6,582
Age 20-24	256	2,439	6,423
Age 25-29	292	2,869	7,088
Age 30-34	263	2,659	6,518
Age 35-39	231	2,330	5,929
Age 40-44	218	2,126	5,499
Age 45-49	269	2,592	6,684
Age 50-54	310	2,972	7,537
Age 55-59	376	3,582	8,930
Age 60-64	379	3,555	8,780
Age 65-69	317	2,942	7,287
Age 70-74	231	2,134	5,261
Age 75-79	170	1,584	3,836
Age 80-84	150	1,238	2,925
Age 85+	310	1,806	3,954
Age 65+	1,178	9,704	23,263



MARITAL STATUS

	1 Mile	3 Mile	5 Mile
Married	974	8,952	21,582
Married No Children	645	5,907	13,946
Married w/ Children	329	3,045	7,636

OCCUPATION

	1 Mile	3 Mile	5 Mile
Total	3,977	36,777	91,927
Employed	2,588	22,262	54,894
Unemployed	52	887	2,803
Non-Labor Force	1,337	13,610	34,203
Armed Forces	0	18	27



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DEMOGRAPHIC ANALYSIS - 2019 ESTIMATE

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POPULATION BY OCCUPATION

	1 Mile	3 Mile	5 Mile
Total	4,877	42,341	105,529
Real Estate & Finance	162	1,508	4,317
Professional & Management	1,554	11,828	28,701
Public Administration	61	634	1,635
Education & Health	632	6,056	15,598
Services	341	3,288	9,181
Information	50	345	1,027
Sales	755	5,810	14,291
Transportation	69	825	2,674
Retail	317	2,630	6,349
Wholesale	133	938	1,804
Manufacturing	242	2,253	5,358
Production	130	2,318	5,712
Construction	165	1,546	3,315
Utilities	158	1,061	2,406
Agriculture & Mining	15	147	272
Farming, Fishing, Forestry	0	0	11
Other Services	93	1,154	2,878



POPULATION BY EDUCATION

	1 Mile	3 Mile	Mile 5
Total	3,692	34,203	84,706
Some Highschool (No Degree)	204	2,268	5,671
High School Grad	935	9,826	23,957
Some College (No Degree)	915	8,968	23,309
Associate Degree	177	1,813	4,477
Bachelor Degree	877	6,558	15,515
Advanced Degree	584	4,770	11,777

HOUSE HOLD INCOME

	1 Mile	3 Mile	Mile 5
Total	2,174	19,403	48,077
<\$25,000	248	3,342	9,974
\$25,000 - \$50,000	401	4,618	10,669
\$50,000 - \$75,000	314	3,675	8,543
\$75,000 - \$100,000	339	2,691	6,761
\$100,000 - \$125,000	255	1,892	4,522
\$125,000 - \$150,000	175	1,102	2,513
\$150,000 - \$200,000	168	1,056	2,299
\$200,000 +	274	1,027	2,796



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