



FOR LEASE | OFFICE

FOR LEASE | 3,500 S.F. MEDICAL OFFICE BUILDING

72 1st Street, Ambridge, PA 15003



LEASE OVERVIEW

AVAILABLE SF: 3,500 SF

LEASE RATE: \$10.00 SF [Full Service]

LOT SIZE: 0.0 Acres

BUILDING SIZE: 3,500 SF

BUILDING CLASS: C

YEAR BUILT: 1973

PROPERTY DESCRIPTION

SVE | Three Rivers Commercial Advisors is pleased to offer for lease this stand alone 3,500 S.F. building built out for medical use. Space consists of a reception area / 9 exam rooms / nurses station and 2 private offices. Free off-Street parking. Aggressively priced.



JASON CAMPAGNA
Managing Director
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jason.campagna@svn.com

All SVN® Offices Independently Owned & Operated.
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

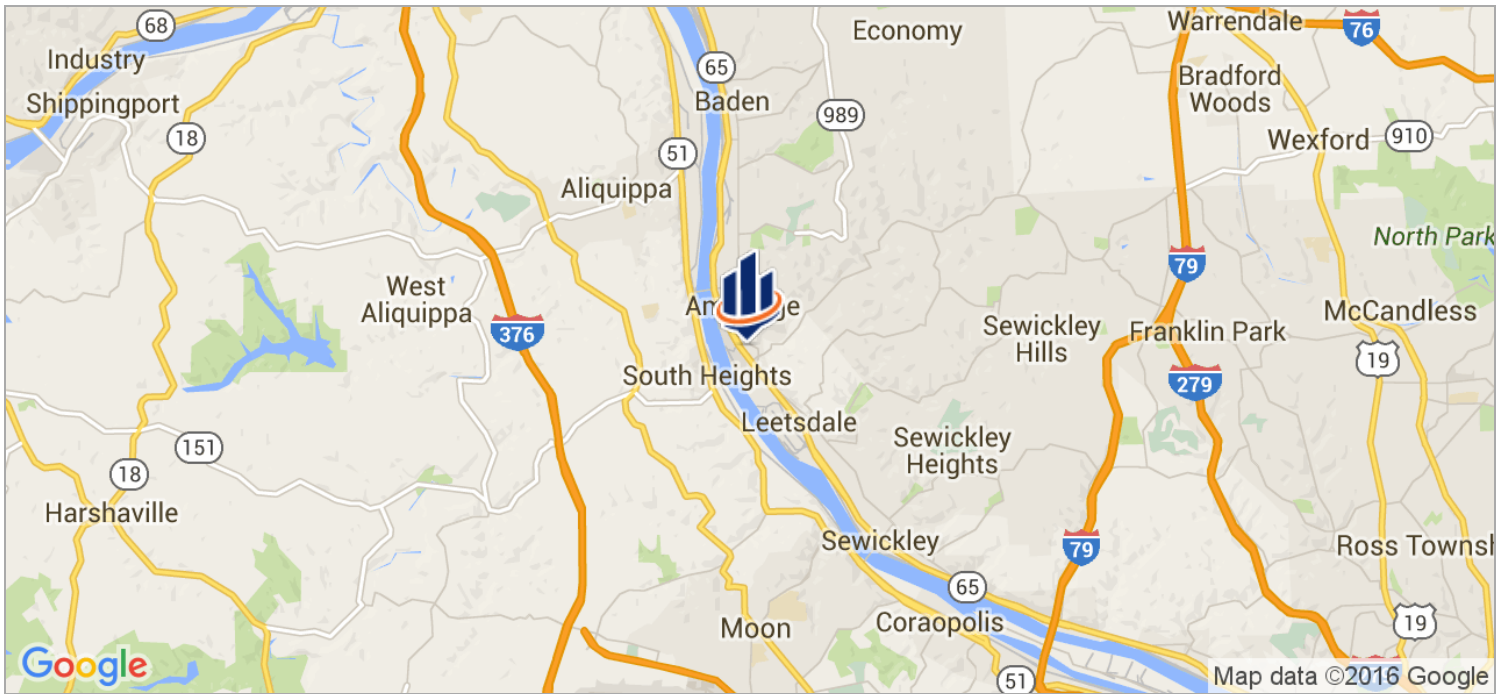
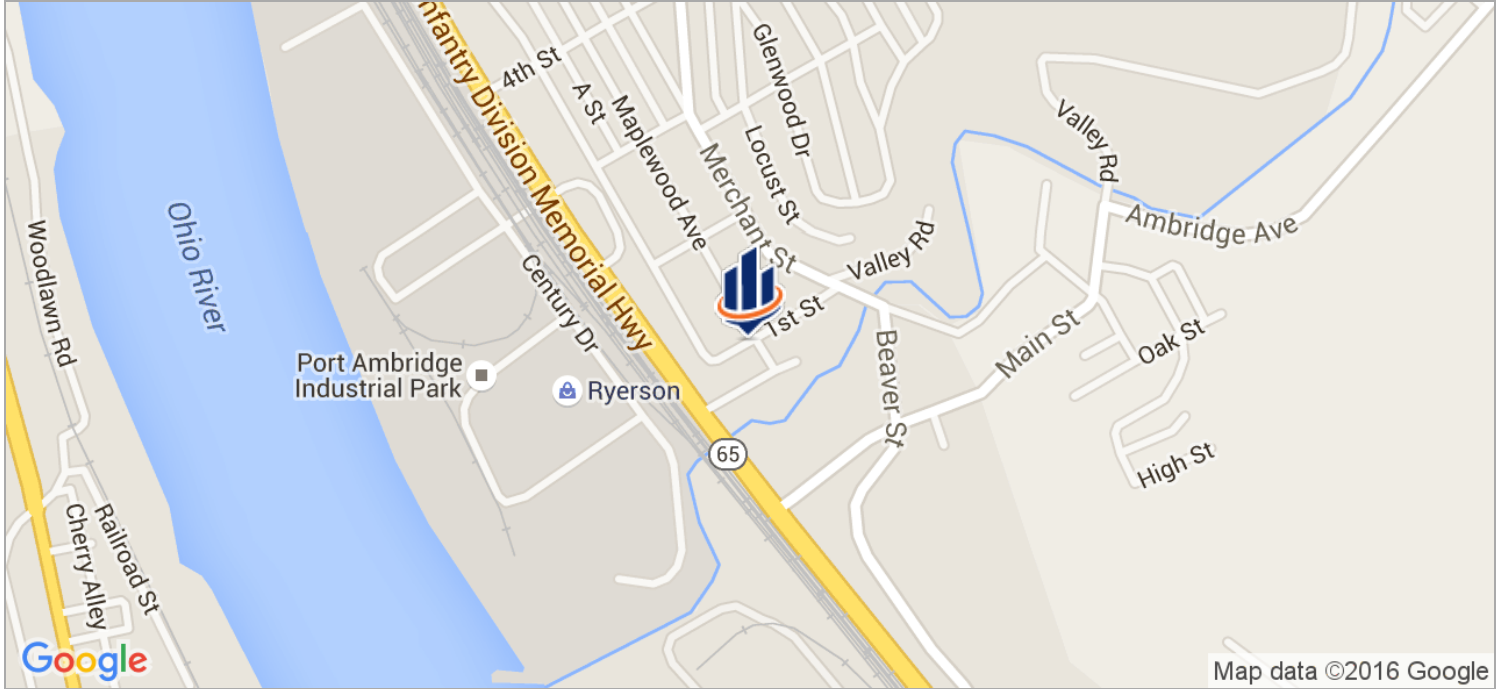
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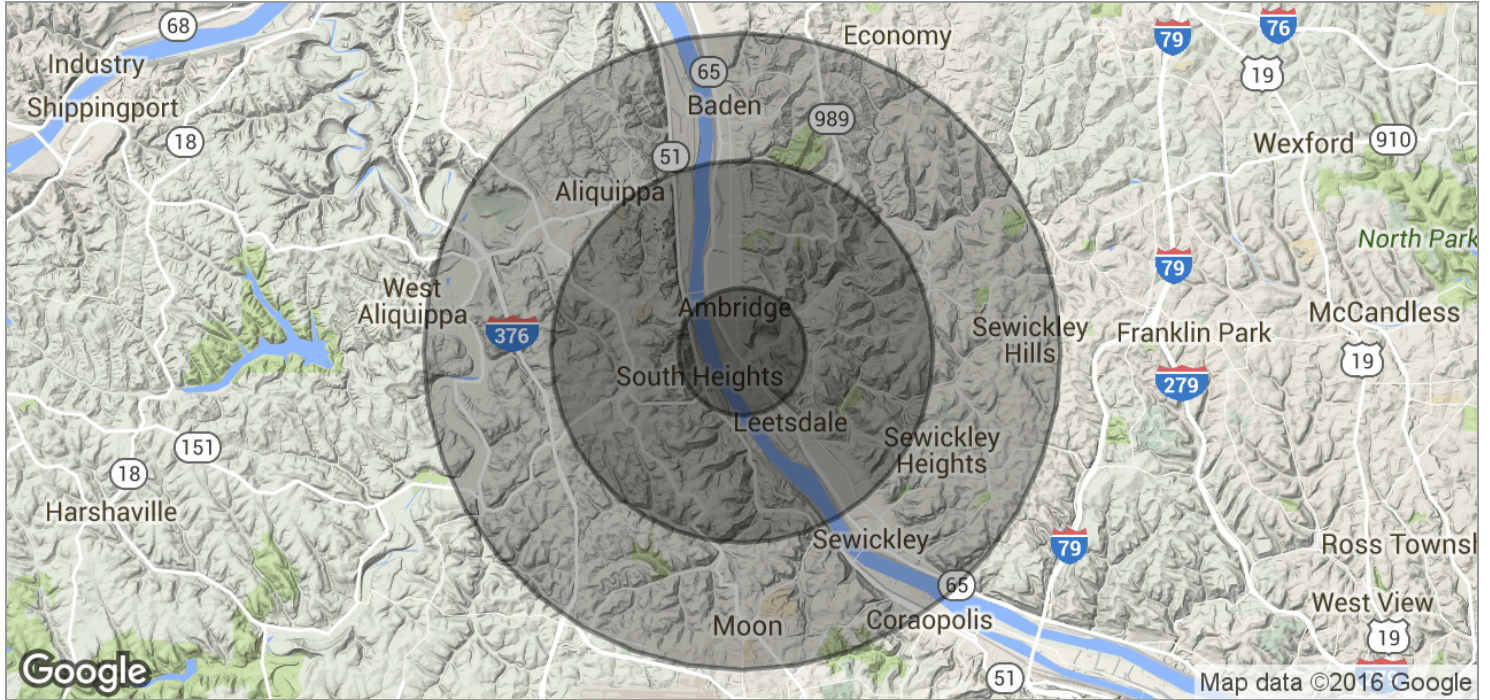
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,568	34,678	87,028
MEDIAN AGE	42.2	43.3	41.7
MEDIAN AGE (MALE)	40.9	41.2	40.0
MEDIAN AGE (FEMALE)	43.6	44.9	43.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,926	14,558	36,018
# OF PERSONS PER HH	2.2	2.4	2.4
AVERAGE HH INCOME	\$45,548	\$64,585	\$67,820
AVERAGE HOUSE VALUE	\$106,621	\$206,432	\$207,034



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