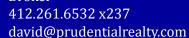
FOR SALE/LEASE

727 Allegheny Avenue Oakmont PA 15139



Property Highlights:

SITE:	One Story Office, Retail, and Warehouse Building. High traffic area with great visibility. Great Locatior Near Oakmont Country Club and PA Turnpike.					
SIZE:	SIZE: Total: 10,405 So Available: 1,710 So 3,192 So		•			
UTILITIES: Gas: E		Gas: Equitable Gas	itable Gas El		ctric: Duquesne Light vage Alcosan	
		9,032 Vehicles Per Day				
RENTAL RATE: SALE PRICE:		Office: \$10.50 Per Square Foot + Utilities Warehouse: \$4.50 Per Square Foot + Utilities \$750,000				
	Den	<u>lographics</u>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>	
2012 Total Population Median Household In		2 Total Population an Household Income	6,965 \$49,669	33,852 \$49,427	104,670 \$46,812	
PRC LL COMMERCIAL		David David Broker 412.26	CONTACT: David Hanley Broker 412.261.6532 x237 david@prudentialrealty.com		PRC Commercial 3700 South Water Street Suite 105 Pittsburgh, PA 15203 www.prudentialrealty.com	



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