

FOR LEASE
Retail/Office Space

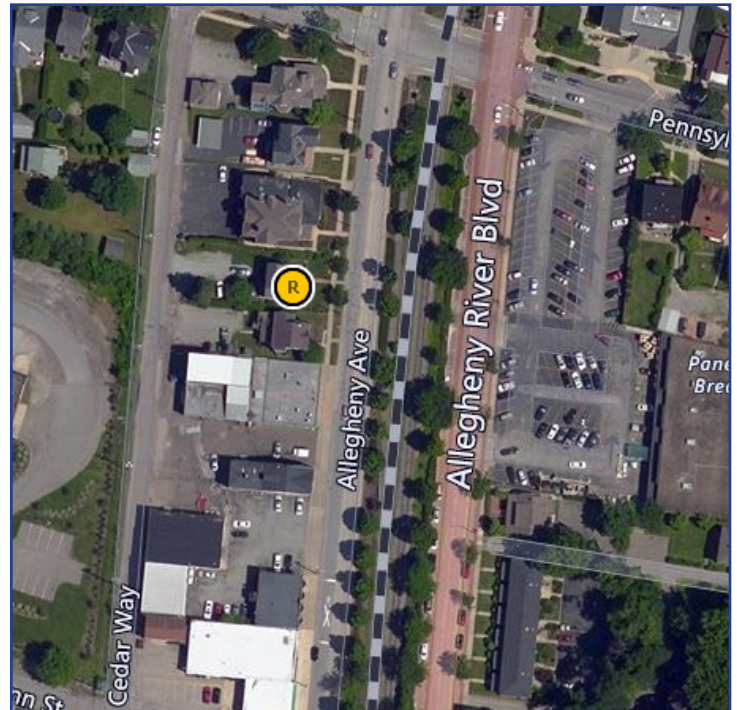
643 Allegheny Avenue
Allegheny County
Oakmont PA 15139



Property Highlights:

- First Floor Retail/Office space in the charming business district of Oakmont and within minutes of the Oakmont Country Club and the PA Turnpike and Route 28
- Building has been completely renovated
- **Space Available:**
First Floor: 866 +/- Square Feet | 3 Offices/1-ADA Restroom
Lower Level: 400 +/- Square Feet | Bonus Space | Kitchen/ADA Restroom
Total: 1,266 +/- Square Feet
- Zoned: C-Commercial District
- Traffic Count: 8,081 cars per day
- **Reduced Lease Rate: \$1,900/month + all utilities + janitorial**

Demographics	1 Mile	3 Mile	5 Mile
2017 Population	7,458	35,889	110,059
Median Household Income	\$60,313	\$60,319	\$55,839



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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