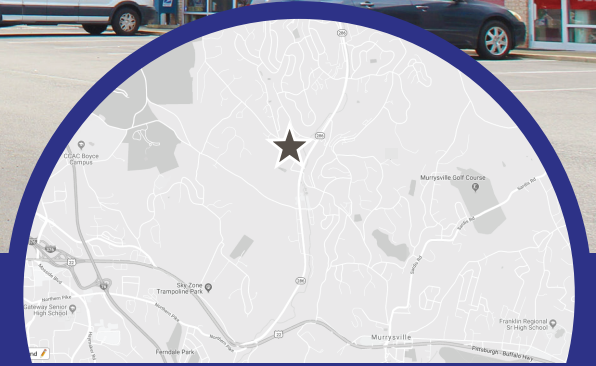


LEASE RETAIL/OFFICE

PRESQUE ISLE PLAZA

902 - 932 PRESQUE ISLE DRIVE, PITTSBURGH, PA 15239

SAMPSON·MORRIS GROUP



HIGHLIGHTS



- Prime retail space located on a lit intersection high traffic retail corridor in Plum Borough
- Located on the border of Allegheny & Westmoreland County
- Easy access to PA Turnpike & 376 Parkway East

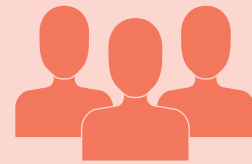


- Abundant on-site parking
- Traffic count: +/- 15,683 vehicles per day



- Wide variety of tenants including Subway, Shore Thing Exotics, HP Laundromat, and Stitt Chiropractic

DEMOGRAPHICS



| | 1 Mile | 3 Mile | 5 Mile |
|-----------------|----------|----------|----------|
| 2017 population | 7,809 | 28,392 | 67,975 |
| Med. HH Income | \$70,256 | \$74,826 | \$71,949 |

Asking Rate: \$12 - \$16 psf

PRC
COMMERCIAL

CONTACT:
Brad Ring
Commercial Brokerage
412.261.6532 x224
brad@prudentialrealty.com

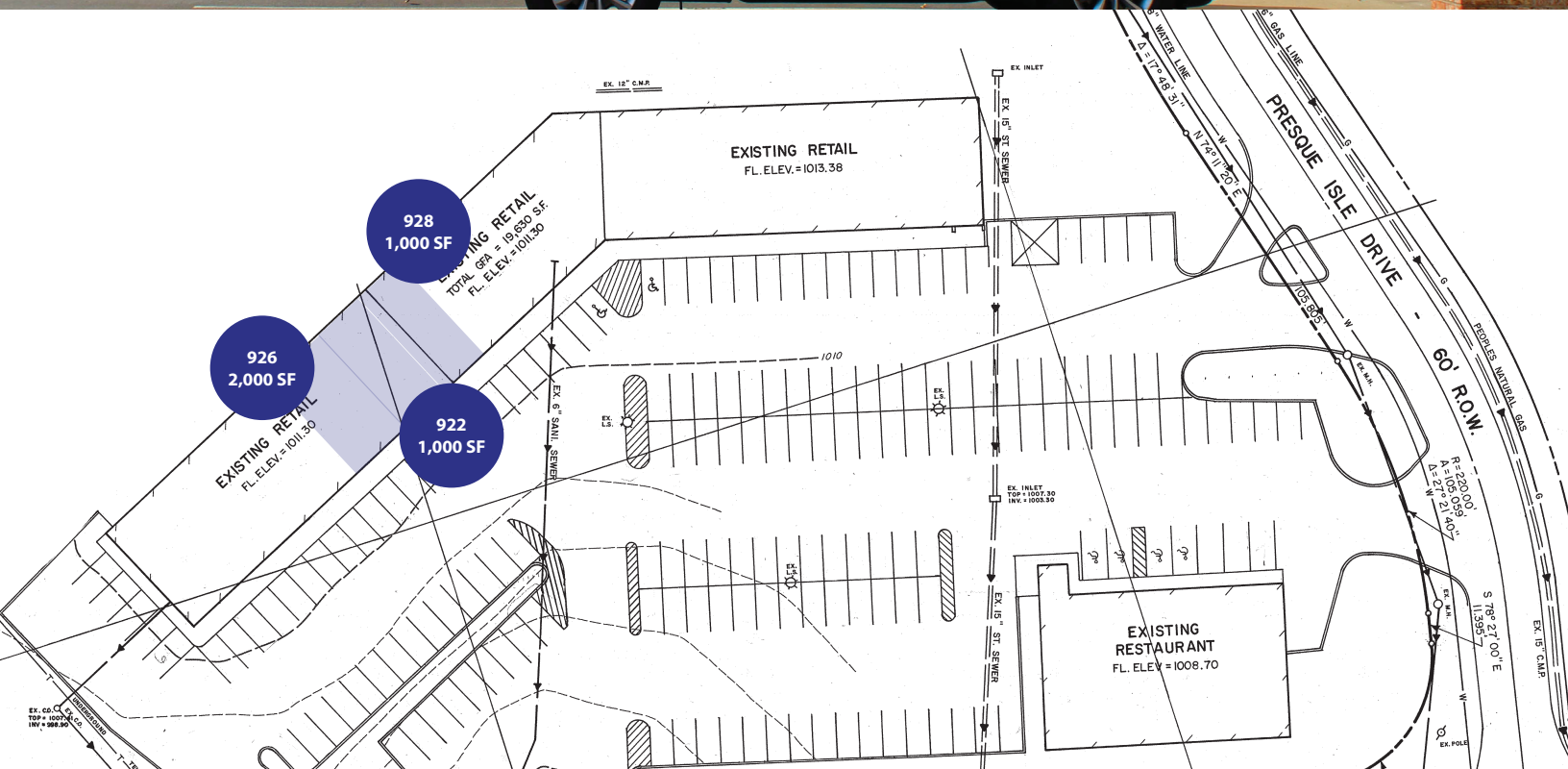
PRC Commercial
3700 South Water Street
Suite 105
Pittsburgh, PA 15203
www.prudentialrealty.com

All information furnished regarding this property for sale, rental, or financing is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease, or financing or withdrawal without notice. PRC Commercial will make no representation and assume no obligation regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property which will ultimately be leased or purchased.

LEASE RETAIL/OFFICE

PRESQUE ISLE PLAZA

902 - 932 PRESQUE ISLE DRIVE, PITTSBURGH, PA 15239



CONTACT:
Brad Ring
Commercial Brokerage
412.261.6532 x224
brad@prudentialrealty.com

PRC Commercial
3700 South Water Street
Suite 105
Pittsburgh, PA 15203
www.prudentialrealty.com

All information furnished regarding this property for sale, rental, or financing is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease, or financing or withdrawal without notice. PRC Commercial will make no representation and assume no obligation regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property which will ultimately be leased or purchased.