

# FOR LEASE OR SALE

## KEYSTONE PLACE

2801-2809 Leechburg Road

Lower Burrell, Pennsylvania 15068



- ✦ **17,500± SF Retail Shopping Plaza**
- ✦ 1.71 acres
- ✦ **2,500 SF former bank and 2,500 SF storefront retail available for lease**
- ✦ Tenants:
  - Nicola Mazziotti Bakery
  - Fox's Pizza
  - Planet Chi Salon
  - Ida's Restaurant
  - Jazzercise
  - Rose's Nails
  - Verizon
  - Lamp Post
- ✦ **FOR LEASE AT \$10/SF, plus utilities, janitorial and trash**
- ✦ Conveniently located with excellent visibility and signage
- ✦ 167 parking spaces, plus additional adjacent parking available
- ✦ Parcel ID 17-03-11-0-029
- ✦ Zoned Commercial
- ✦ NOI is approximately \$130,000
- ✦ **Pertinent property information is available if a Confidentiality Agreement is signed by the prospective buyer and broker**
- ✦ **FOR SALE AT \$1,300,000**

### EXCLUSIVELY OFFERED BY:

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# SITE PLAN

