



High visibility retail opportunity

Property Description

1,560 SF freestanding retail building. Perfect uses include Medical Marijuana Dispensary or fast casual restaurant. Great corner location on a highly traveled intersection on RT 65.

Get more information

Robert Delmonico

Associate
D 412 944 2129

Four PPG Place, Suite 300
Pittsburgh, PA 15222



Property Highlights

- 1,560 SF
- Lot size .28 acres
- Zoned CHC Highway Commercial
- Recently built out in 2018 with ADA compliant restrooms
- 12 parking spaces
- Great visibility with 25,000 cars per day
- Best use Fast Casual Restaurant or Medical Marijuana Dispensary

Offering Summary

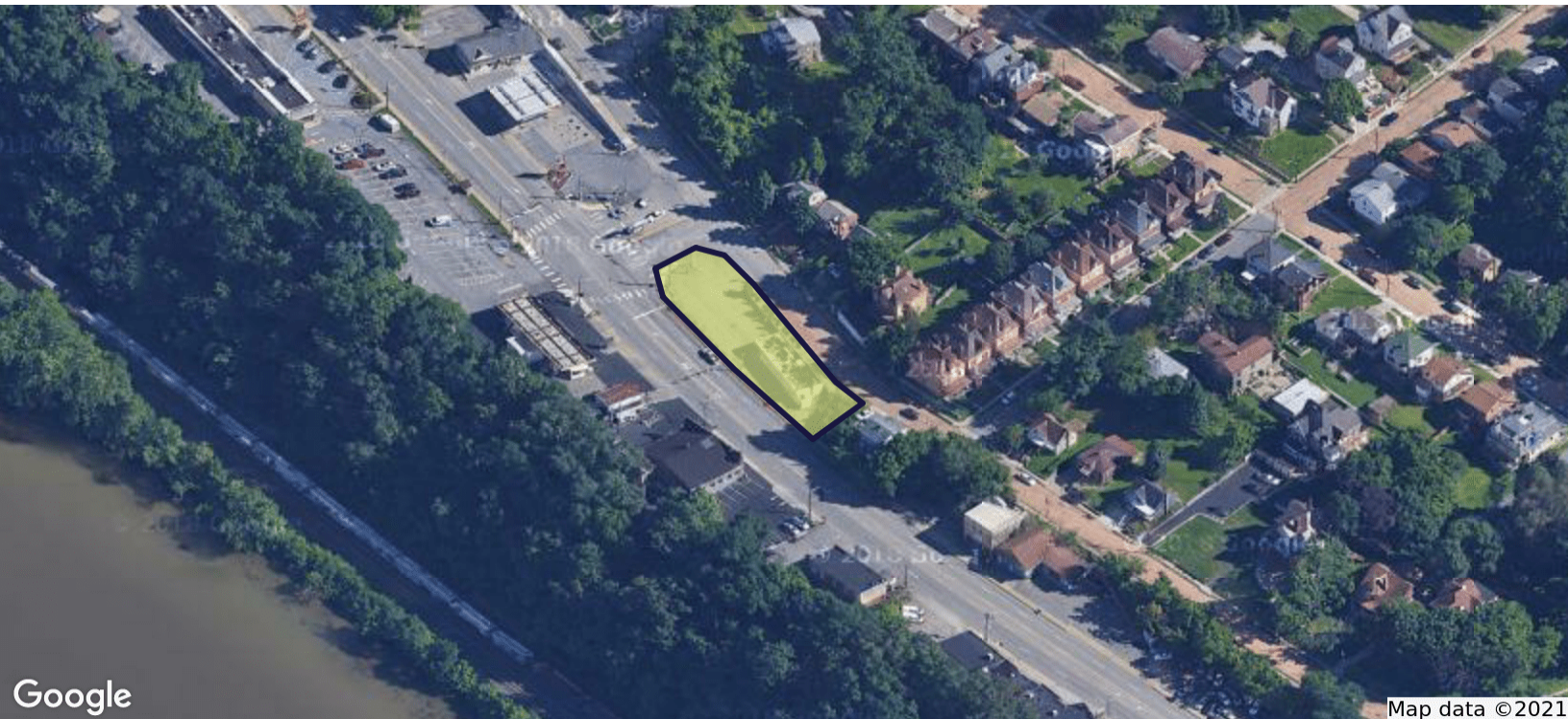
Sale Price:	\$450,000
Lot Size:	0.28 Acres
Building Size:	1,560 SF



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Google

Map data ©2021

Location Description

Located at the intersection of Ohio River Blvd and Riverview Ave

Location Details

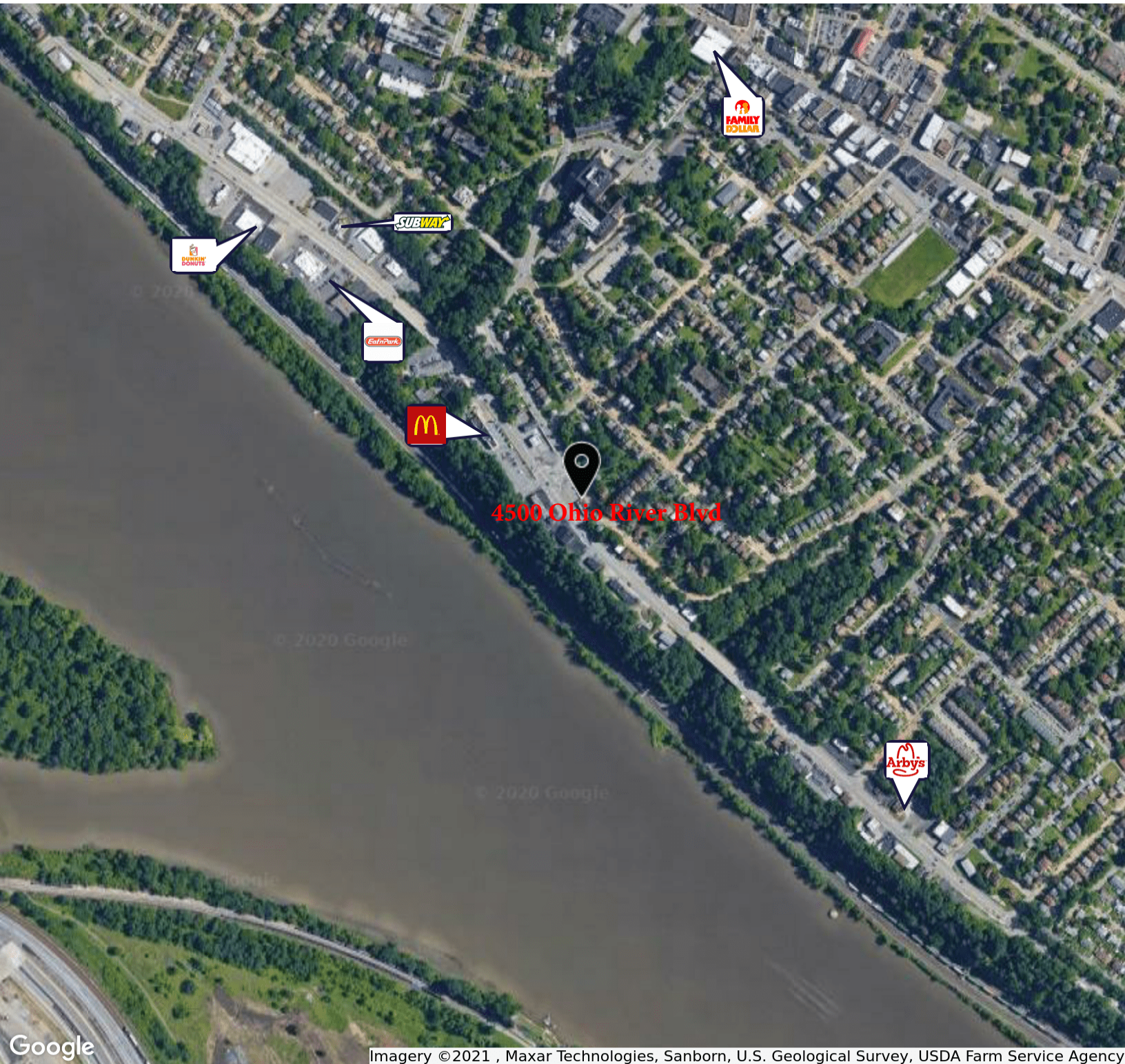
Market	Pittsburgh
County	Allegheny
Cross Streets	Ohio River Blvd & Riverview Ave



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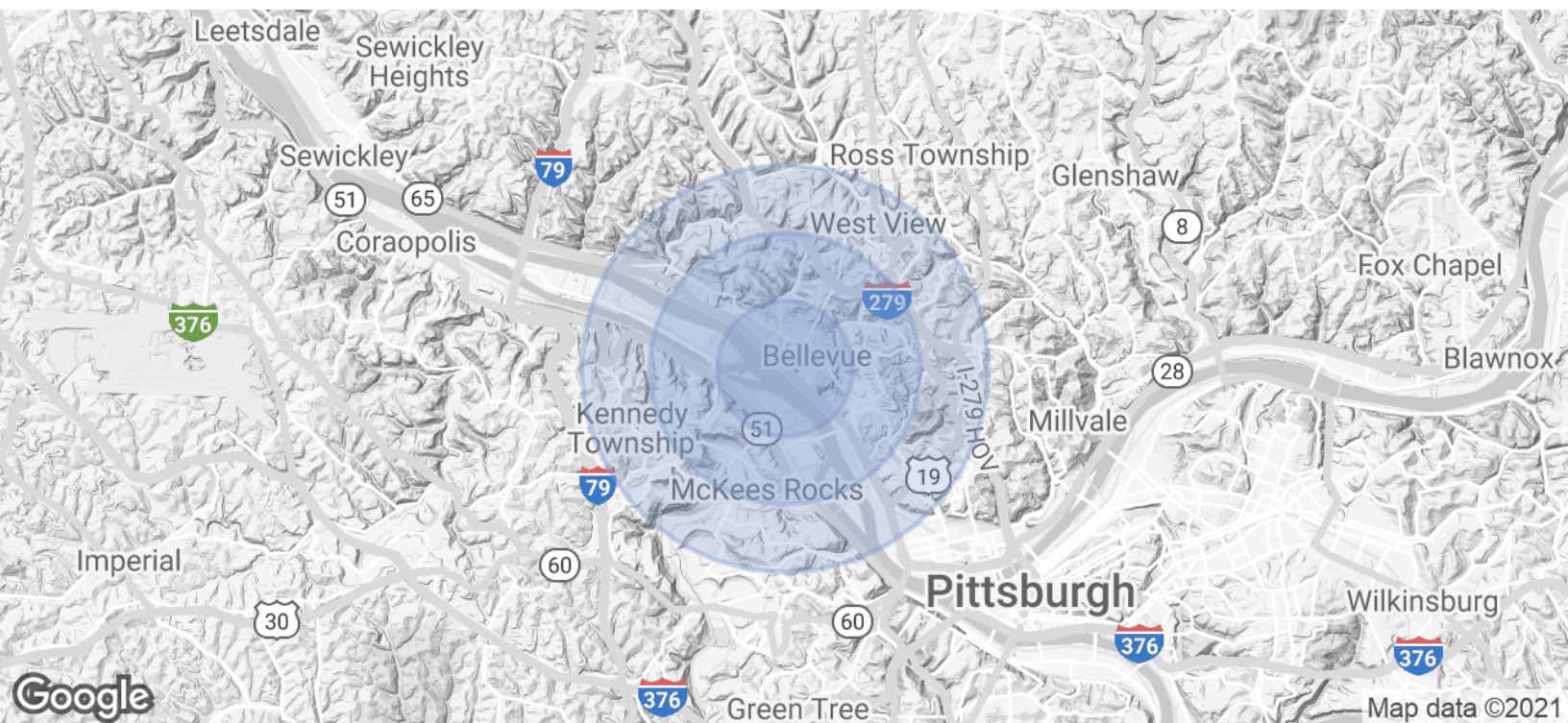
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Retail Property For Sale

4500 Ohio River Blvd, Bellevue, PA 15202



	1 Mile	2 Miles	3 Miles
Population			
Total Population	16,163	49,159	91,957
Average age	40.8	40.3	40.2
Average age (Male)	39.1	38.7	38.7
Average age (Female)	42.9	41.7	41.3
Households & Income			
Total households	7,874	22,409	39,956
# of persons per HH	2.1	2.2	2.3
Average HH income	\$47,028	\$49,763	\$52,934
Average house value	\$105,300	\$106,130	\$113,089

* Demographic data derived from 2010 US Census

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