

570 EAST BALTIMORE AVENUE

CLIFTON HEIGHTS, PA

±3,000 - 15,200 SF & PAD SITE AVAILABLE FOR LEASE



property highlights.

- New proposed development across from soon to be Lidl, Big Lots, and Dollar Tree located at the lighted intersection of Jackson Street and Baltimore Avenue
- Zoning: C2 - Commercial District
- Baltimore Avenue Traffic Counts: 14,144 VPD
- Deed restricted against gas station and convenience stores
- Ideal use: medical, fast food, daycare and restaurants
- This property is located in a Federal Opportunity Zone offering tax incentives for qualified businesses.

stats.

2020 DEMOGRAPHICS*	1 MILE	3 MILES	5 MILES
EST. POPULATION	28,401	259,389	588,679
EST. HOUSEHOLDS	12,117	97,137	224,038
EST. AVG. HH INCOME	\$75,933	\$74,933	\$77,530

BALTIMORE AVENUE TRAFFIC COUNT: 13,551 VPD *ESRI 2020



METRO[®]
COMMERCIAL
REAL ESTATE, INC.

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get in touch.

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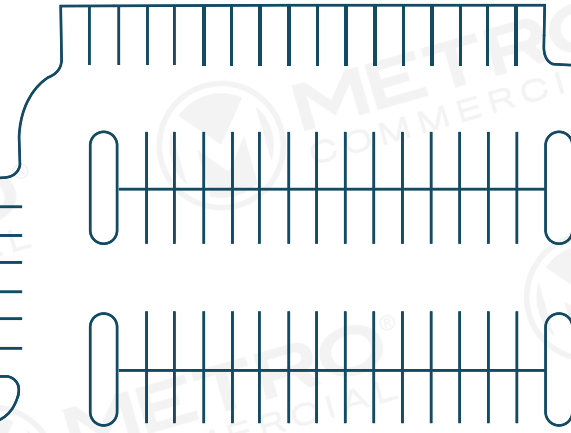
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BALTIMORE AVENUE 13,551 VPD



JACKSON STREET

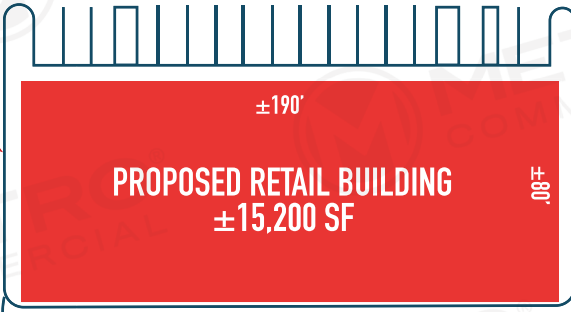
ZONED:
C-2
COMMERCIAL
DISTRICT



PROPOSED
PATIO

PAD SITE
AVAILABLE
WITH DRIVE
THRU OR
±5,000 SF
BUILDING WITH
OUTDOOR
PATIO

LOADING
ZONE



PROPOSED RETAIL BUILDING
±15,200 SF

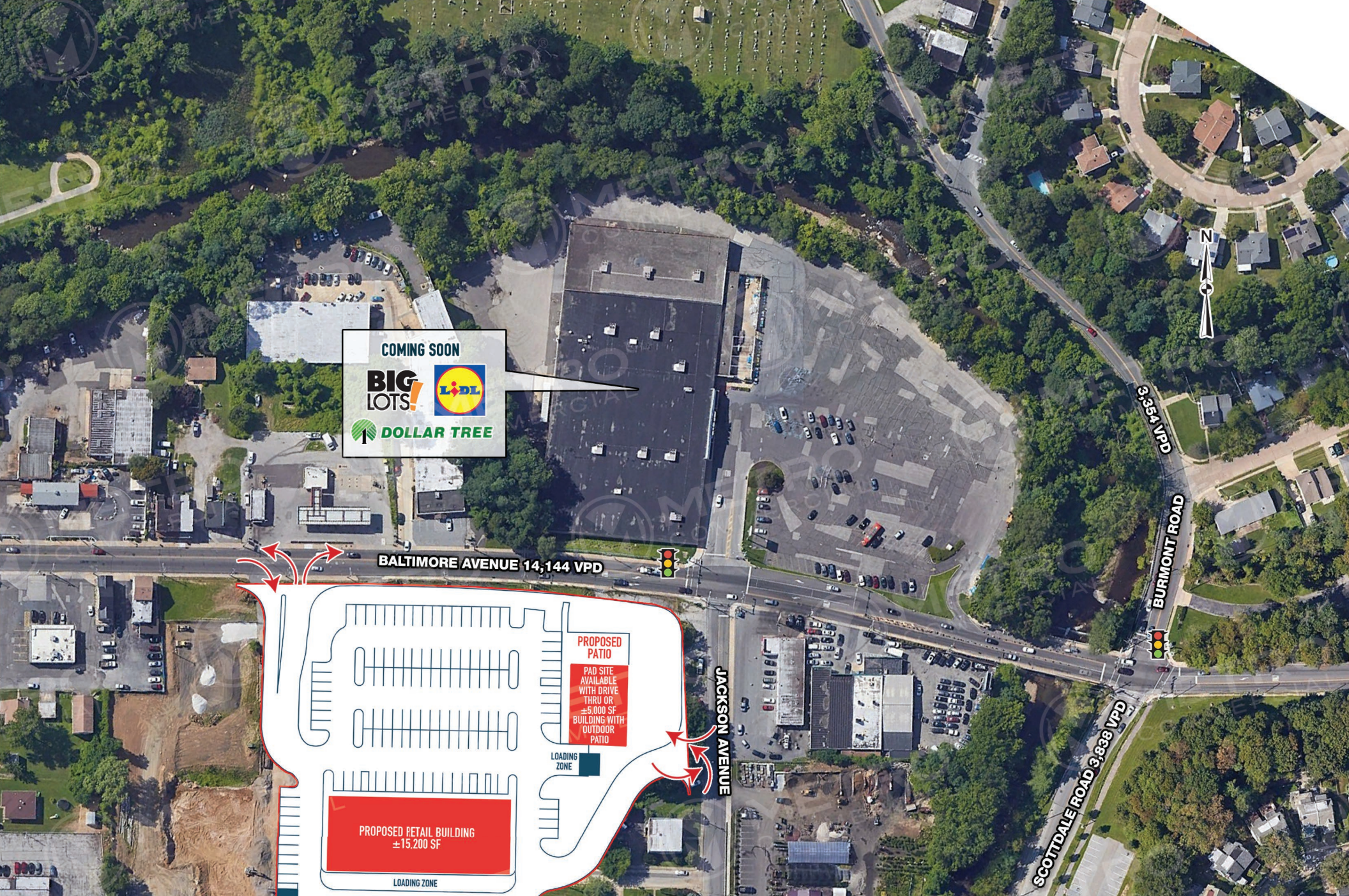
LOADING ZONE

EAST WASHINGTON STREET

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CLIFTON HEIGHTS, PA





COMING SOON
BIG LOTS!
LIDL
DOLLAR TREE

BALTIMORE AVENUE 14,144 VPD

JACKSON AVENUE

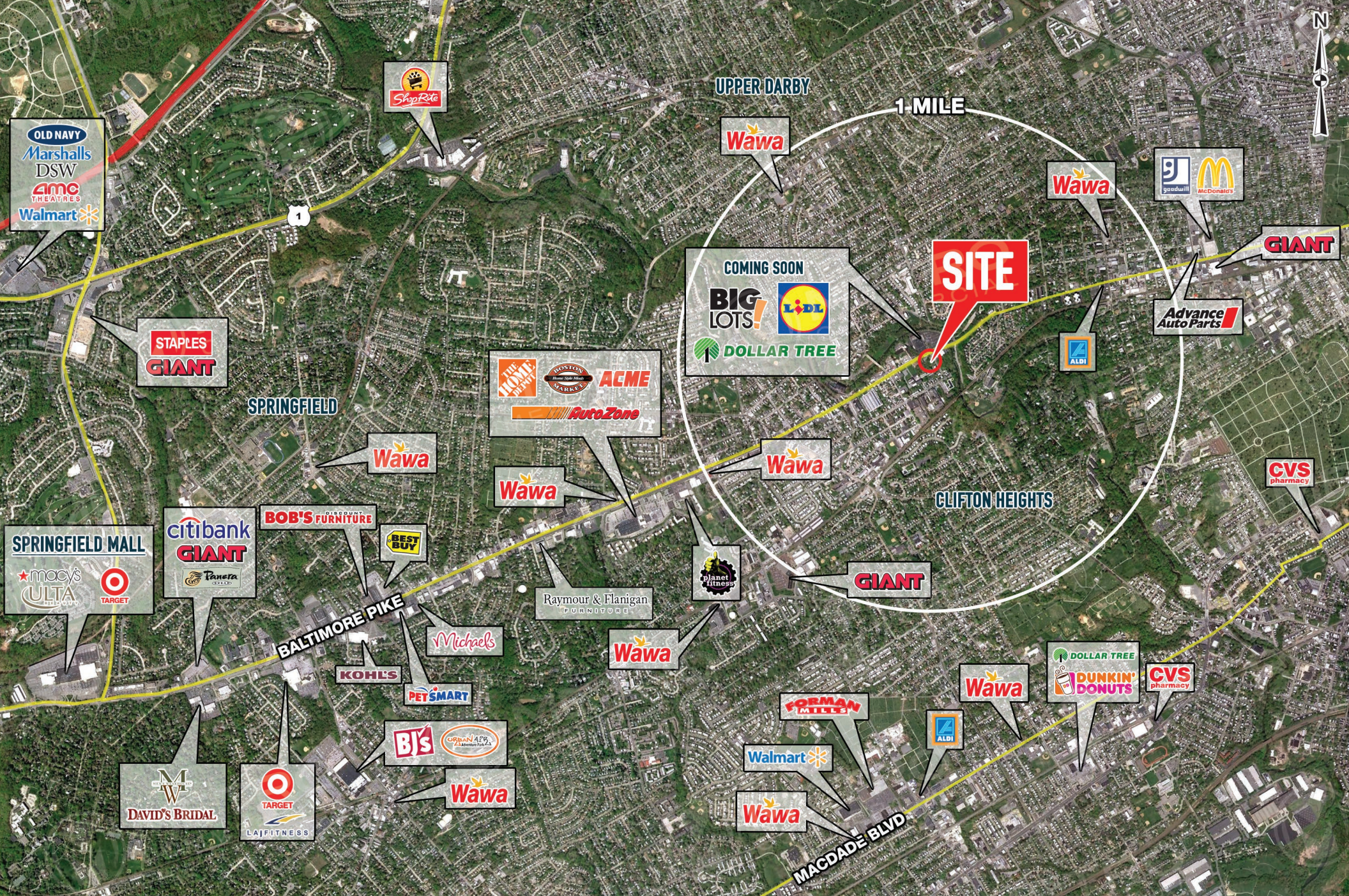
3,354 VPD
BURMONT ROAD

SCOTSDALE ROAD 3,838 VPD

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