



2-Parcel Mixed Use Available Rt 51 - High Visibility & Frontage

LISTING PRESENTATION | 1

Exclusively Listed by

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Executive Summary



Property Overview

KW Commercial is pleased to present an unique opportunity for owner-users, investors, or developers. The sale includes two properties located on desirable Route 51 in the South Hills of Pittsburgh. This high-visibility location offers over 200 feet of frontage and a daily traffic count exceeding 27,000 vehicles. 5121 Clairton Blvd is a 7,793 sq. ft. building and includes an open retail space which can be easily demised to accommodate a new business, a 2nd floor residential apartment, a large three-bay garage, and two leased rental spaces. This setup allows an owner/user the option to live and work in the same building or to lease the additional space for supplemental income.

5131 Clairton Blvd is a 2,000 sq. ft. commercial property currently leased as a residence. Together, these properties occupy a 0.55 acre footprint! With a combination of showroom space, storage space and rental income, this site is ideally suited for a retail or contractor seeking a versatile layout for their business operations. Investors and developers looking to acquire a property on Rt 51 to lease and/or repurpose, should investigate the potential for income diversification. For further details or to schedule a site visit, please contact Bill Forde at KW Commercial 412-439-0429.

Property Highlights

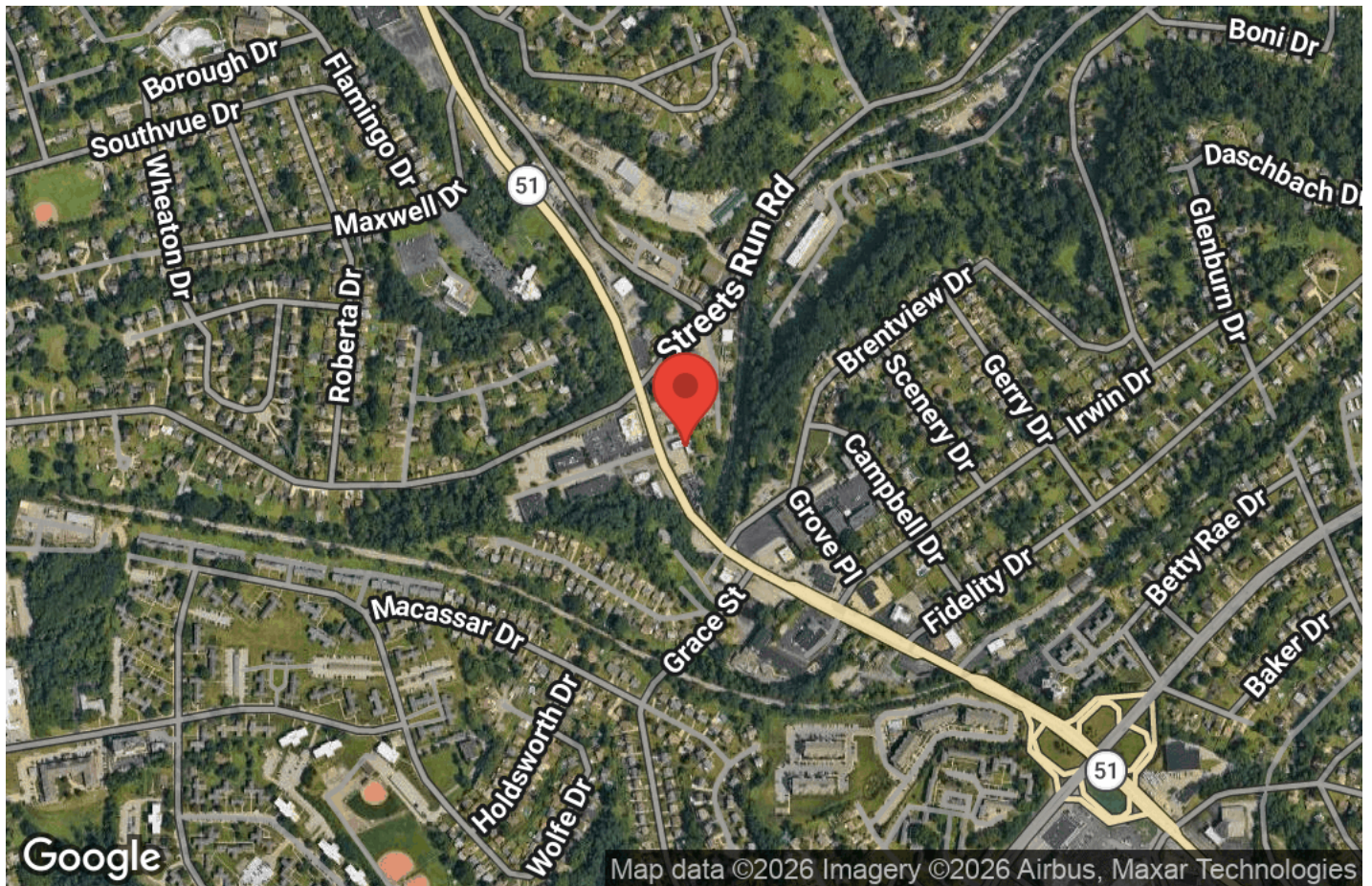
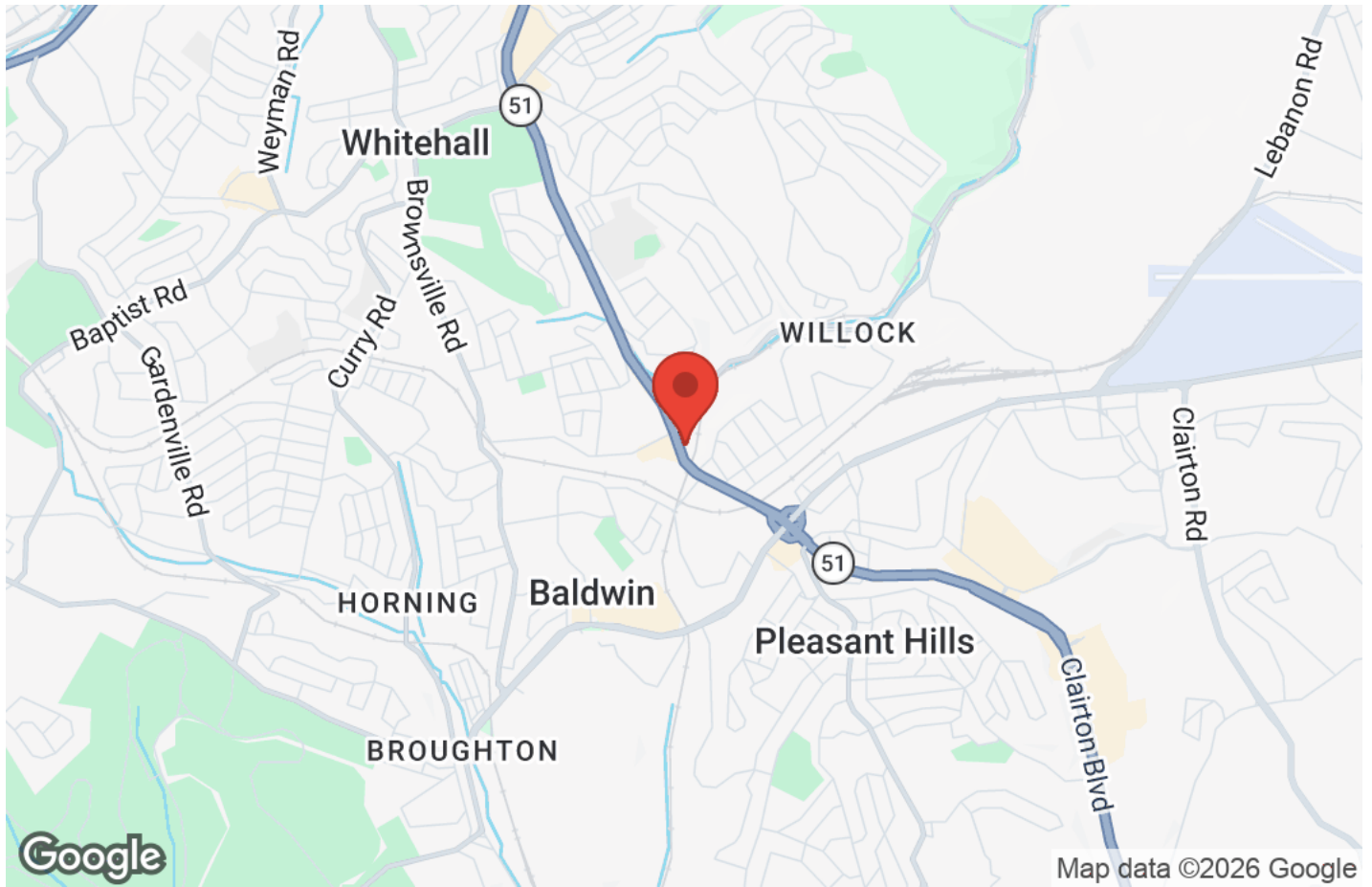
- 2 Parcels included in sale offering many options to new owner
- 200 ft frontage on Rt 51
- 3 current tenants
- 1568 sq ft of garage space for rental or storage
- High Visibility 27,000 ADT
- Open retail space
- Close to Pittsburgh

Price:	\$1,525,000
2 Building SF:	9793
Price / SF:	\$155.00
Lot Size:	0.55 acres
Frontage:	200 ft
Parking:	32+ Spaces
Zoning:	Commercial C-2

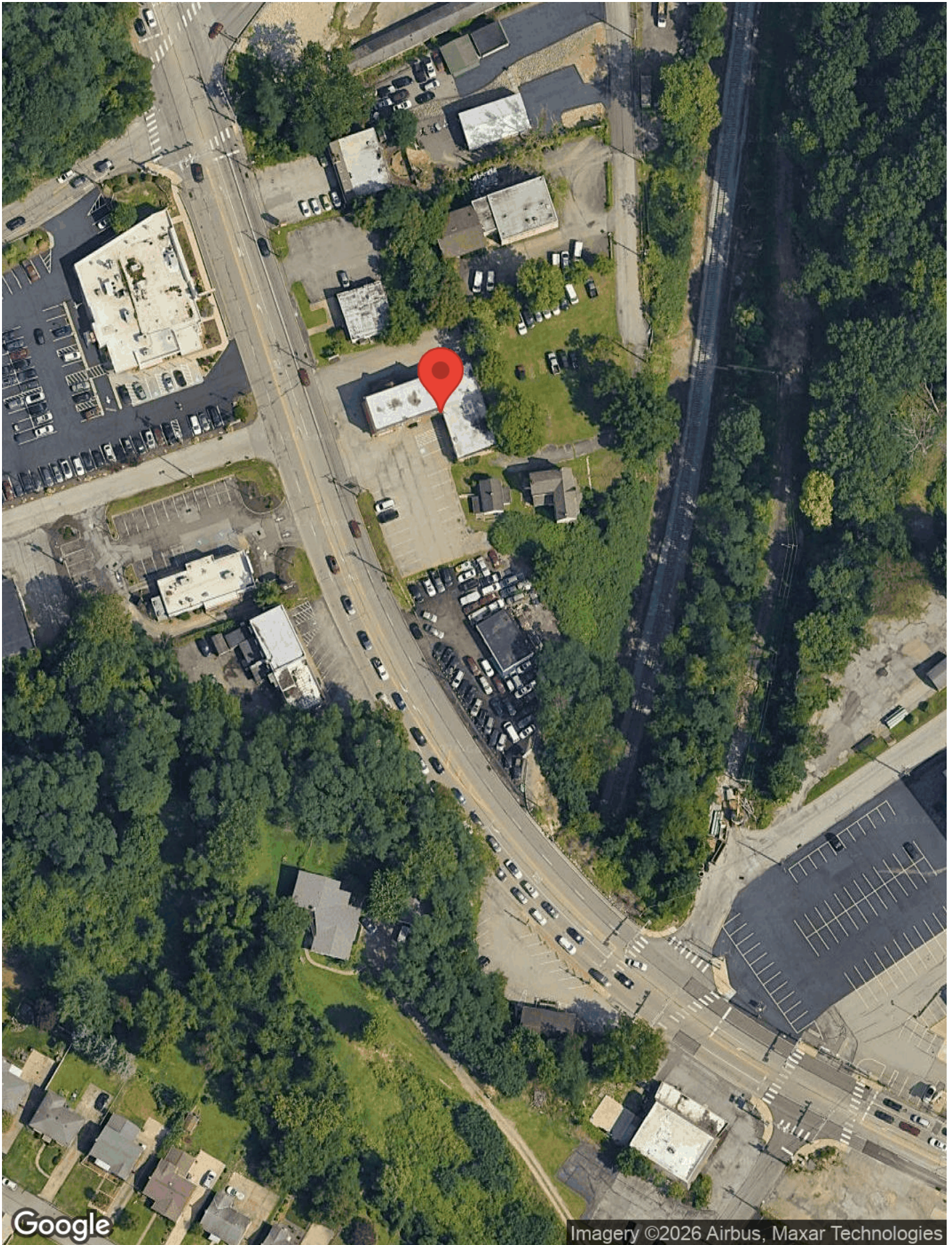
Property Photos



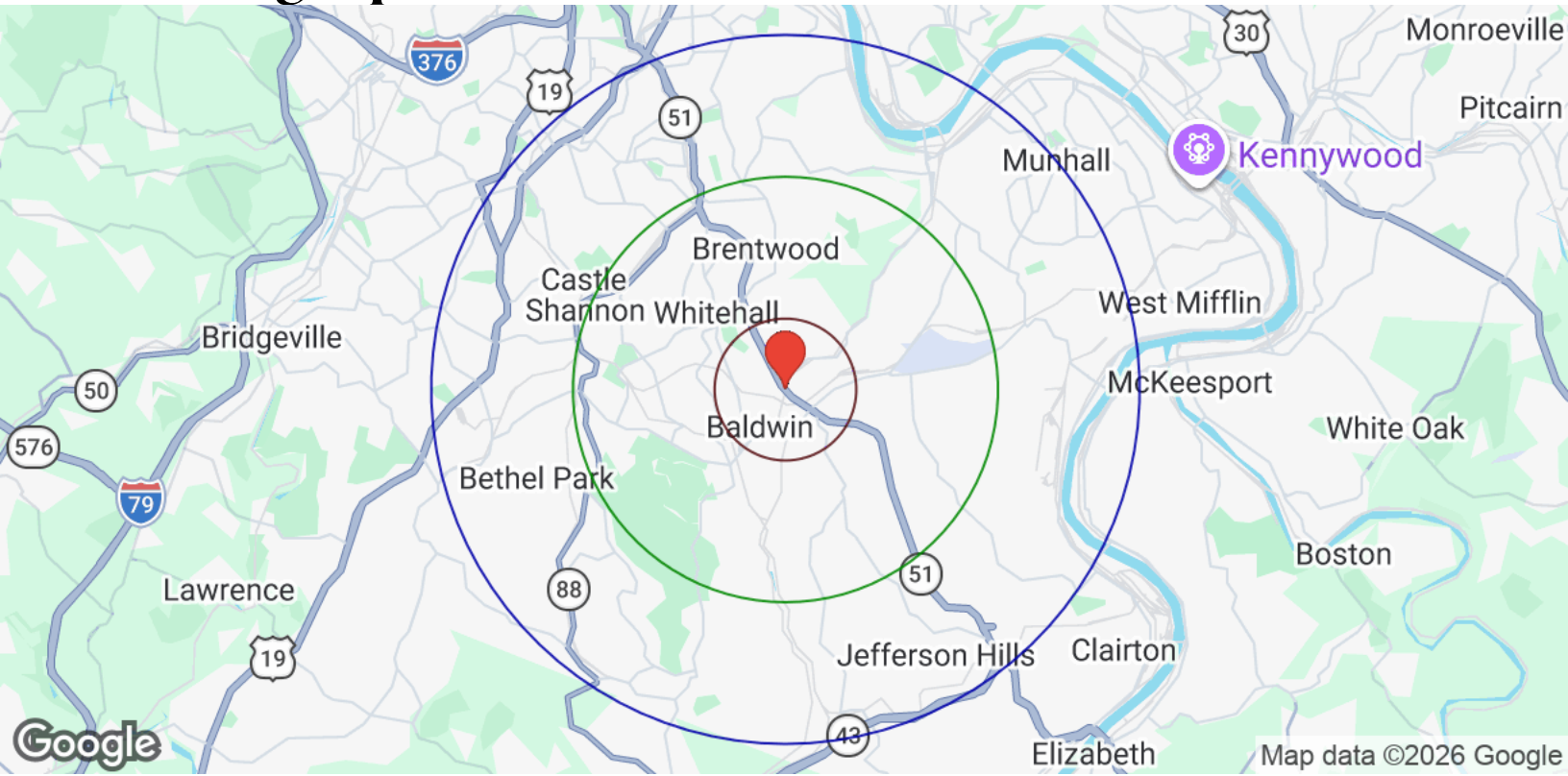
Location Maps



Aerial Map



Demographics



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	6,547	37,409	104,680
	Female	6,725	38,426	108,501
	Total Population	13,272	75,835	213,181
Race / Ethnicity	White	9,691	61,388	172,826
	Black	987	4,649	17,566
	Am In/AK Nat	9	38	128
	Hawaiian	5	15	21
	Hispanic	257	1,812	6,204
	Asian	2,044	6,309	11,171
	Multiracial	251	1,479	4,818
	Other	28	152	448
Housing	Total Units	6,147	36,107	104,461
	Occupied	5,669	33,401	95,365
	Owner Occupied	3,628	24,217	65,633
	Renter Occupied	2,041	9,184	29,732
	Vacant	478	2,705	9,096
Age	Ages 0 - 14	2,333	12,088	33,741
	Ages 15 - 24	1,445	7,071	20,474
	Ages 25 - 54	5,182	28,914	82,808
	Ages 55 - 64	1,616	9,869	27,925
	Ages 65+	2,696	17,893	48,233
	Income	Median	\$82,820	\$91,862
Under \$15k		429	2,452	7,037
\$15k - \$25k		314	1,631	4,929
\$25k - \$35k		320	1,804	6,004
\$35k - \$50k		755	3,393	10,042
\$50k - \$75k		810	4,506	13,584
\$75k - \$100k		658	4,321	11,687
\$100k - \$150k		1,164	7,291	19,588
\$150k - \$200k		594	3,974	10,371
Over \$200k		625	4,030	12,124

Attn: Owner/User-Investor- Rt. 51 Purchase Opportunity

MORRISON KITCHENS & BATH

PHASE 4
LANDSCAPE DESIGN

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