

LIBRARY PLAZA ON ROUTE 88

2544-2546 Library Rd,
Pittsburgh, PA 15234

\$2,350,000



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



INVESTMENT HIGHLIGHTS

NAI Burns Scalo is pleased to present for sale 2544-2546 Library Road (Library Plaza), a well-positioned neighborhood retail center located along the heavily travelled Route 88 corridor in Pittsburgh's South Hills. The property benefits from strong visibility, convenient access, and a steady flow of daily traffic, making it an ideal location for a variety of retail, service, and office users.

- Recent Capital Improvements (New roof, siding, exterior paint, lighting, parking lot, HVAC, furnaces, plumbing, and mechanicals)
- 46+ Parking Spaces (Front, Side, and Rear)
- High-Visibility Location along Rte 88 with Strong Daily Traffic Counts
- Established Tenant Mix Providing In-Place Income
- Value-Add Opportunity through Lease-up of Vacant Spaces

Investment Summary

Sale Price	\$2,350,000
Price / SF	\$90.77
Cap Rate	9.51%
NOI	\$233,409

Property Summary

Address	2544-2546 Library Road, Pittsburgh, PA 15234
Building Size	25,890 SF
Lot Size	0.91 Acres
Units	18
Year Built	1910



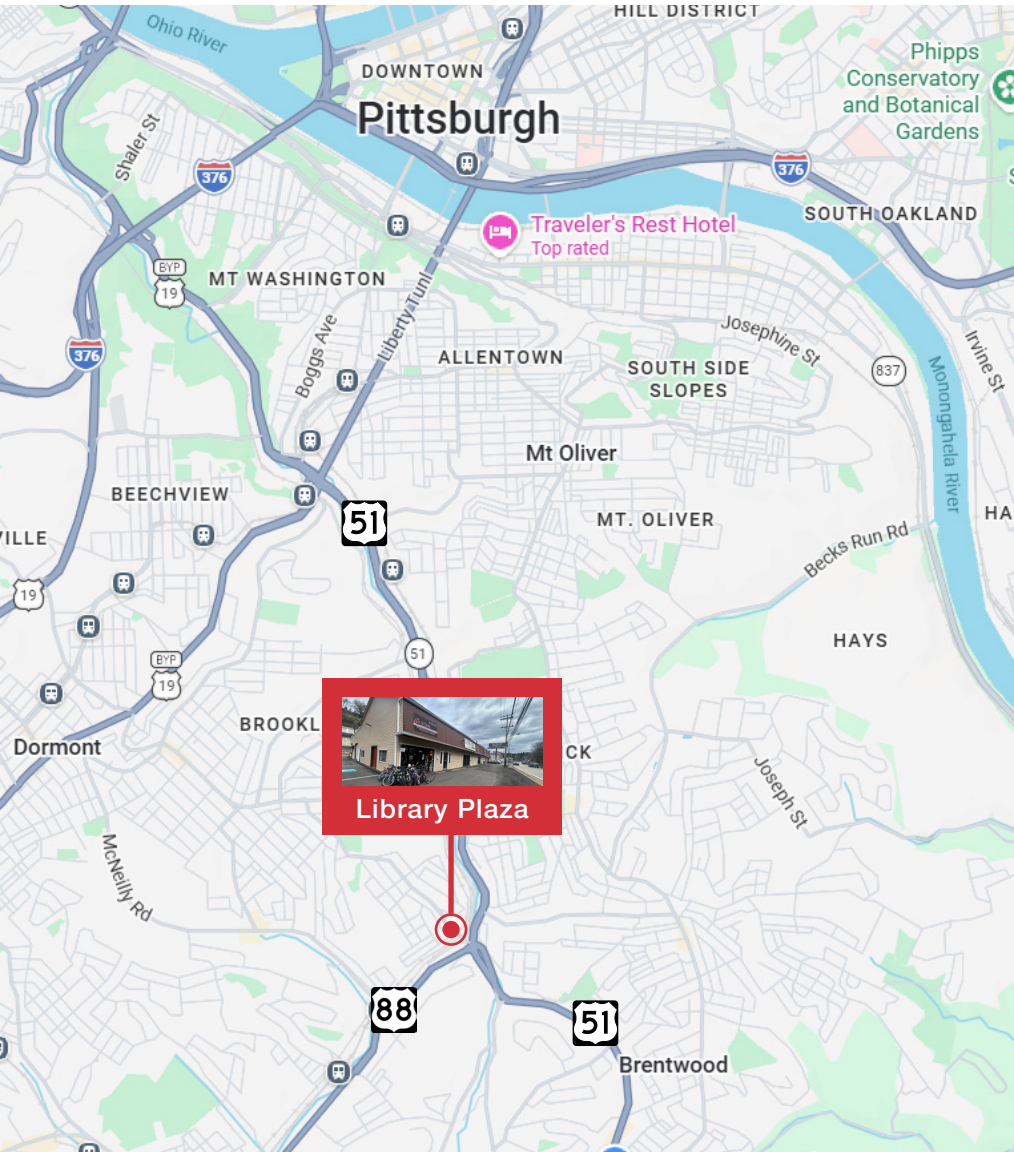
PROPERTY PHOTOS



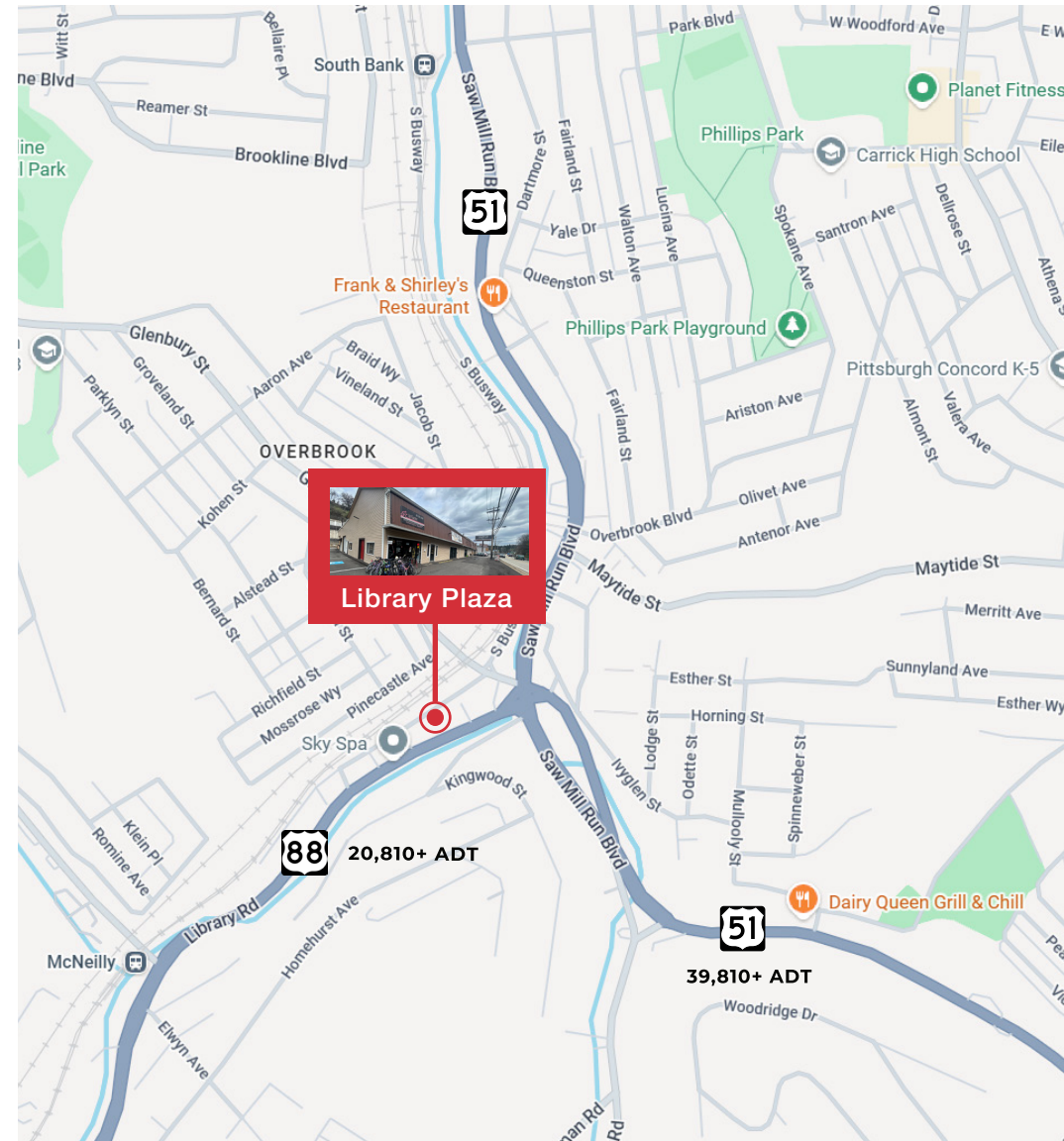
PARCEL MAP



LOCATION MAPS



5 MILES TO DOWNTOWN PITTSBURGH



ADJACENT TO THE RT 88 / 51 INTERSECTION

RETAILER MAP



FINANCIAL OVERVIEW

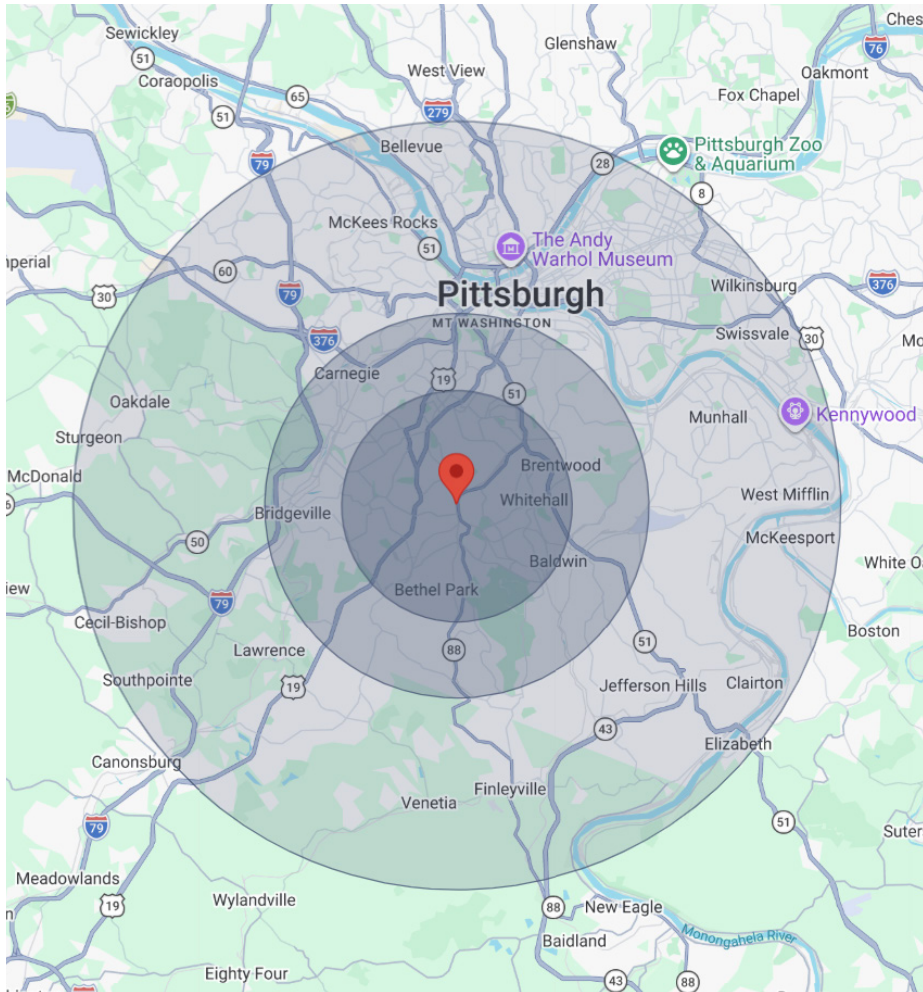
Tenant	SF	Suite	Pro Rata %	Monthly Rent	Annual Rent	Rent / SF	Lease Start	Lease End
Up Cycles	1,400	101	5.41%	\$1,100.00	\$13,200.00	\$9.43	1/1/25	12/31/27
777 Skill Games	1,600	104	6.18%	\$2,000.00	\$24,000.00	\$15.00	2/1/25	1/31/28
25 Studio (Sweet Delux Studio)	1,308	103	5.05%	\$1,600.00	\$19,200.00	\$14.68	1/1/25	12/31/27
True Fresh Grocery & Meat	2,800	102	10.81%	\$4,500.00	\$54,000.00	\$19.29	8/1/25	7/31/26
Scalp & Stem	1,500	105	5.79%	\$1,581.00	\$18,972.00	\$12.65	1/1/25	12/31/27
Sky Spa	5,000	2544 RR	19.31%	\$6,000.00	\$72,000.00	\$14.40	2/1/25	1/31/31
Education Installation	5,400	2544 LR	20.86%	\$3,000.00	\$36,000.00	\$6.67	1/1/25	12/31/30
Amber & Amber	300	201/202	1.16%	\$375.00	\$4,500.00	\$15.00	1/1/25	12/31/27
Taylor O'Neal	120	203	0.46%	\$175.00	\$2,100.00	\$17.50	1/1/25	12/31/27
Ventilation Purification	712	205	2.75%	\$800.00	\$9,600.00	\$13.48	1/1/25	12/31/27
Koko's Braiding	400	207	1.54%	\$450.00	\$5,400.00	\$13.50	1/1/25	12/31/27
Ashley Marvin Studio	500	207	1.93%	\$600.00	\$7,200.00	\$14.40	1/1/25	12/31/26
Shawnese Lashes	150	210	0.58%	\$150.00	\$1,800.00	\$12.00	1/1/25	12/31/27
Kinstyle you? Kindyl Ingram	450	208	1.74%	\$600.00	\$7,200.00	\$16.00	9/1/25	8/31/27
Ciara twelve 18 llc	200	204	0.77%	\$250.00	\$3,000.00	\$15.00	1/1/25	10/31/26
Lamar Signs	-	-	0.00%	\$400.00	\$4,800.00	-	1/1/26	12/31/31
Nach Business Nbraidstyles	550	-	2.12%	\$600.00	\$7,200.00	\$13.09	3/1/26	2/28/28
New Tenant	3,500	2546 U	13.54%	\$3,000.00	\$36,000.00	\$10.29	-	-
TOTAL	25,890		100.00%		\$326,172.00			

FINANCIAL OVERVIEW

Income Summary	Current Financials
Rental Income	\$326,172
Vacancy (5%)	-\$16,309
TOTAL INCOME	\$309,863

Expense Summary	Current Financials
Taxes	\$3,150
Insurance	\$8,413
Snow Removal	\$3,352
Garbage	\$3,197
Gas	\$15,958
Water	\$7,380
Sewage	\$10,298
Electricity	\$19,209
Management (5%)	\$15,493
GROSS EXPENSES	\$86,454
NET OPERATING INCOME	\$223,409

DEMOGRAPHICS



Population	3 Miles	5 Miles	10 Miles
2026 Total Population	134,268	306,685	849,595
Median Age	41.7	39.9	40.2
Employees	32,653	347,524	593,438
Businesses	4,769	27,254	59,700

Household & Income	3 Miles	5 Miles	10 Miles
Total Households	59,089	135,917	380,125
# of Persons per HH	2.2	2.1	2.1
Median HH Income	\$78,822	\$75,934	\$71,553
Median Home Value	\$203,411	\$224,347	\$224,246

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