

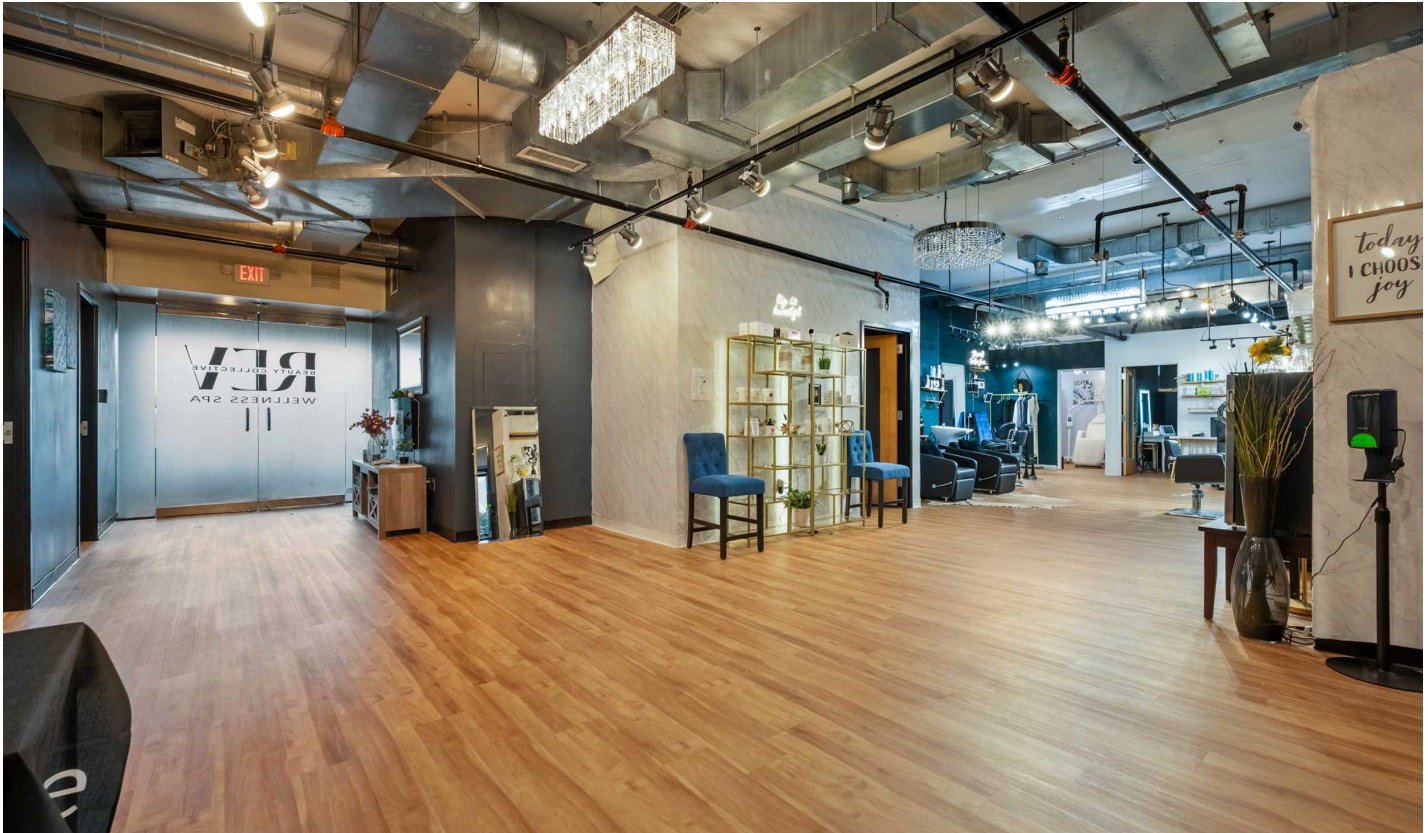
SALON SPACE

- 3,500 SF sublease
- Current beauty salon buildout
- Flexible professional use potential
- Shared lobby, restrooms, elevator



RE/MAX SELECT REALTY

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Property Summary

Address1:	12330 Perry Highway
Address2:	Wexford, PA 15090
Lease Rate:	\$22 / SF - Full-Service
Available SF:	3,500
Building SF:	31,185
Floors:	2
Lot Size:	2.42 Acres
Parking Ratio:	3 / 1000 SF
Parking:	100
Zoning:	

Property Overview

A 3,500 square foot suite is available for sublease at 12330 Perry Highway. Currently operating as an active beauty salon, the space offers a modern and functional layout that can accommodate a variety of personal service or office-based users. The existing buildout includes dedicated areas for workstations, private treatment rooms, and an inviting reception space, providing a turnkey opportunity for salon operators or a flexible canvas for other professional uses. Tenants also benefit from access to shared restrooms, lobby, and elevator service.

Location Overview

12330 Perry Highway sits along one of the North Hills' most visible and accessible corridors. The property provides direct access to I-79, Route 19, and surrounding communities, offering convenience for both employees and clients. The immediate area is home to a diverse mix of professional offices, medical practices, salons, restaurants, and retail establishments, making it a vibrant and well-trafficked business environment.

PROPERTY PHOTOS

12330 PERRY HIGHWAY

12330 Perry Highway
Wexford, PA 15090

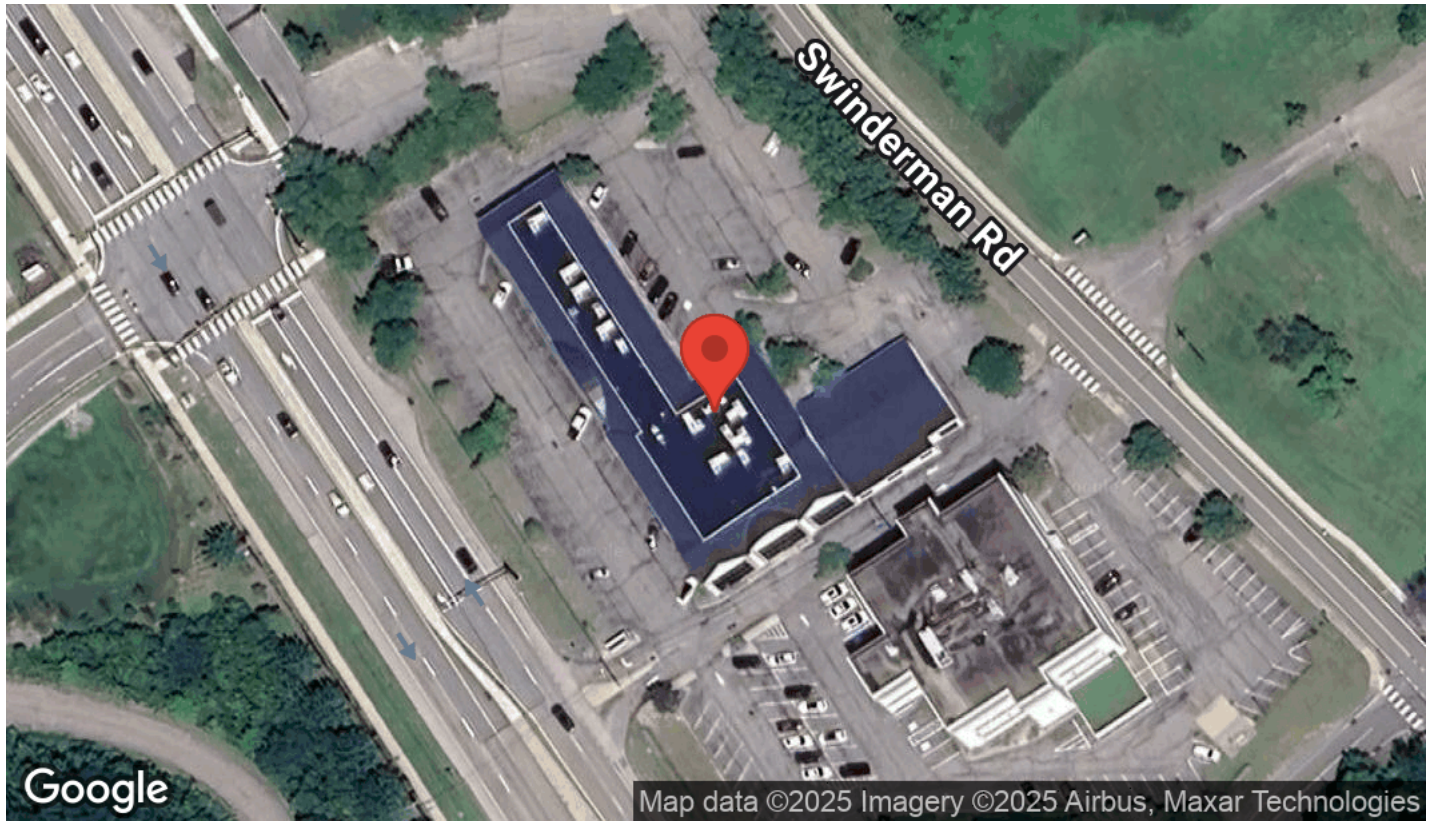


The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. Users should consult with a professional in the respective legal, accounting, tax or other professional.

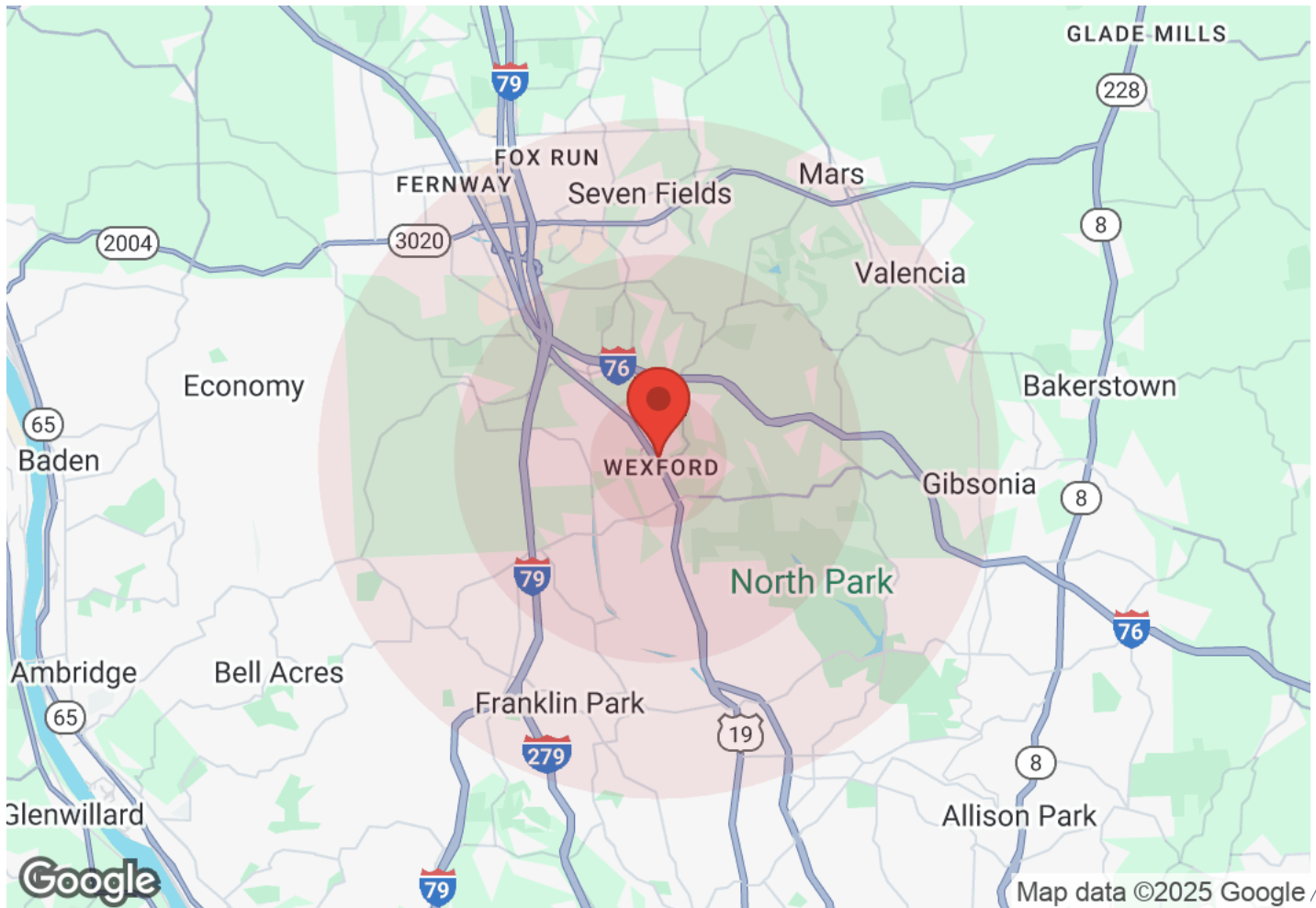
LOCATION MAPS

12330 PERRY HIGHWAY

12330 Perry Highway
Wexford, PA 15090



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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	2,332	14,964	40,622	Median	\$141,520	\$146,650	\$129,824
Female	2,289	14,786	40,342	< \$15,000	133	475	1,335
Total Population	4,621	29,750	80,964	\$15,000-\$24,999	26	201	821
				\$25,000-\$34,999	52	323	1,074
				\$35,000-\$49,999	15	423	1,615
				\$50,000-\$74,999	190	1,240	3,919
				\$75,000-\$99,999	166	920	3,174
				\$100,000-\$149,999	342	1,948	5,942
				\$150,000-\$199,999	332	1,649	4,351
				> \$200,000	455	3,635	8,942
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	896	6,059	14,935	Total Units	1,847	11,602	33,431
Ages 15-24	493	3,222	9,001	Occupied	1,710	10,812	31,174
Ages 25-54	1,855	11,766	31,598	Owner Occupied	1,385	9,150	24,800
Ages 55-64	652	3,971	10,824	Renter Occupied	325	1,662	6,374
Ages 65+	725	4,732	14,608	Vacant	137	790	2,257
Race	1 Mile	3 Miles	5 Miles				
White	3,900	24,463	68,593				
Black	99	681	1,797				
Am In/AK Nat	3	12	24				
Hawaiian	N/A	3	8				
Hispanic	159	931	2,267				
Asian	346	2,984	6,696				
Multi-Racial	104	625	1,465				
Other	9	48	105				