



100 Chamber Plaza, Charleroi, PA 15022

FOR LEASE

INDUSTRIAL



100 CHAMBER PLAZA

REMAX PINNACLE

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Property Summary

Building SF:	29,000
Lease Rate:	5/sq fot /yr
Lot Size:	2.16 Acres
Price:	\$0

Property Overview

- Listing Highlights
- ±29,000 SF industrial/flex/retail-capable facility
 - Situated on 2.1 acres in an established retail strip center setting
 - Former pasta manufacturing / food production facility
 - Prior grocery-related use; strong fit for grocery, food production, commissary, cold storage, warehouse, distribution, or specialty retail

Location Overview

Area Description

100 Chamber Plaza is located in Charleroi, Pennsylvania, a Mid-Mon Valley community in Washington County positioned along the Monongahela River corridor. The property sits within an established commercial/retail strip center setting with surrounding retail, medical, dental, service, and commercial uses, providing strong flexibility for both customer-facing and operational tenants.

The location offers convenient regional access through the Charleroi/Mon Valley corridor, with nearby connections to Route 88 and Interstate 70, allowing tenants to serve the surrounding communities of

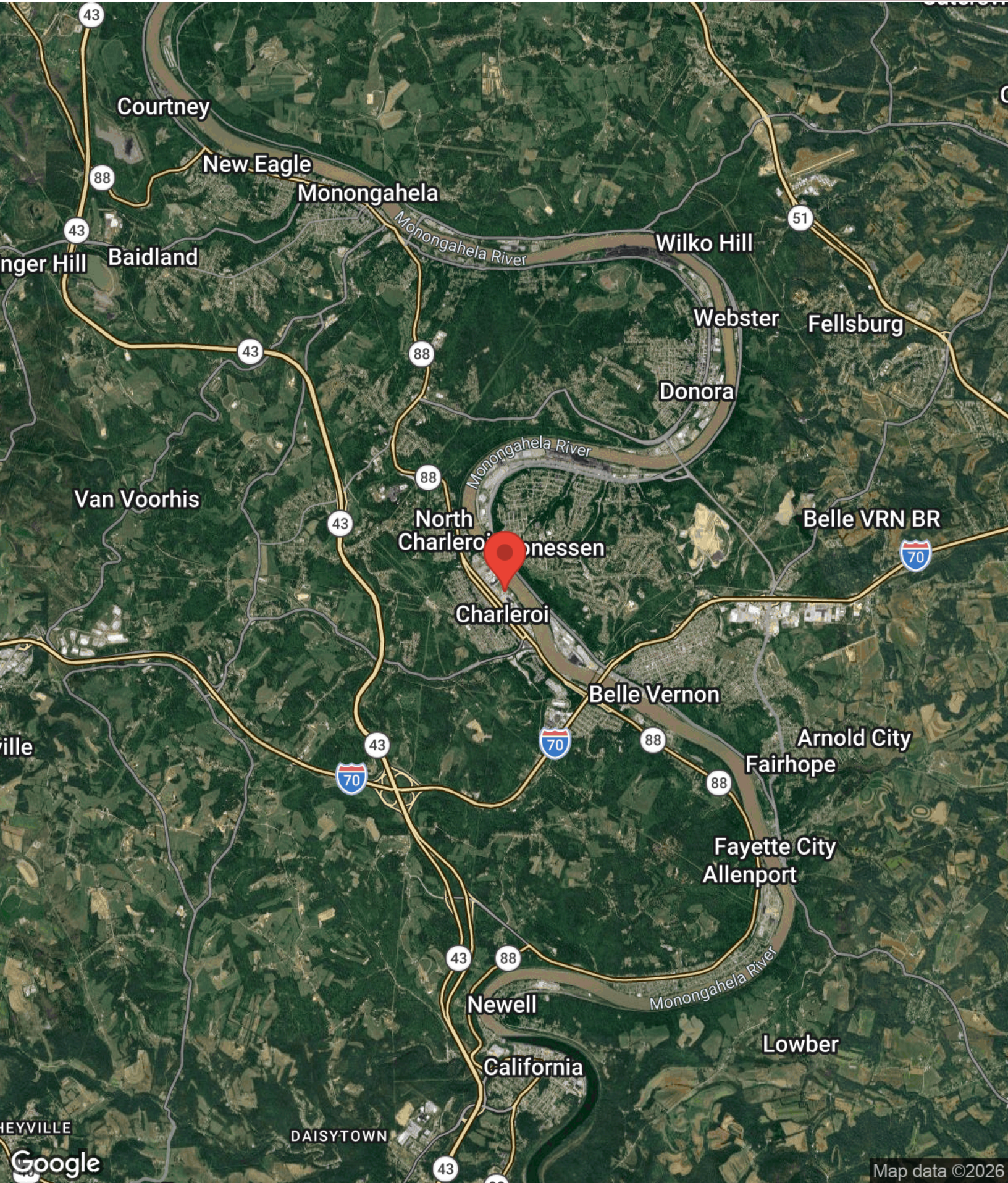
PROPERTY PHOTOS

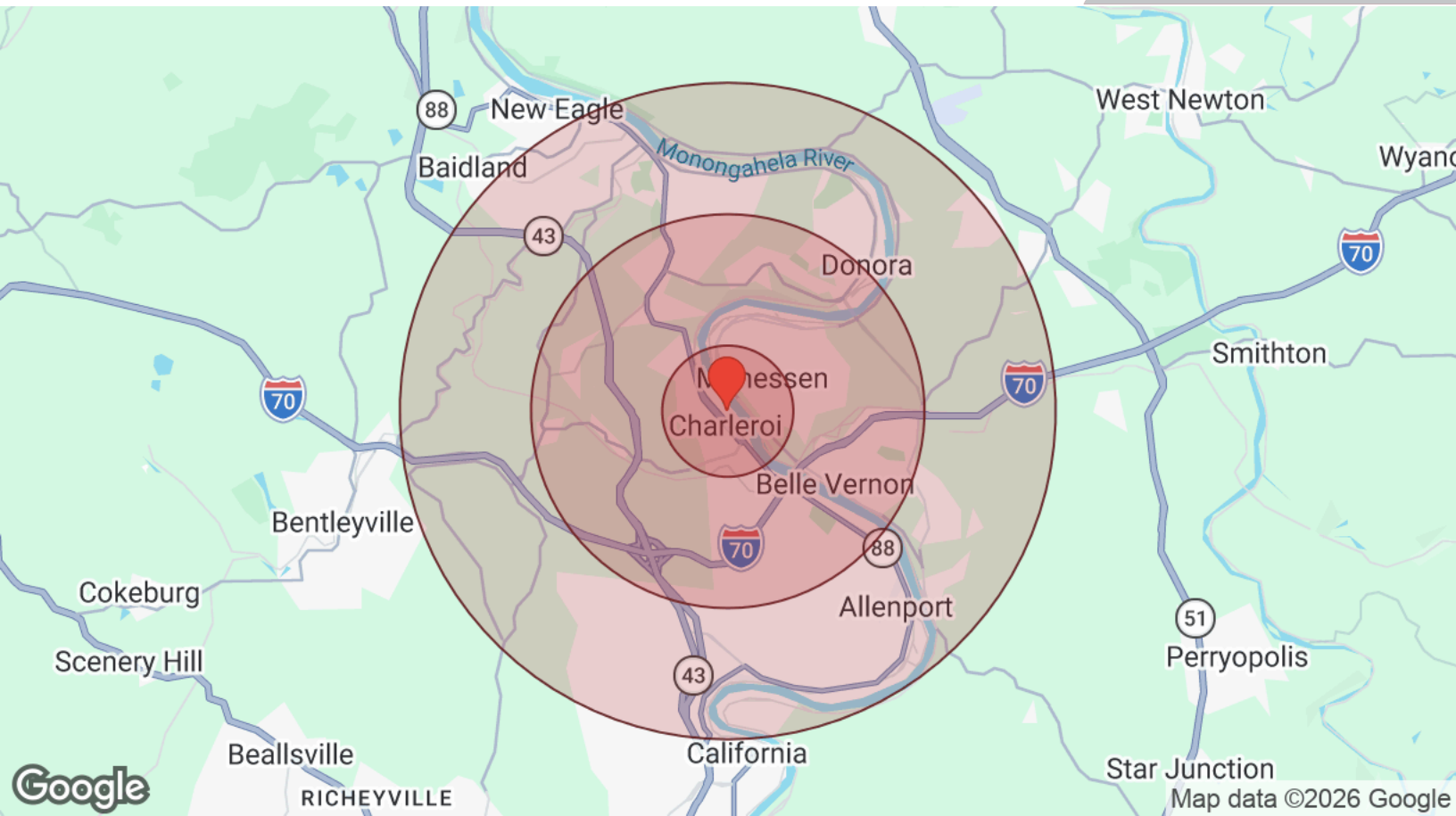
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REGIONAL MAP

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Distance: 1 Mile 3 Miles 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	3,958	13,234	23,060
Female	4,042	13,790	23,777
Total Population	8,000	27,024	46,837
Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	6,770	23,292	41,399
Black	681	2,186	2,946
Am In/AK Nat	5	16	23
Hawaiian	2	3	5
Hispanic	206	657	1,059
Asian	111	211	295
Multiracial	214	624	1,054
Other	11	38	61
Housing	1 Mile	3 Miles	5 Miles
Total Units	4,308	14,239	24,475
Occupied	3,712	12,459	21,555
Owner Occupied	2,147	8,350	14,818
Renter Occupied	1,565	4,109	6,737
Vacant	596	1,780	2,920

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,255	4,124	7,099
Ages 15 - 24	828	2,746	4,743
Ages 25 - 54	3,109	9,887	16,953
Ages 55 - 64	1,060	3,775	6,666
Ages 65+	1,747	6,492	11,376
Income	1 Mile	3 Miles	5 Miles
Median	\$51,170	\$55,443	\$58,119
Under \$15k	513	1,988	3,237
\$15k - \$25k	313	940	1,643
\$25k - \$35k	316	992	1,650
\$35k - \$50k	683	1,853	2,948
\$50k - \$75k	639	2,159	3,786
\$75k - \$100k	305	1,172	2,269
\$100k - \$150k	581	1,977	3,464
\$150k - \$200k	197	753	1,439
Over \$200k	164	626	1,119