

OWNER/USER OPPORTUNITY

FOR SALE

111 WHITEHEAD LANE, MONROEVILLE, PA 15146



**ASKING PRICE:
\$975,000**



PROPERTY FEATURES

- First time offered for Sale - located in Monroeville
- One Story office building +/-9,600 GSF
- Three (3) long-term existing tenants
- Great owner/user opportunity
- Located on 1.34 acres
- Easy access to I-376 and PA Turnpike I-76
- 31 vehicle parking lot
- Sprinklered Building



FOR A FULL OFFERING MEMORANDUM, CONTACT:

ERIC J. LAMM
elamm@hannacre.com
412 260 7115

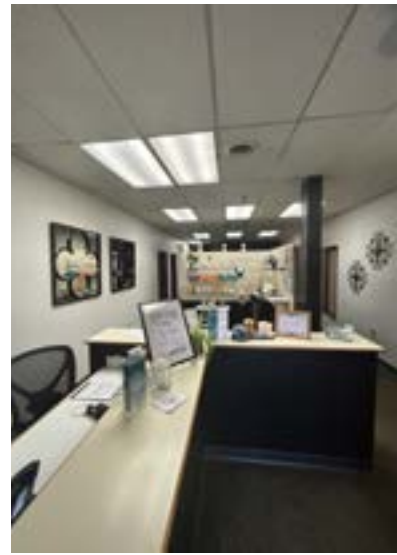
HANNA COMMERCIAL REAL ESTATE
11 STANWIX ST., SUITE 1024
PITTSBURGH, PA 15222
HANNACRE.COM

All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental, or other conditions, prior sale lease, financing or withdrawal without notice. Hanna Commercial Real Estate will make no representation, and assume no obligation, regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property.



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DEMOGRAPHIC OVERVIEW

	3 MILES	5 MILE	10 MILE
POPULATION	40,955	125,612	502,048
HOUSEHOLDS	17,345	53,952	226,544
AVERAGE HH INCOME	\$90,407	\$87,576	\$86,184
CONSUMER SPENDING	\$527.2M	\$1.6B	\$6.5B

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