FOR LEASE
3000 Stonewood

OFFICE/MEDICAL

- Two first-floor suites
- Flexible office/medical layouts
- Private offices and conference rooms
- Shared lobby, restrooms, elevator

RE/MAX SELECT REALTY

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PROPERTY SUMMARY

3000 STONEWOOD
3000 Stonewood Drive
Wexford, PA 15090

Property Summary

Address1:	3000 Stonewood Drive
Address2:	Wexford, PA 15090
Lease Rate:	$22/SF - Full Service
Available SF:	1,450 - 2,230 SF
Building SF:	21,147 SF
Floors:	3
Parking Ratio:	3/1000 SF
Parking:	87

Property Overview

Two first-floor office/medical suites are available at 3000 Stonewood Drive, each designed for professional use. Suite 100 offers 2,230 square feet with five private offices, an IT room, waiting area, kitchen, conference room, and storage space. Suite 120 totals 1,450 square feet and includes four private offices, a conference room, and a kitchenette. Both suites have access to a shared lobby, restrooms, and elevator service, providing convenience and a professional setting for employees and visitors alike.

Location Overview

Situated in the Wexford area, 3000 Stonewood Drive benefits from excellent accessibility and a professional environment. The property is close to I-79 and Route 19, offering direct routes to downtown Pittsburgh, Cranberry Township, and the North Hills. The surrounding community features a strong mix of medical practices, professional offices, dining, and retail amenities, making it a convenient and desirable location for businesses and their clients.

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PROPERTY PHOTOS

3000 STONEWOOD
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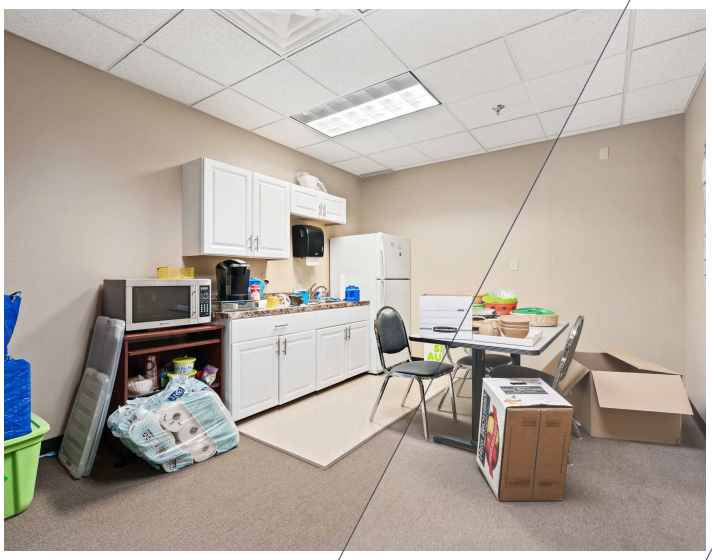

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LOCATION MAPS

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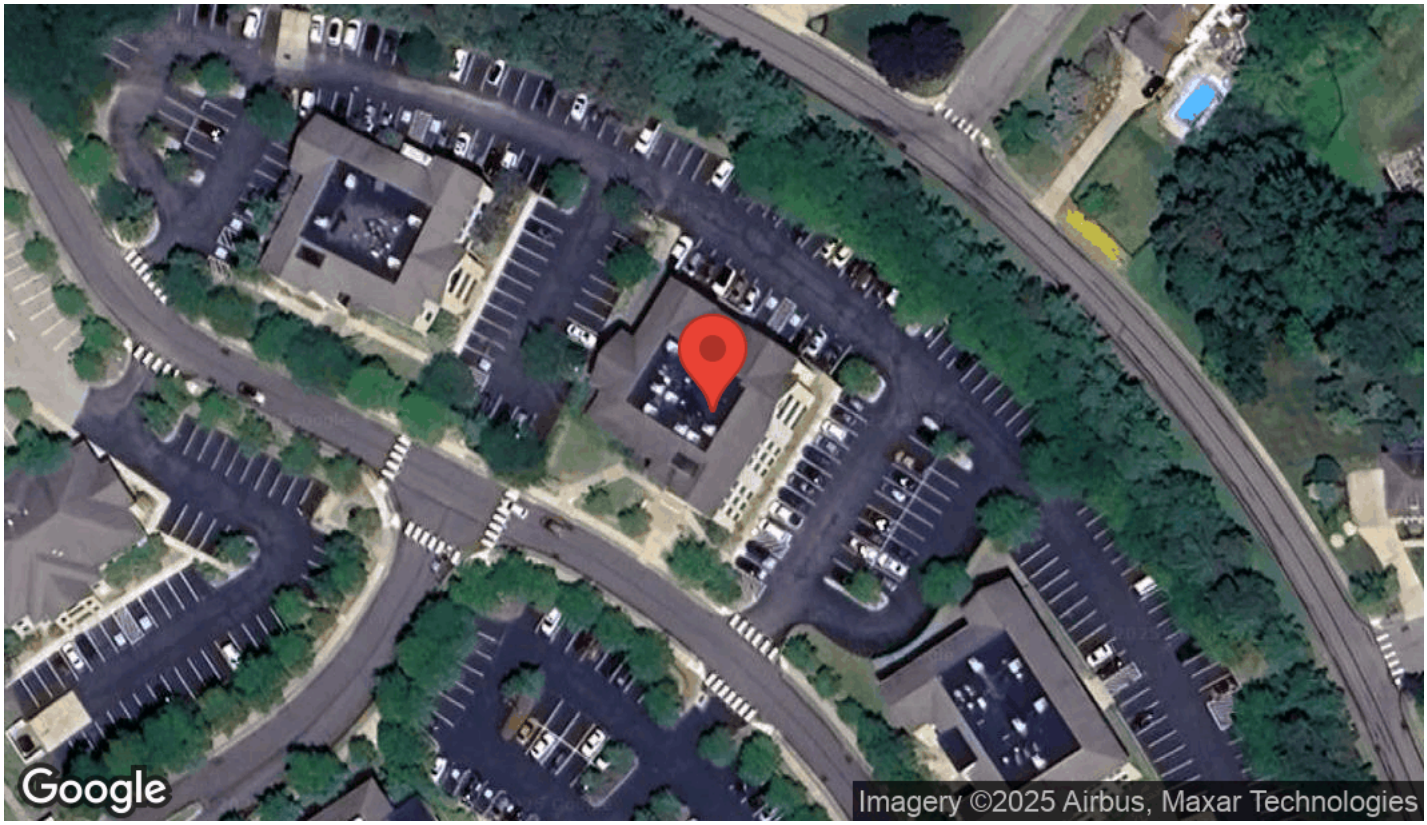

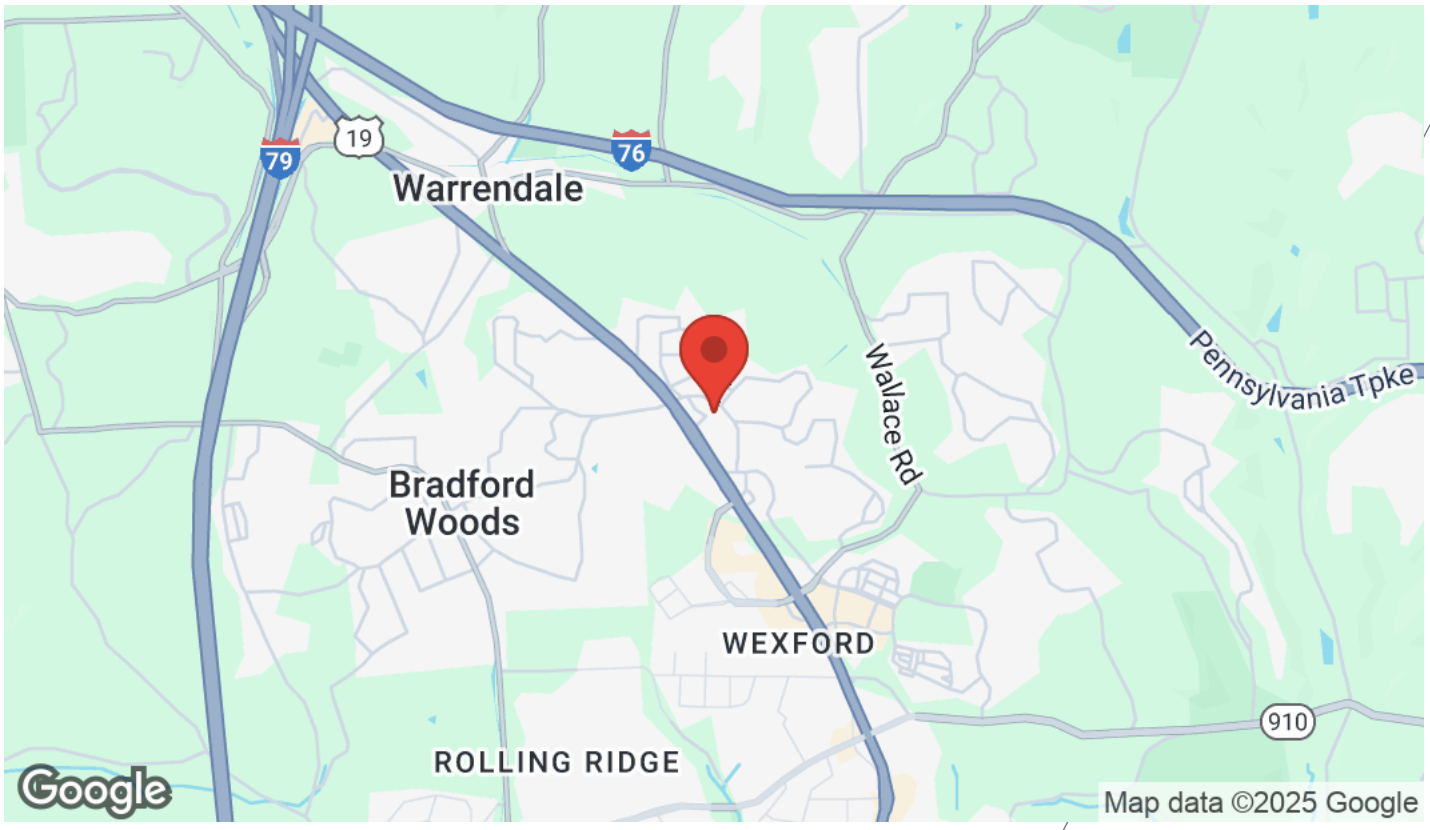

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DEMOGRAPHICS

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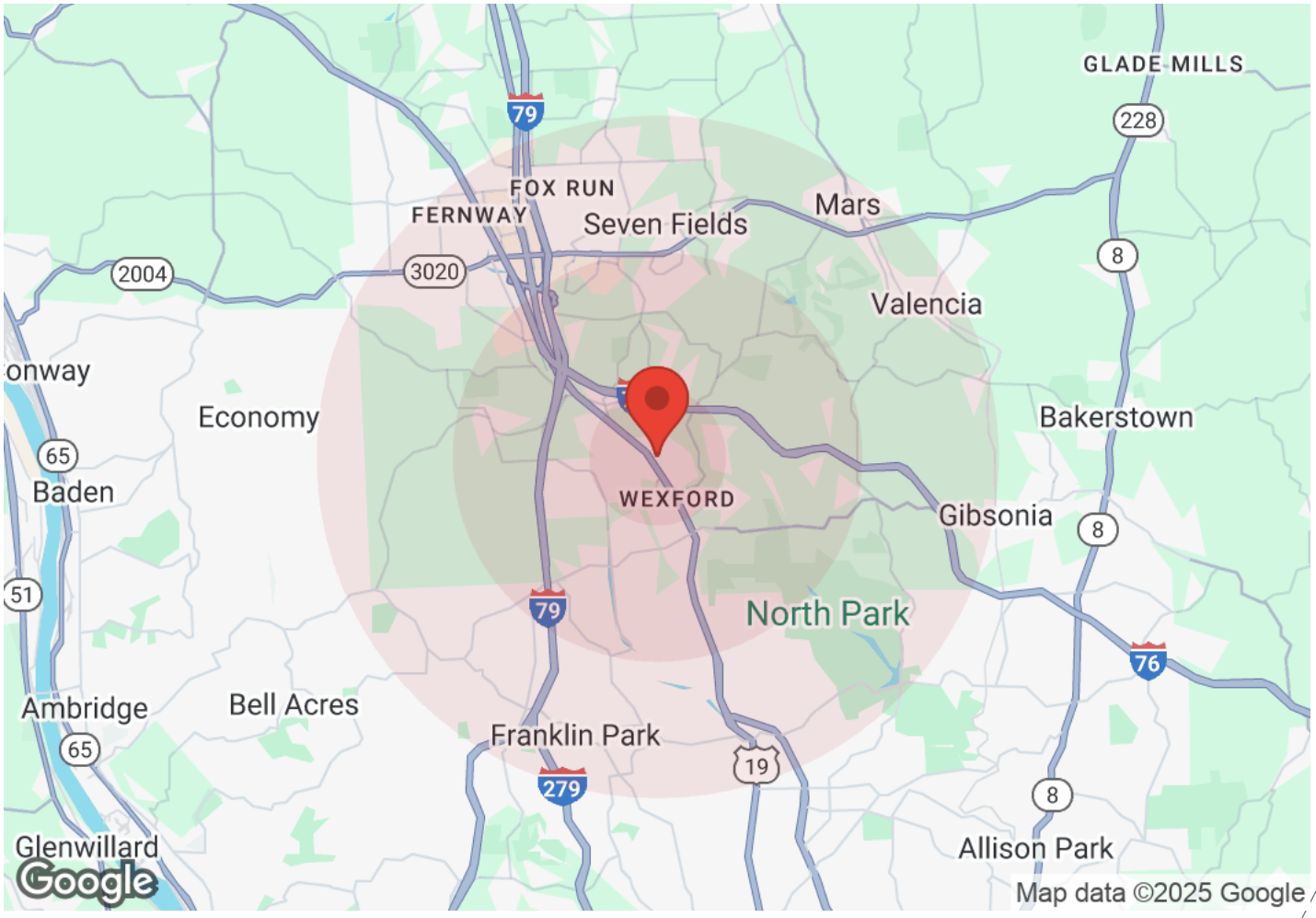

Population	1 Mile	3 Miles	5 Miles
Male	2,191	15,807	41,384
Female	2,122	15,818	41,228
Total Population	4,313	31,625	82,612

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	843	6,312	15,374
Ages 15-24	430	3,445	8,975
Ages 25-54	1,749	12,978	32,596
Ages 55-64	575	4,231	11,000
Ages 65+	716	4,658	14,666

Race	1 Mile	3 Miles	5 Miles
White	3,556	26,321	70,262
Black	95	696	1,801
Am In/AK Nat	3	13	25
Hawaiian	N/A	3	8
Hispanic	151	1,034	2,354
Asian	402	2,878	6,617
Multi-Racial	97	636	1,446
Other	8	44	99

Income	1 Mile	3 Miles	5 Miles
Median	$142,643	$143,321	$131,129
< $15,000	98	548	1,290
$15,000-$24,999	27	195	857
$25,000-$34,999	57	349	1,001
$35,000-$49,999	26	436	1,589
$50,000-$74,999	163	1,301	4,017
$75,000-$99,999	167	1,079	3,197
$100,000-$149,999	311	2,339	6,246
$150,000-$199,999	295	1,848	4,312
> $200,000	454	3,801	9,176

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,728	12,762	33,934
Occupied	1,598	11,896	31,685
Owner Occupied	1,278	9,632	25,208
Renter Occupied	320	2,264	6,477
Vacant	131	866	2,249

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