

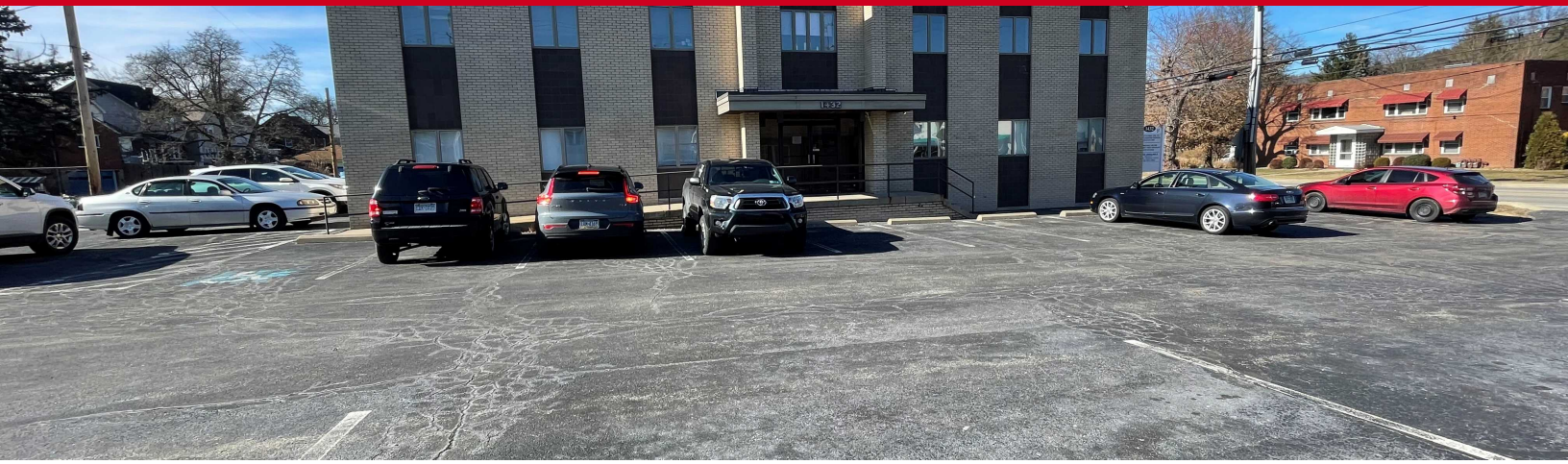


# Professional Office Suite Available For Lease

GENERAL OFFICE

1432 Lincoln Way  
White Oak PA 15131

**BILL FORDE**  
Commercial Property Specialist  
(412) 439-0429  
bforde@kwcommercial.com  
RS 332282, PA



## Property Summary

Lease Rate	Call for details
Zoning	Commercial
Parcel	0.27 Acres
Buiding Size	6000 sq. ft.
Parking	22 Cars
Year Built	1984
APN	461-M-210, 213
2784 sq. ft.	Negotiable Term
2nd Floor	Suite

## Property Overview

KW Commercial is pleased to offer a 2,784 sq. ft. office suite for lease in the heart of White Oak on Lincoln Way. This versatile space is ideal for professional or business use, offering convenient access for patients, clients, and employees.

Formerly a CPA office, the layout includes a waiting room with a reception area, nine private offices, a conference room, five restrooms, and a document preparation space. This configuration is well-suited for accounting, financial services, insurance agencies, or any business requiring both collaborative and private meeting areas. Current first-floor tenants include a podiatry office and a professional massage center.

Key features include:

- Highly Visible Location: Situated on a primary bus route.

-Elevator access available.

-Simplified Expenses: Tenants pay rent and electricity only.

Please contact Bill Forde at 412-439-0429 or [bforde@kwcommercial.com](mailto:bforde@kwcommercial.com) to learn more or to schedule a tour of the property.

## Location Overview

Easy access to Pittsburgh and Monroeville. Located on Lincoln Way between Center St and Auld St.



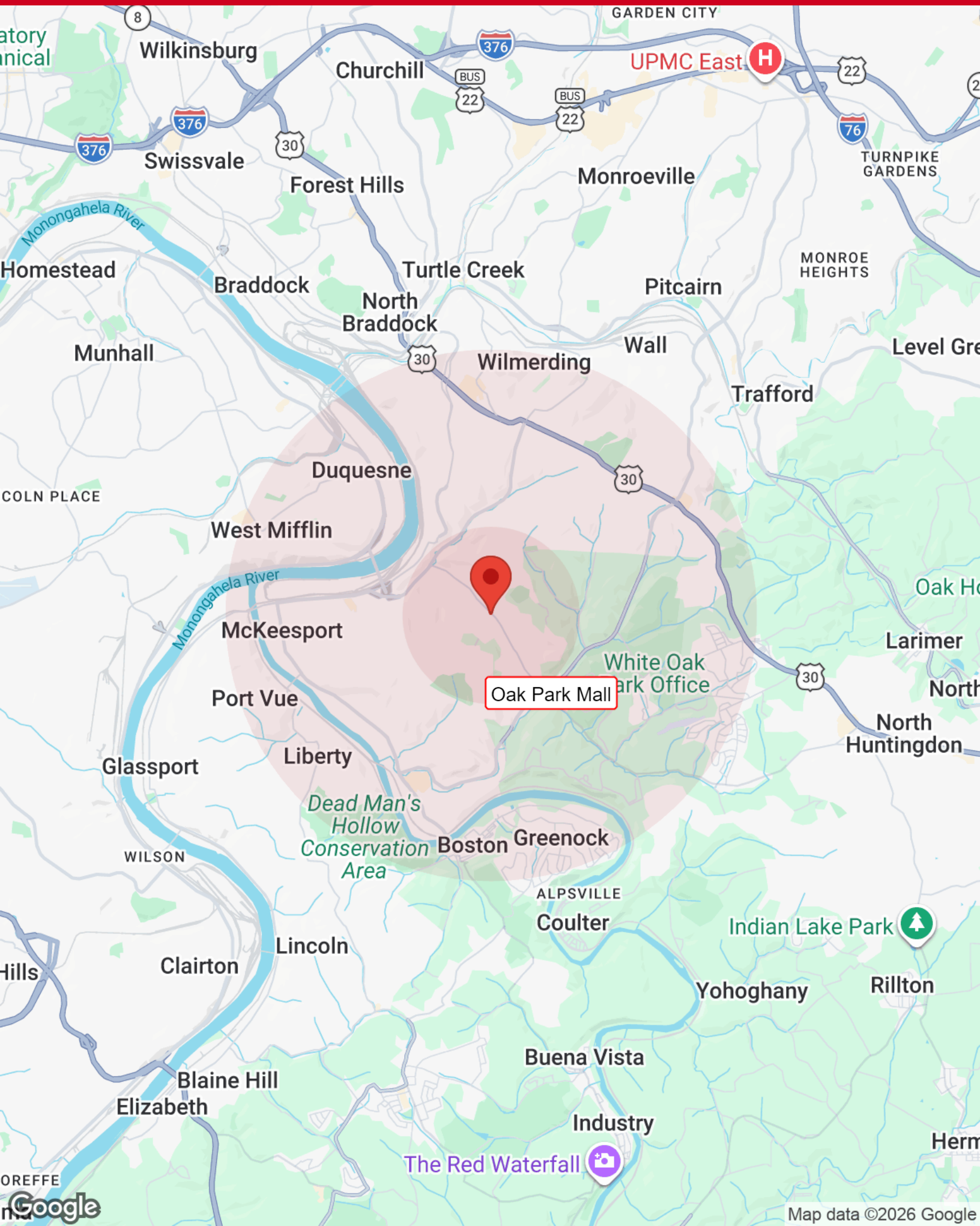




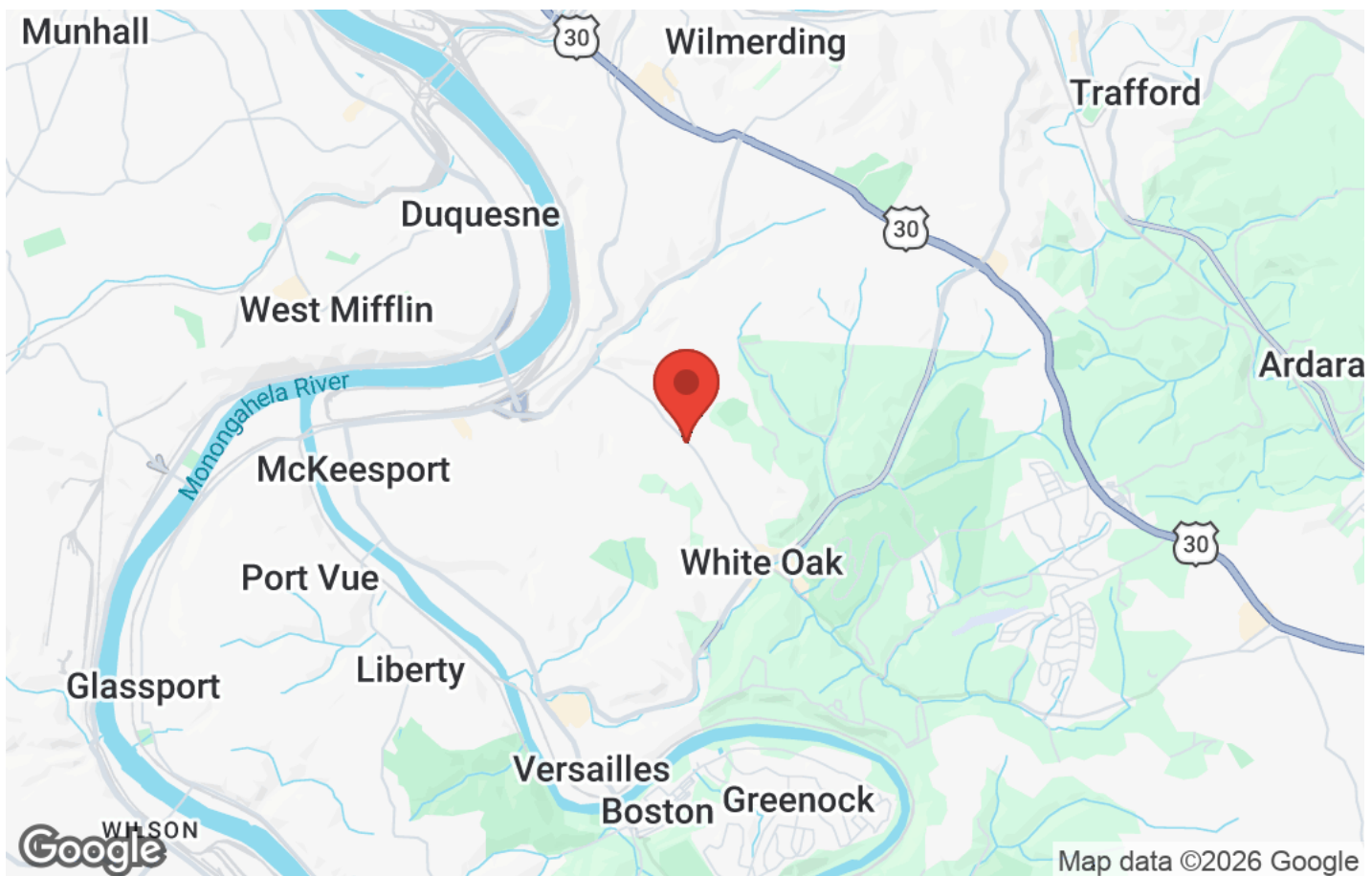
PROPERTY PHOTOS



BUSINESS MAP

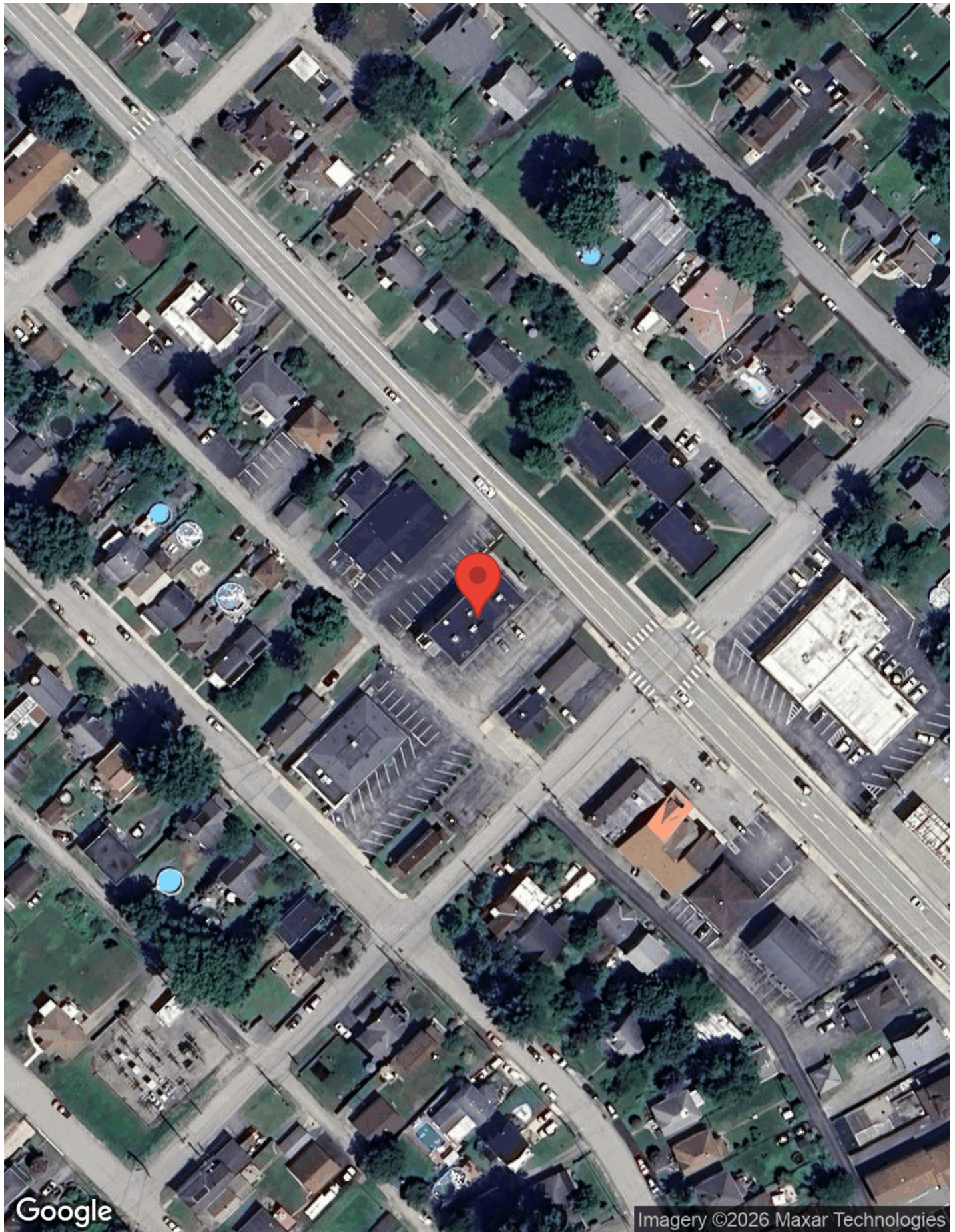


Oak Park Mall



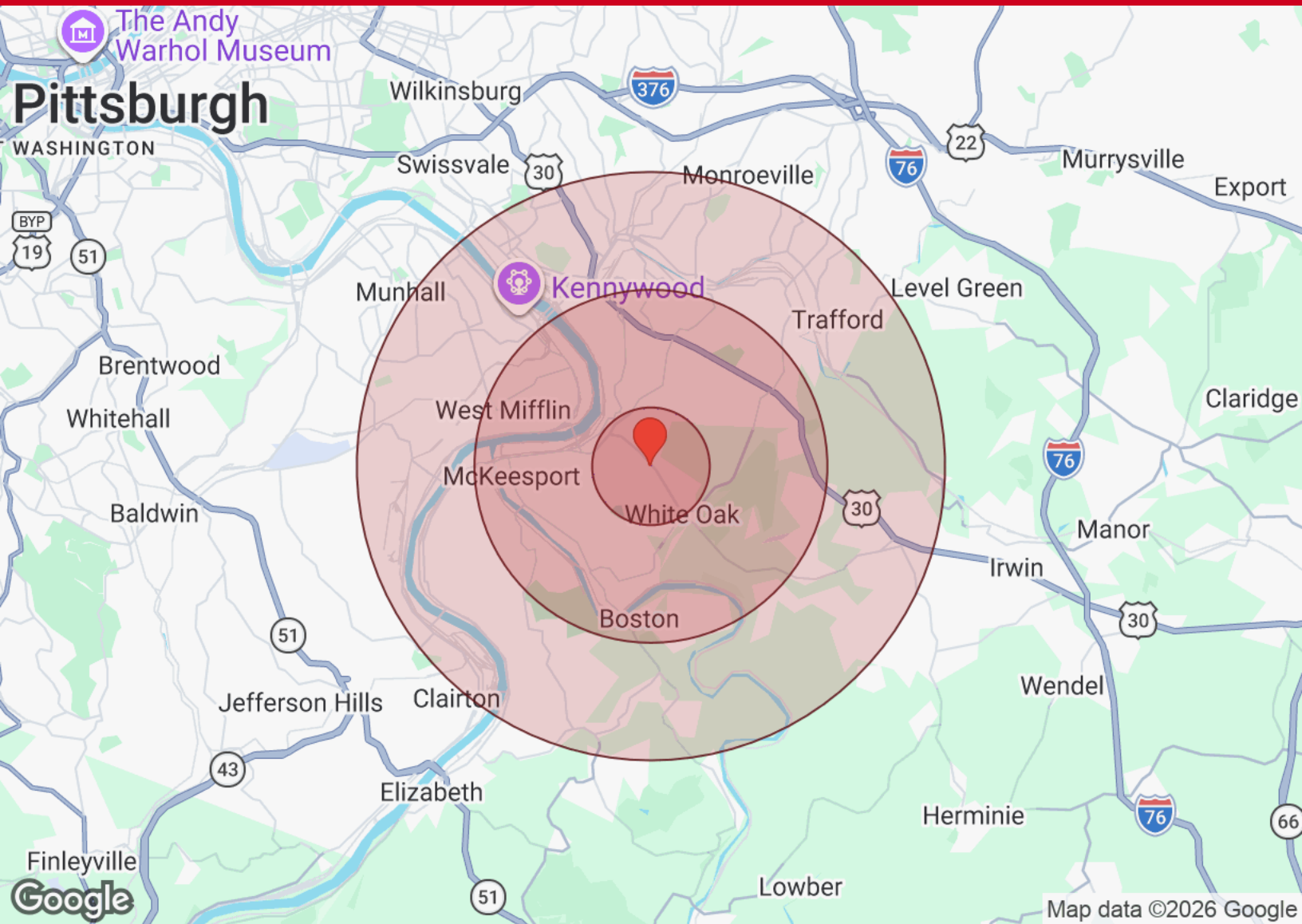
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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	3,952	27,427	61,791
Female	4,085	28,735	65,526
Total Population	8,037	56,162	127,317

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	6,365	40,678	95,539
Black	1,181	11,996	23,859
Am In/AK Nat	3	45	89
Hawaiian	3	6	13
Hispanic	196	1,398	3,005
Asian	56	388	1,197
Multiracial	211	1,522	3,336
Other	22	129	280

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,185	29,419	66,427
Occupied	3,783	26,121	59,015
Owner Occupied	2,488	15,922	36,678
Renter Occupied	1,295	10,199	22,337
Vacant	401	3,298	7,413

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,123	8,891	20,495
Ages 15 - 24	812	5,644	12,829
Ages 25 - 54	2,726	20,234	46,802
Ages 55 - 64	1,122	7,832	17,470
Ages 65+	2,253	13,563	29,721

Income	1 Mile	3 Miles	5 Miles
Median	\$61,724	\$56,846	\$59,708
Under \$15k	510	3,296	6,623
\$15k - \$25k	284	2,119	4,802
\$25k - \$35k	362	2,498	5,590
\$35k - \$50k	510	3,804	8,253
\$50k - \$75k	550	4,620	9,889
\$75k - \$100k	307	2,853	6,867
\$100k - \$150k	777	3,955	9,176
\$150k - \$200k	268	1,799	4,239
Over \$200k	218	1,178	3,576

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