

FOR SALE or LEASE

+/- 14,500 SF Freestanding Building in Mt. Lebanon

1121 Bower Hill Road, Pittsburgh, PA 15243



PROPERTY HIGHLIGHTS:

- For Sale or Lease
- Asking \$3,950,000 or \$30.00 PSF NNN
- Located on 1.23 Acres
- 50 +/- Parking Spaces
- Drive Thru Available
- Located near St. Clair Hospital (largest employer in the South Hills)



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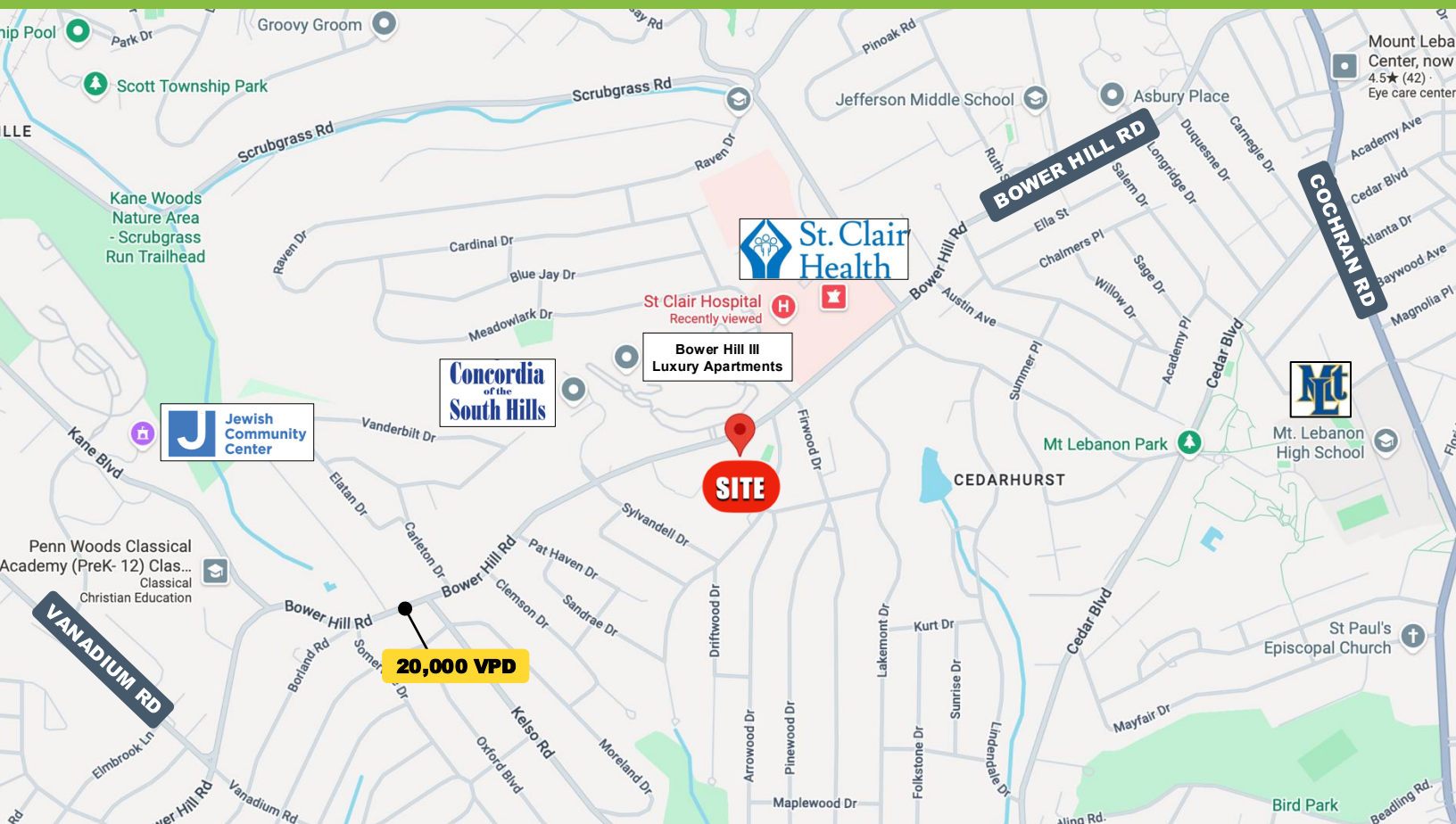
CONTACT

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DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Age			
2024 Median Age	46.8	43.5	41.6
Population			
2024	35,095	176,249	358,289
Household Income			
2024 Median Income	\$111,969	\$92,311	\$85,568
Employees			
Total 2024	28,633	146,837	298,155



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Mt. Lebanon
High School



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