



RETAIL PROPERTY FOR LEASE

PLUM RIDGE CENTER

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2800-2822 GOLDEN MILE HWY, PLUM, PA 15239

RETAIL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

5-year rates:
Retail rate is \$14.00 per SF
Office rate is \$16.00 per SF

Shorter-term pricing is available. Included in the above rates is our standard build-out. The space can be modified to fit your flex needs.

PROPERTY HIGHLIGHTS

- Zoned HC (Highway Commercial)
- Retail Plaza
- Prime retail space located on a lit intersection high traffic retail corridor in Plum Borough
- Located on the border of Allegheny & Westmoreland Counties
- Easy access to PA Turnpike & 376 Parkway East
- Located along Route 286
- Healthy tenant mix

OFFERING SUMMARY

Lease Rate:	\$14.00 - 16.00 SF/yr (MG)
Available SF:	3,330 SF
Building Size:	18,075 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,170	11,298	24,082
Total Population	5,667	28,806	60,720
Average HH Income	\$79,555	\$82,848	\$82,093

CLAYTON MORRIS

Vice President of Development and Leasing
412.374.1060
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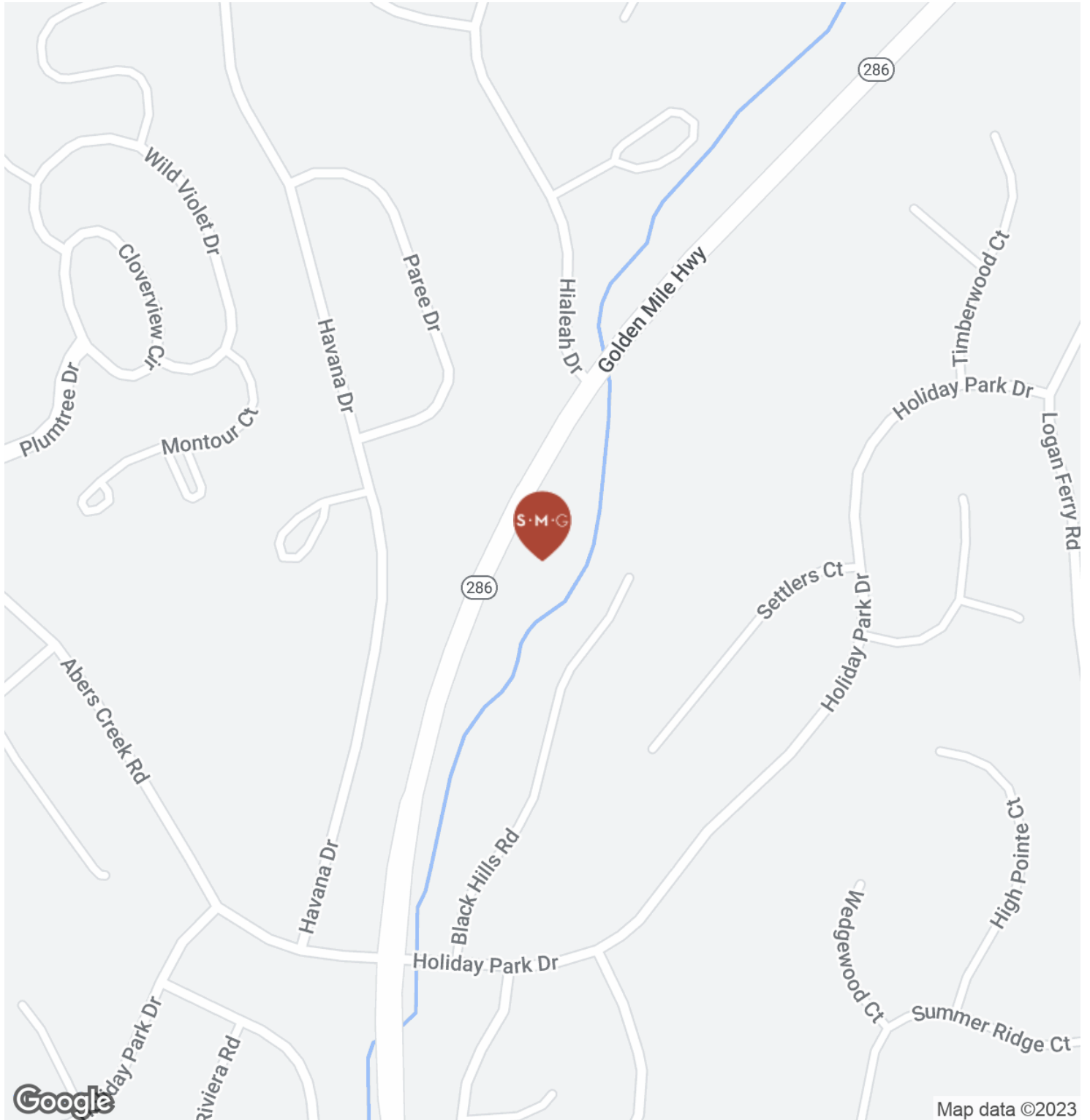
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SAMPSON·MORRIS GROUP

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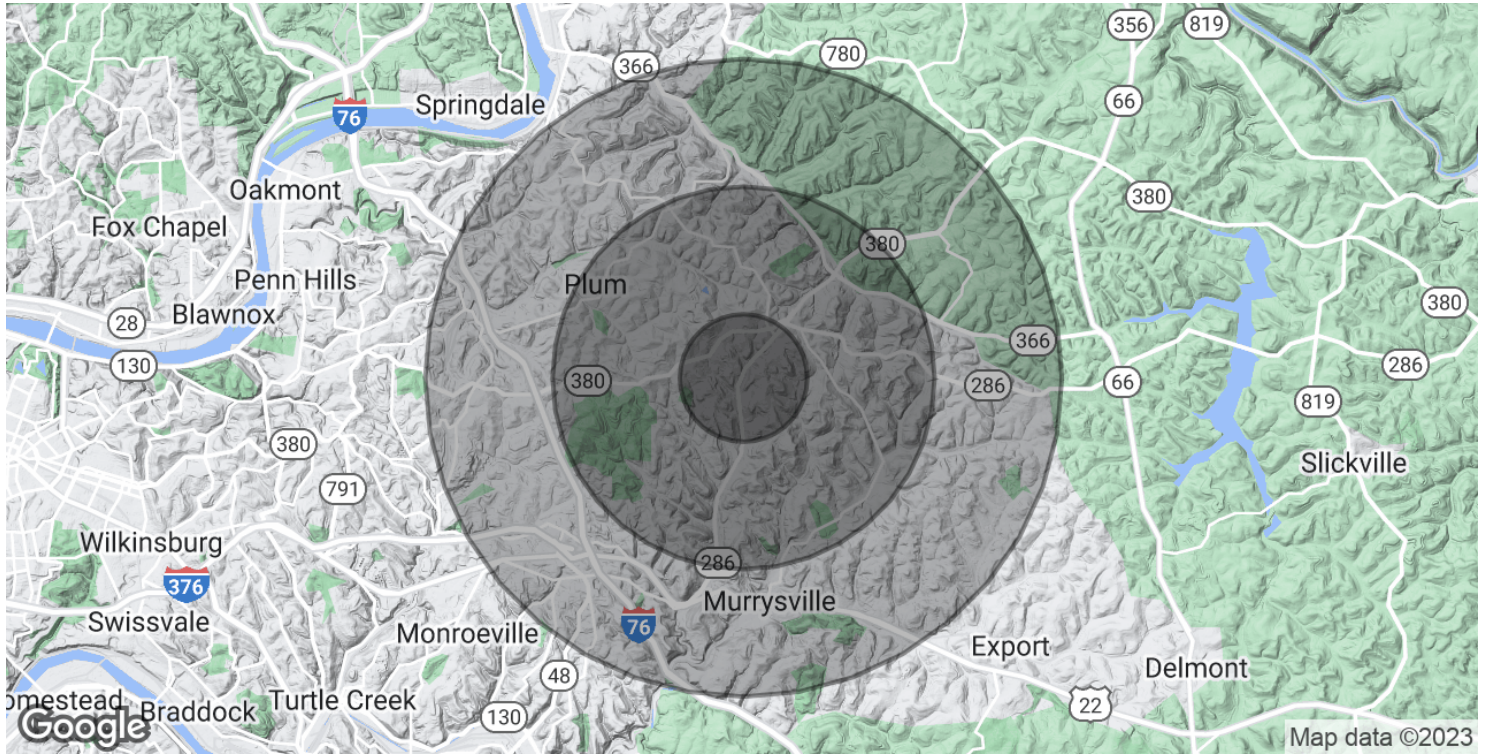
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,667	28,806	60,720
Average Age	41.6	43.3	44.2
Average Age (Male)	39.5	41.7	42.5
Average Age (Female)	42.7	44.1	45.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,170	11,298	24,082
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$79,555	\$82,848	\$82,093
Average House Value	\$156,988	\$171,552	\$180,313

* Demographic data derived from 2020 ACS - US Census

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