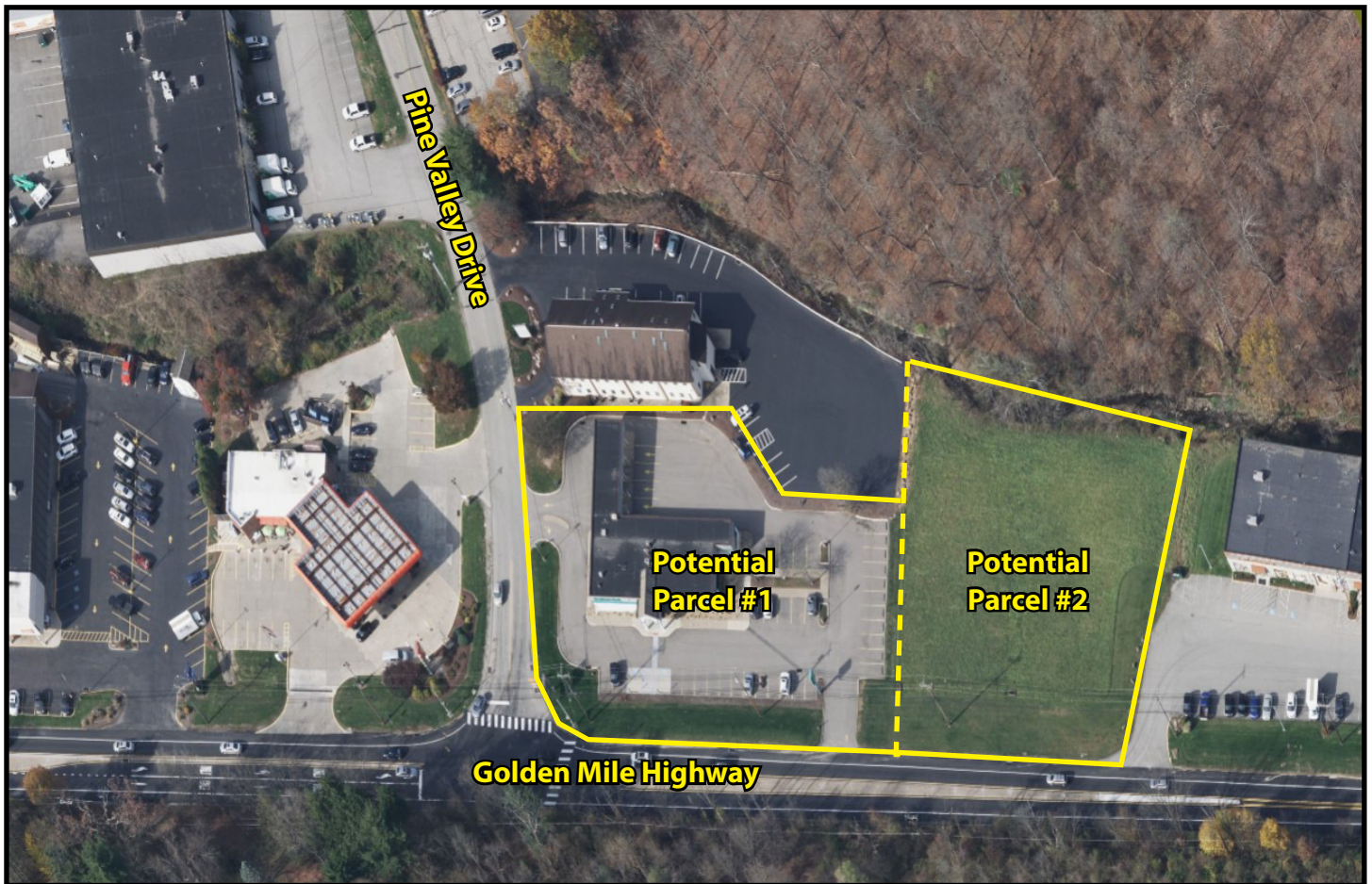


## 2005 Golden Mile Highway

Pittsburgh, PA 15239 (Plum Borough)



### Site **Size**

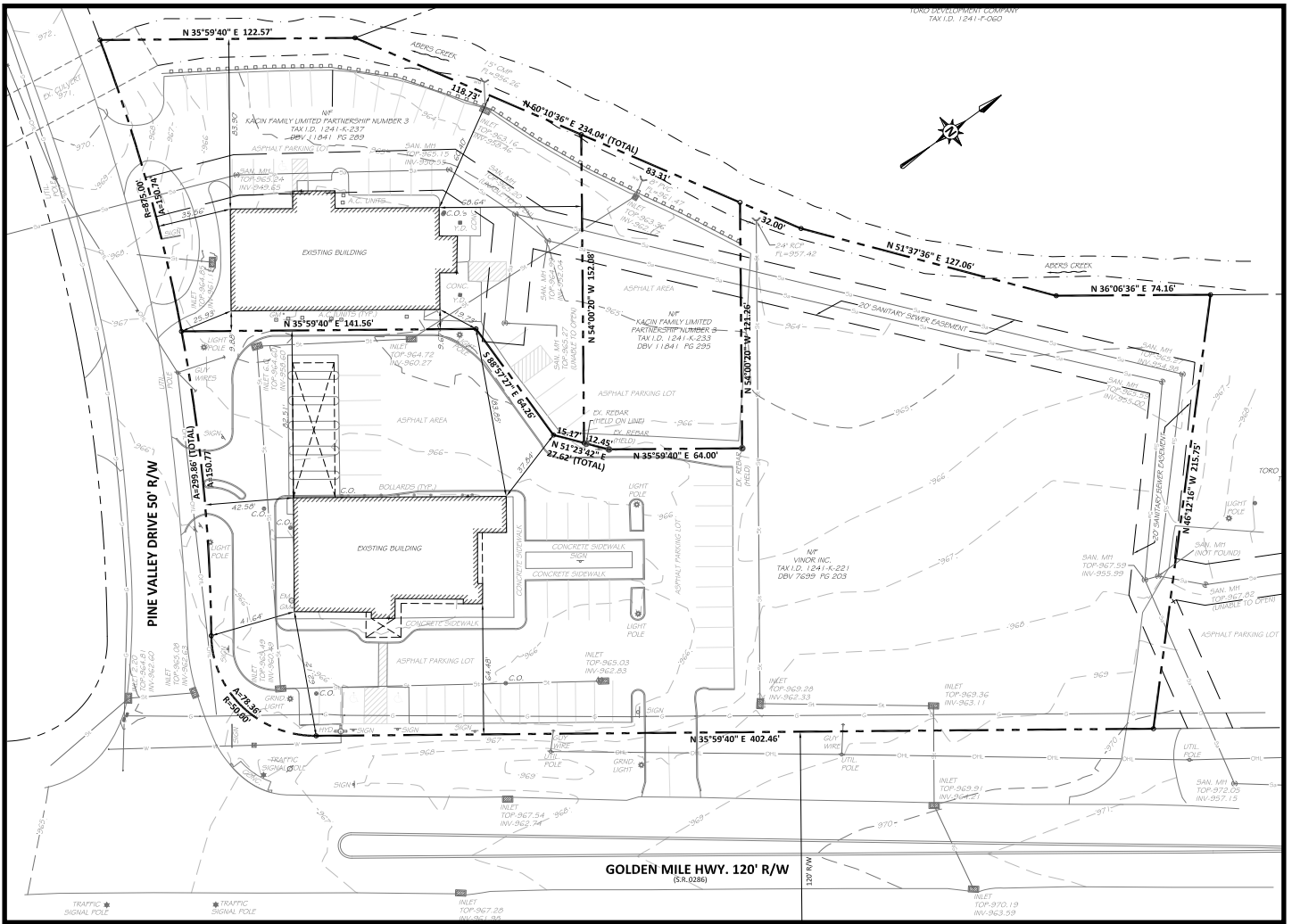
Approx. 2.145 Acres  
Parcel can be Sub-Divided

### Parcel **ID**

1241-K-221  
(Allegheny County)

### Property **Highlights**

- 2+ acre site contains a 4,160 SF existing building which can be retrofitted, redeveloped, or demolished. The parcel can be leased by one Tenant or can likely be split and contain 2 parcels to accommodate multiple users (shown is one potential split option to accommodate 2 tenants)
- Located at the signalized intersection of Golden Mile Highway and Pine Valley Drive in the heart of Plum's retail corridor
- Existing building can be reused by Tenant or torn down and the corner parcel redeveloped.
- Potential attractive uses include restaurant/ food service, medical and high exposure service related businesses





AREA AVERAGE DAILY TRAFFIC			
<b>Golden Mile Highway &amp; Pine Valley Drive</b>		20,839	
DEMOGRAPHICS			
	1-MILE	3-MILES	5-MILES
<b>Population:</b>	5,542	729,795	73,074
<b>Avg. HH Income:</b>	\$108,798	\$116,803	\$105,903

For more information please contact:

**Arthur J. DiDonato, Jr.**  
Senior Vice President - Retail Brokerage  
**Oxford Realty Services, Inc.**  
412.261.0200, ext 3436  
adidonato@oxfordrealtyservices.com

**Alec M. Parchinski**  
Associate  
**Oxford Realty Services, Inc.**  
412.261.0200, ext 3485  
aparchinski@oxfordrealtyservices.com

# OXFORD

**REALTY SERVICES, INC.**

2865 Railroad Street, Suite 202  
Pittsburgh, PA 15222  
www.oxfordrealtyservices.com

Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, such information has not been verified, and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Rental terms and all dimensions are approximate and specifications are subject to change without notice. Oxford Realty Services, Inc., an independent real estate services company.