

EXCLUSIVE OFFERING MEMORANDUM

Retail Property for Lease

1701 DUNCAN AVE, ALLISON PARK, PA. 15101

Oslyn
Volk



Available Space

Available Space

FOR MORE INFORMATION
PLEASE CONTACT:

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Outparcel Land
Available for Lease or Sale

Duncan Manor

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Disclaimer Statement:

The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax, zoning, property condition, and other factors which should be evaluated by your tax, financial, legal, and other advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

No representation or recommendation is made as to the legal sufficiency or tax consequences of this document or the transaction to which it relates. These are questions for your attorney and/ or other advisors. In any real estate transaction, it is recommended that you consult with a professional such as an attorney, accountant, civil engineer, property inspector or other person, with experience in evaluating the transaction, and the legal documents prepared in connection therewith.

Retail Property for Lease

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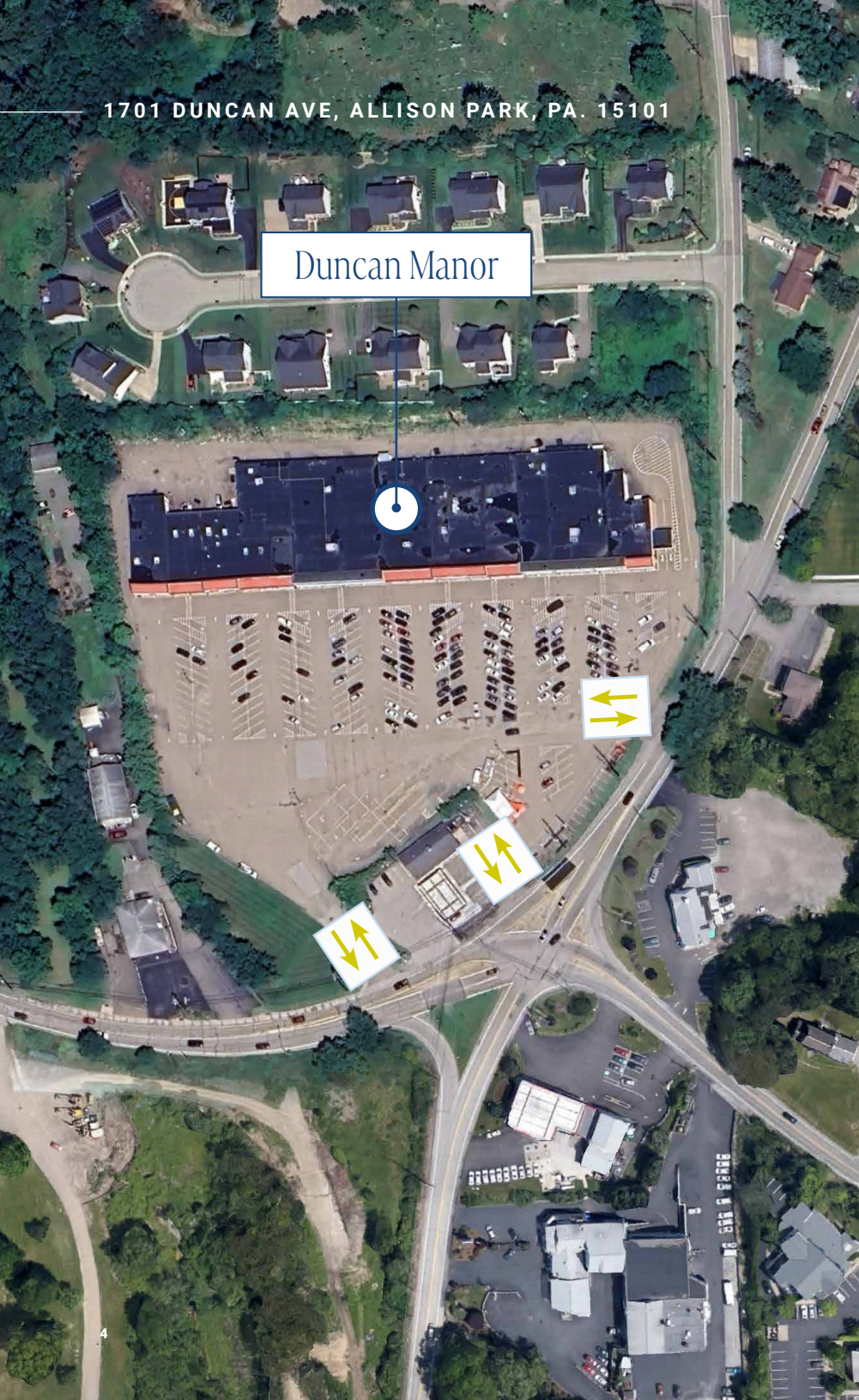
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Duncan Manor



Property Highlights

Lease Price	Contact Broker
Address	1701 Duncan Ave, Allison Park, PA. 15101
Total Acres	7.745
Building SF	67,703
Total Land SQFT	337,372
Parking	248 SPACES

- AVAILABLE RETAIL:
5,000 SqFt
+/- 10,000 SqFt
+/- 5,000SqFt OUTPARCEL
- BUILDING SQFT: 67,703 SqFt
- PENNDOT Driver's License Center
--A traffic generator

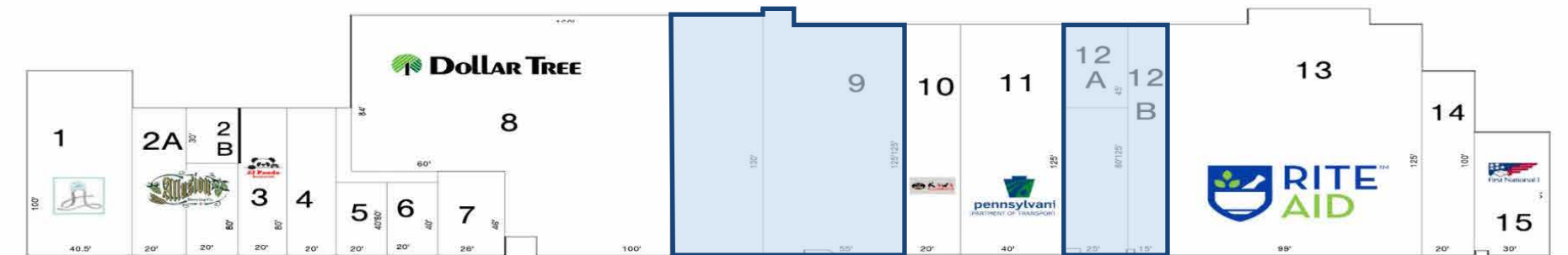
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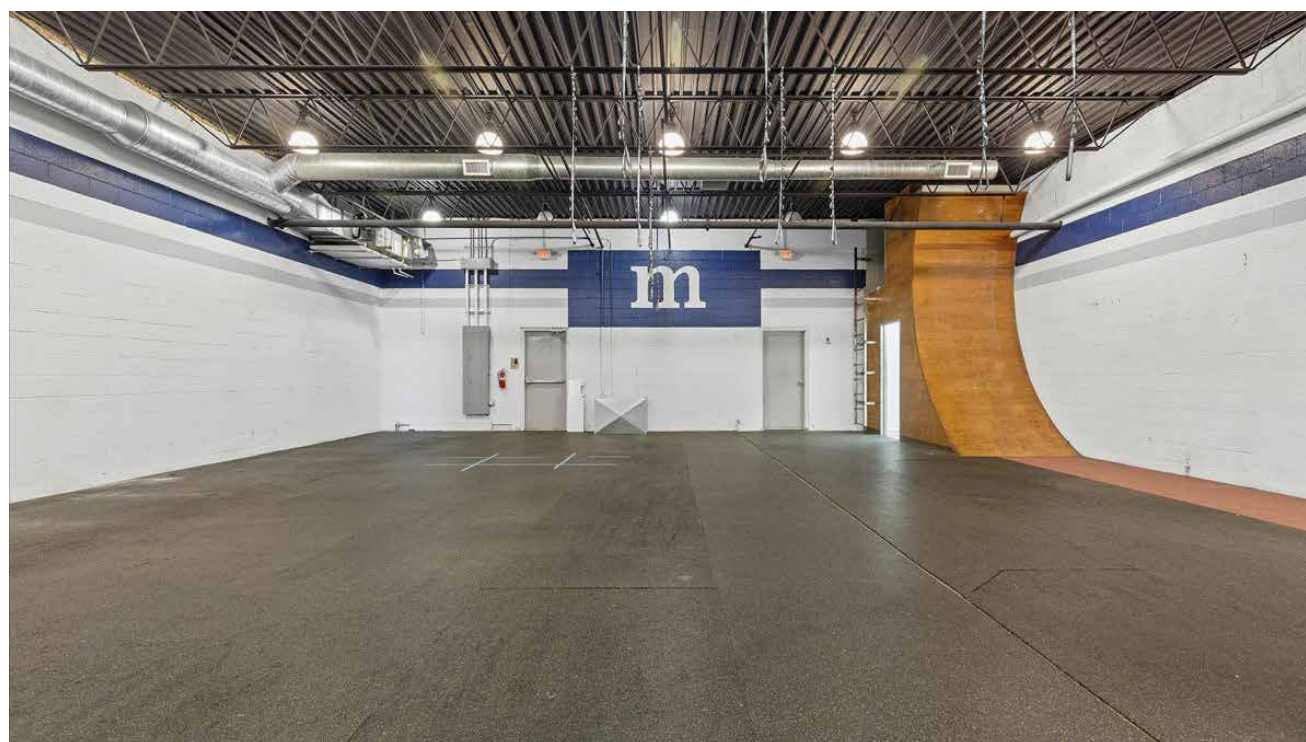
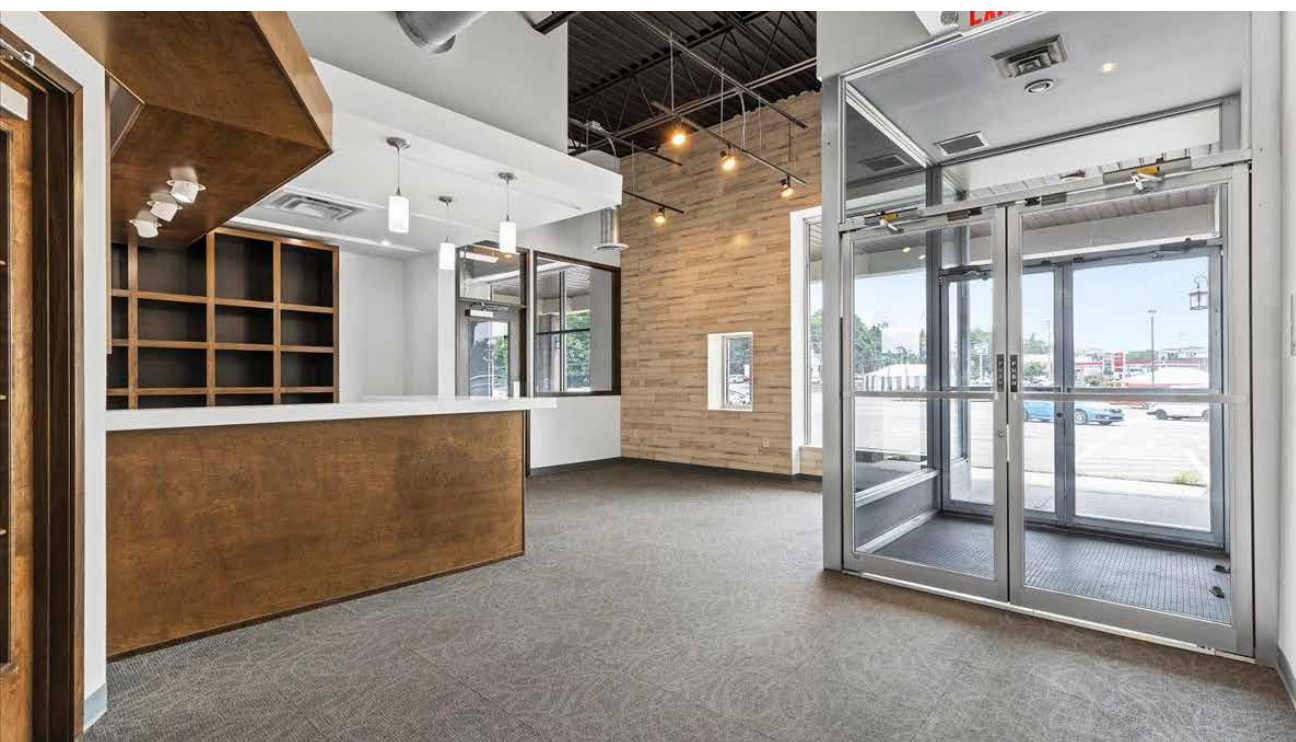
1701 Duncan Ave in Allison Park, PA 15101 is a versatile commercial neighborhood center available for lease, offering prime spaces suitable for various business needs. The building features two key spaces: Unit 9, a 10,775 sq ft area that can be subdivided to accommodate different business sizes and requirements, and Units 12 A/B, a 5,000 sq ft space, a former yoga/ CrossFit studio. The available spaces have newer A/C units. Ample parking available, new line striping completed in June 2024, and new side walks to be completed before November 2024. A great attractive option for businesses seeking a functional and accessible location.



Rent Roll

SUITE	TENANT	CATEGORY	SF
1	Apropos Gifts	Specialty Retail	4,024
2A/2B	Allusion Brewing Company	Food & Beverage	3,200
3	JJ Panda	Chinese Restaurant	1,600
4	Bliss Hair Salon	Hair Salon	1,549
5	Tags & Title	Insurance Services	800
6	House of Fades	Barber Shop	780
7	CiCi Body Works	Massage	1,150
8	Dollar Tree	Discount Variety Store	10,800
9	VACANT (Can be Subdivided)		10,775
10	Kawa Restaurant	Japanese Restaurant	2,500
11	Pennsylvania Driver's License Center	Services	5,000
12 A/B	VACANT YOGA/CROSSFIT		5,000
13	Rite Aid	Pharmacy/Drug Store	12,570
14	Jin's Nail Spa & Tanning	Health & Beauty	2,000
15	First National Bank	Banking/ Financial Service	2,010

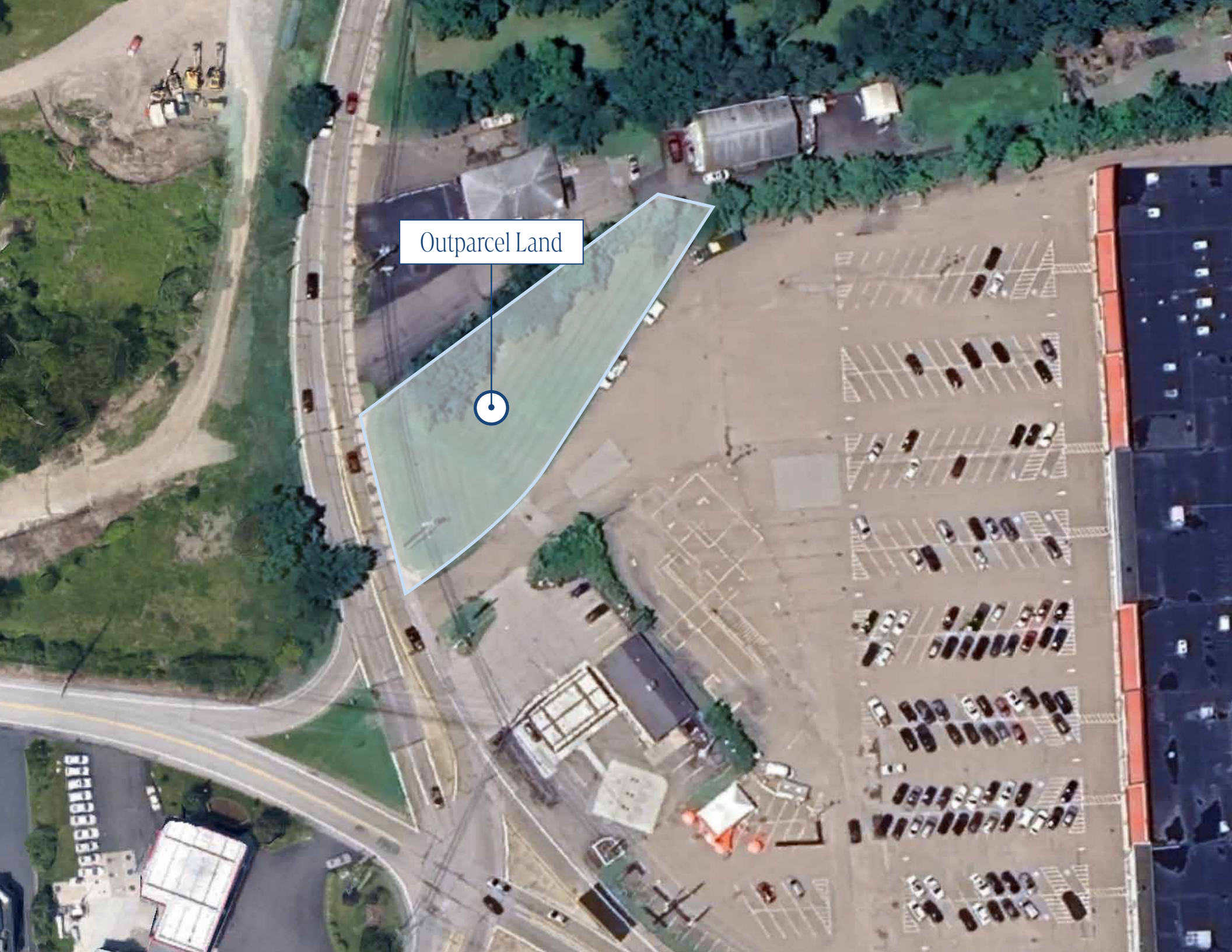




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Available





Outparcel Available for Lease or Purchase

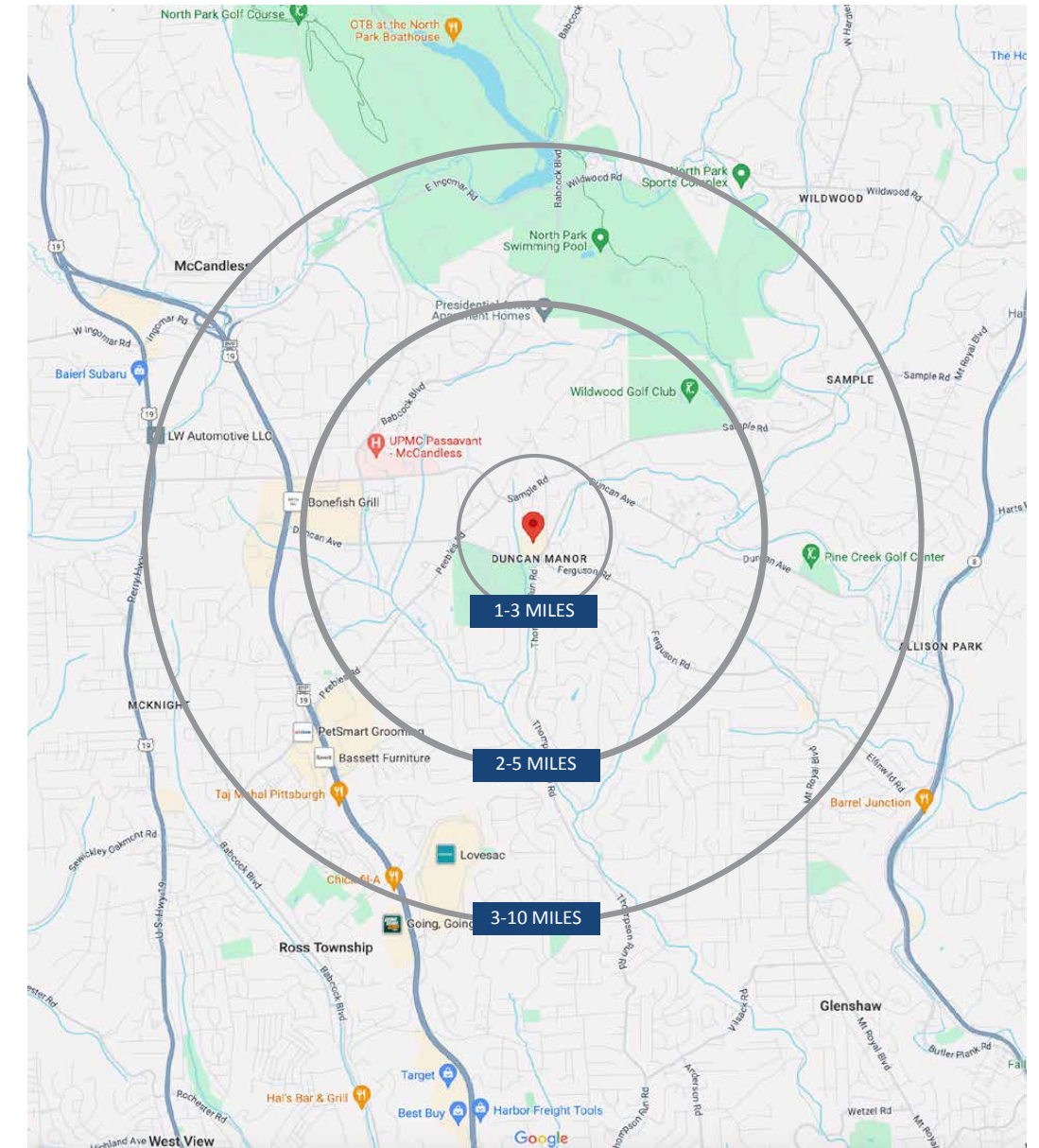


Allison Park, PA



Demographics

	0-3 MILES	3-5 MILES	5-10 MILES
Total Population	31,398	48,639	235,261
Median Household Income	\$94,752	\$101,854	\$83,418
Average Household Size	2.3	2.3	2.2
Median Net Worth	\$94,752	\$470,436	\$229,487
Median Age	43.9	44.6	39.7





Market Overview

Duncan Manor shopping center is located in Allegheny County, a suburban community with a population of 21,864 at the 2020 census. Just a short drive from Pittsburgh, it offers serene living with a unique blend of small-town charm and convenient access to urban amenities. Residents enjoy easy access to the city's cultural, dining, and entertainment options, as well as its employment centers. The combination of suburban tranquility and urban convenience makes Allison Park an appealing choice for those looking to balance work and leisure.

Allison Park, originally called Tally Cavey, has evolved from dense woodlands to a thriving neighborhood. A vibrant and promising real estate market that attracts both homebuyers and investors alike.

Duncan Manor is ideally positioned to serve this established community and prospective tenants.



Hi, I'm Oz.

As a commercial real estate broker with a masters degree in real estate development, Oz specializes in landlord representation and investment portfolio optimization, focusing on clients in the Pennsylvania and Florida markets.

With over 20 years of hands-on experience in the industry and a deep-seated commitment to protecting her clients' best interests, Oz transforms underperforming properties into thriving commercial investments through personalized creative solutions. No client is too small or large.

[Read More](#)

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A portrait of Oz Volk, a woman with dark curly hair, wearing red-rimmed glasses and a light blue and white vertically striped button-down shirt. She is looking directly at the camera with a slight smile. The background is a light blue gradient with faint, stylized white outlines of buildings and architectural elements.

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