

2928 Sheraden Boulevard

PITTSBURGH, PA 15204



FOR LEASE



Retail / Flex



Mark Anderson

Senior Vice President
+1 412 515 8521
marke.anderson@colliers.com

Jonathan Levinson

Senior Associate
+1 412 515 8545
jonathan.levinson@colliers.com

Colliers

525 William Penn Place
St. 3510, Pittsburgh PA 15219
colliers.com/pittsburgh

Freestanding Retail /Flex Building

2928 SHERADEN BLVD. PITTSBURGH PA

- Formerly occupied by Family Dollar
- ±12,500 SF freestanding building on 0.76 acres
- LNC (Local Neighborhood Commercial) Zoning
- Across from Pittsburgh Langley K-8 school
- Ample onsite parking and street frontage

FOR LEASE

Contact our listing team for pricing

Formerly occupied by Family Dollar, this property is a single-story, brick masonry construction offering users an open, functional floor plan that could accommodate a variety of uses and interior buildouts. 2928 Sheraden Boulevard benefits from immediate proximity to a densely populated residential area, and also sits directly across from the Pittsburgh Langley elementary school. Located on a 0.76-acre lot, this property also includes onsite parking and both monument and exterior signage opportunity.

Property Details

Gross SF	12,513 SF
Available Space	12,513 SF
Acreage	0.76 Acres
Construction	Masonry
Layout	Open plan, flexible interior
Pedestrian Doors	3
Parking	25+ Striped Surface Spaces
Interior Features	High drop ceilings, track lighting, automatic doors



Property Highlights

- ±12,500 SF Freestanding Retail Building
- 0.76 AC Parcel
- Parking: 25+ Striped Surface Spaces
- Building and Monument Signage Opportunity
- In-Place Restrooms and Water Fountains
- Significant Street Frontage and Visibility
- Visible from Chartiers Avenue Intersection (11,000+ ADT)
- Across the Street from K-8 School (400+ Students)
- Zoned LNC (Local Neighborhood Commercial)
- Permitted Uses Include: Childcare Facility, Animal Care, Lab, Medical Office, Retail Sales

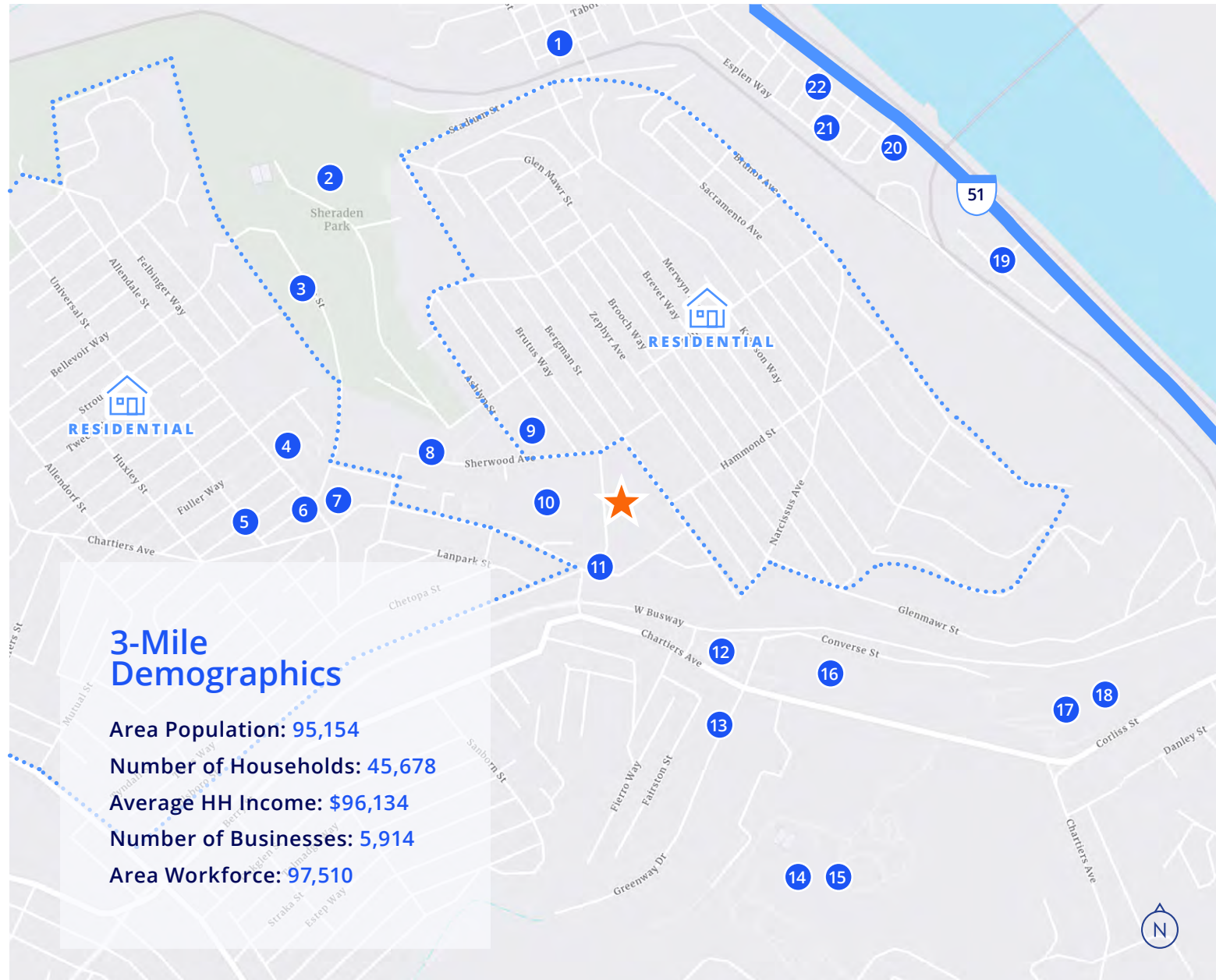


POTENTIAL FOR LIGHT INDUSTRIAL/WORKSHOP USE CASES, SUBJECT TO ZONING



Area Traffic Drivers & Amenities

- 1 Sunoco Convenience Store
- 2 Sheraden Community Park
- 3 Sheraden Swimming Pool
- 4 Allendale Acres Garden
- 5 Smitty's Bar
- 6 B&M Market
- 7 Perry's Auto
- 8 Carnegie Library Branch
- 9 Jasmyne Nyree Campus
- 10 Pittsburgh Langley K-8
- 11 Sheraden Mini-Mart
- 12 Sheraden Park & Ride
- 13 Vintage Alley Rentals
- 14 Pittsburgh Classical Academy
- 15 Greenway Middle School
- 16 Comcast
- 17 Alside Supply Center
- 18 Trinity Supply & Installation
- 19 Beston Enterprises
- 20 Essig Renovation & Design
- 21 Esplen Park
- 22 Cindy Cohen Driving School



Neighborhood Overview



For more information, contact:

Mark Anderson

Senior Vice President
+1 412 515 8521
marke.anderson@colliers.com

Jonathan Levinson

Senior Associate
+1 412 515 8545
jonathan.levinson@colliers.com

Colliers

525 William Penn Place
St. 3510, Pittsburgh PA 15219
colliers.com/pittsburgh



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Pittsburgh.