

4764 Baum Boulevard

Pittsburgh, PA 15213



Ground Lease **Premises**

- 17,030 SF Property Size
- 1,400 SF Building with 1,152 SF - Drive-Thru Canopy

Sublease **Term**

- Through January 31, 2027

Sublease **Rate**

- Negotiable

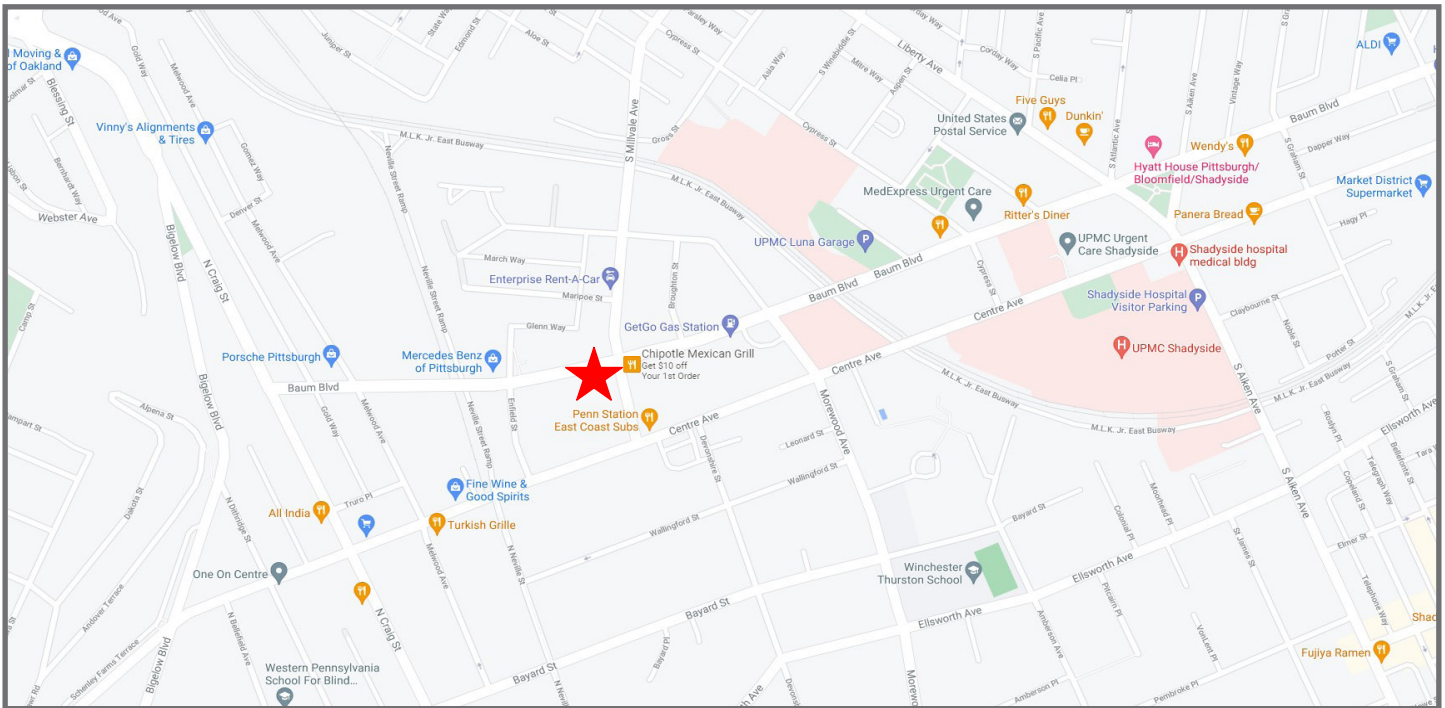
Property **Highlights**

- High traffic corner location with great exposure and visibility along Baum Boulevard
- Twelve (12) on-site parking plus three (3) drive thru lanes
- Ideal uses include retail, medical and specialty office
- Potential to convert to direct lease with strong credit user

DEMOGRAPHICS		
	1-MILE	3-MILES
Population	38,441	179,352
Avg. HH Income	\$75,288	\$81,572



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