



RETAIL PROPERTY FOR LEASE

PRESQUE ISLE PLAZA

PRESQUE ISLE PLAZA

900-922 PRESQUE ISLE DRIVE, PLUM, PA 15239

RETAIL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

Prime retail end cap 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

Space can be modified to fit your retail needs.

PROPERTY HIGHLIGHTS

- Zoned HC (Highway Commercial)
- Prime retail plaza location
- Conveniently situated along Route 286
- Easy access to PA Turnpike and 376 Parkway East
- Diverse and thriving tenant mix

OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Available SF:	1,035 - 1,450 SF
Building Size:	9,135 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,045	12,410	27,086
Total Population	7,760	31,338	68,095
Average HH Income	\$76,351	\$82,468	\$83,475

CLAYTON MORRIS

Vice President of Development and Leasing
412.374.1060
cmorris@sampsonmorrisgroup.com

PRESQUE ISLE PLAZA

900-922 PRESQUE ISLE DRIVE, PLUM, PA 15239

RETAIL PROPERTY FOR LEASE



CLAYTON MORRIS

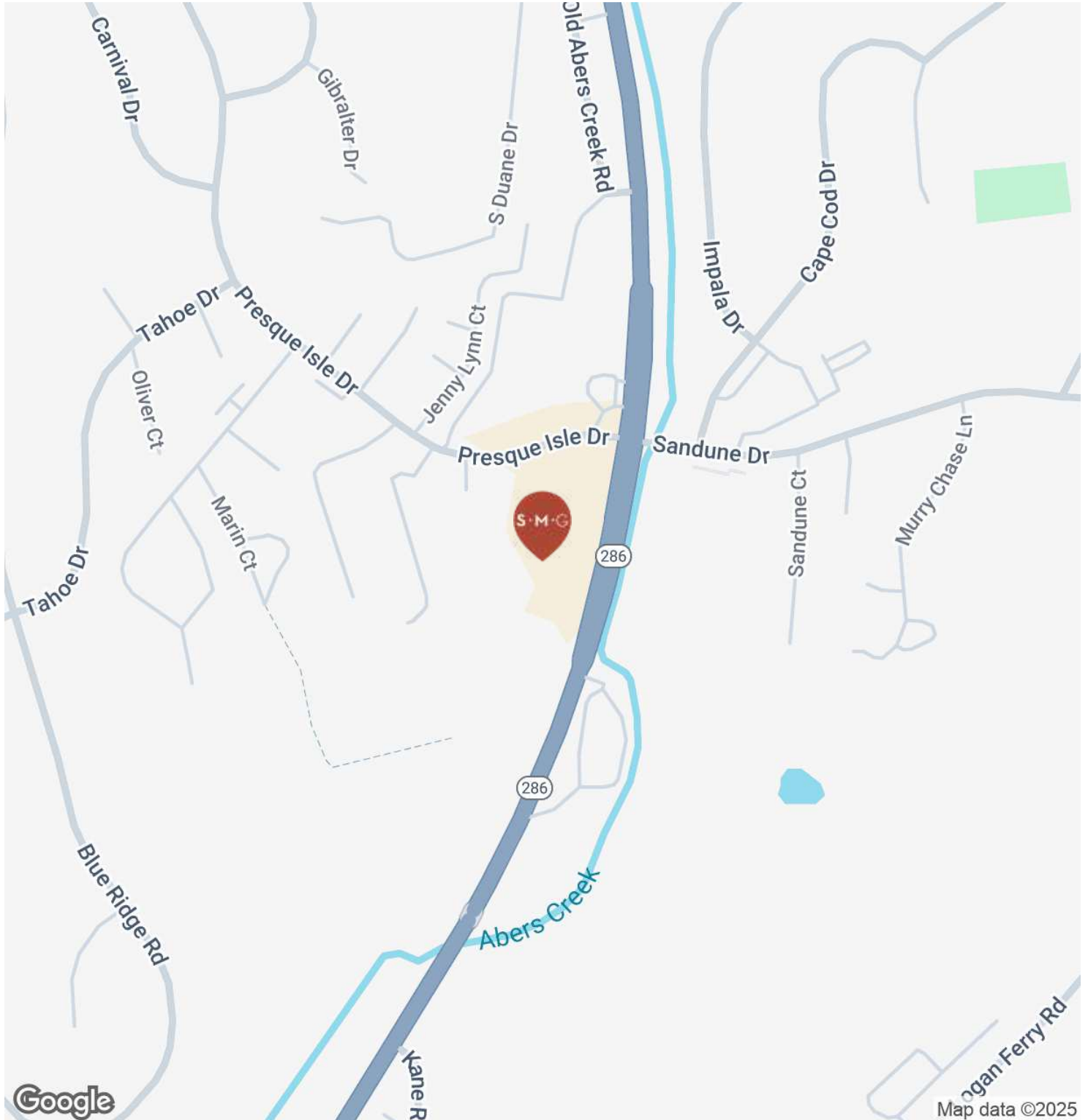
Vice President of Development and Leasing
412.374.1060
cmorris@sampsonmorrisgroup.com

SAMPSON·MORRIS GROUP

PRESQUE ISLE PLAZA

900-922 PRESQUE ISLE DRIVE, PLUM, PA 15239

RETAIL PROPERTY FOR LEASE



CLAYTON MORRIS

Vice President of Development and Leasing

412.374.1060

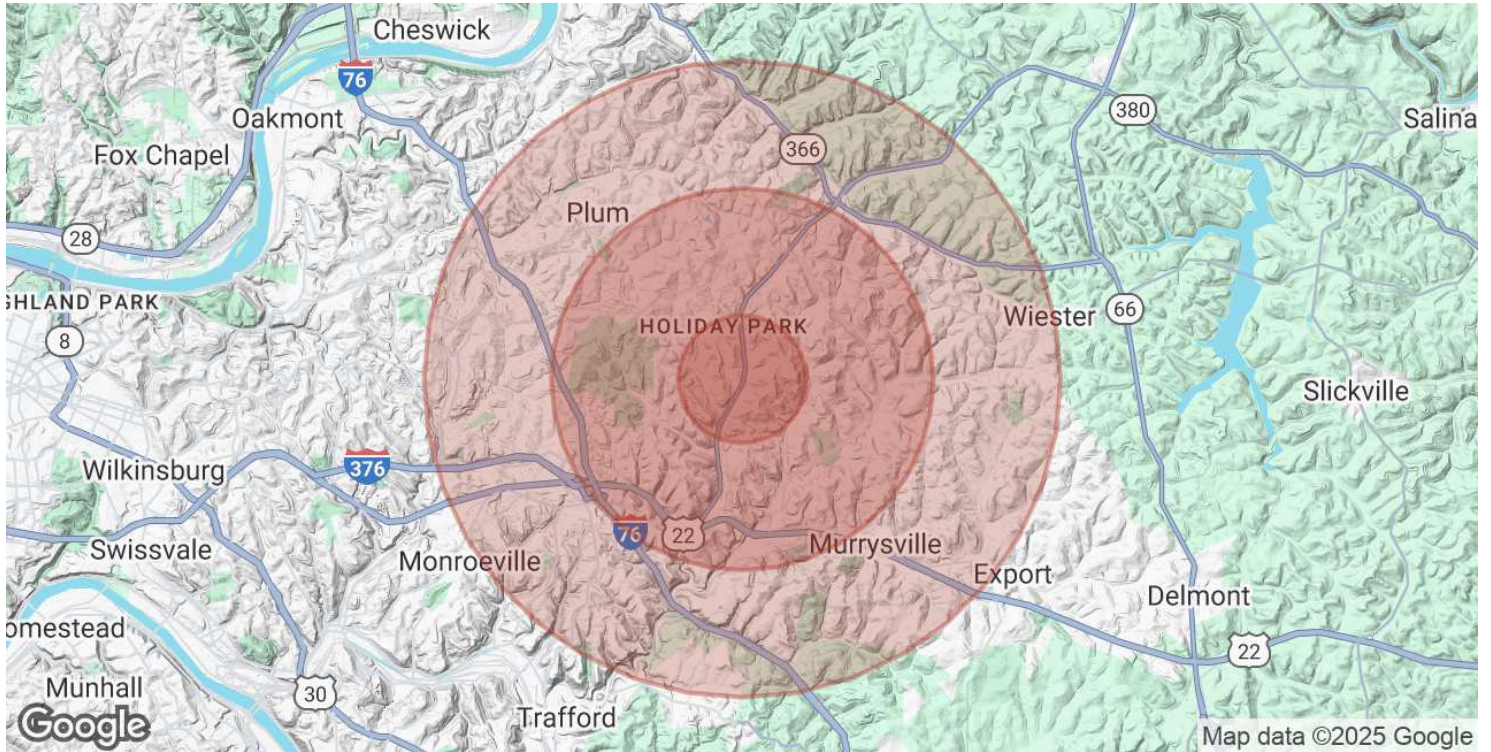
cmorris@sampsonmorrisgroup.com

SAMPSON·MORRIS GROUP

PRESQUE ISLE PLAZA

900-922 PRESQUE ISLE DRIVE, PLUM, PA 15239

RETAIL PROPERTY FOR LEASE



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,760	31,338	68,095
Average Age	38.0	43.7	44.4
Average Age (Male)	36.5	41.9	42.6
Average Age (Female)	38.6	44.8	45.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,045	12,410	27,086
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$76,351	\$82,468	\$83,475
Average House Value	\$132,754	\$171,287	\$183,692

2020 American Community Survey (ACS)

CLAYTON MORRIS

Vice President of Development and Leasing
412.374.1060
cmorris@sampsonmorriscgroup.com