

FOR LEASE

Triangle Square Shopping Center

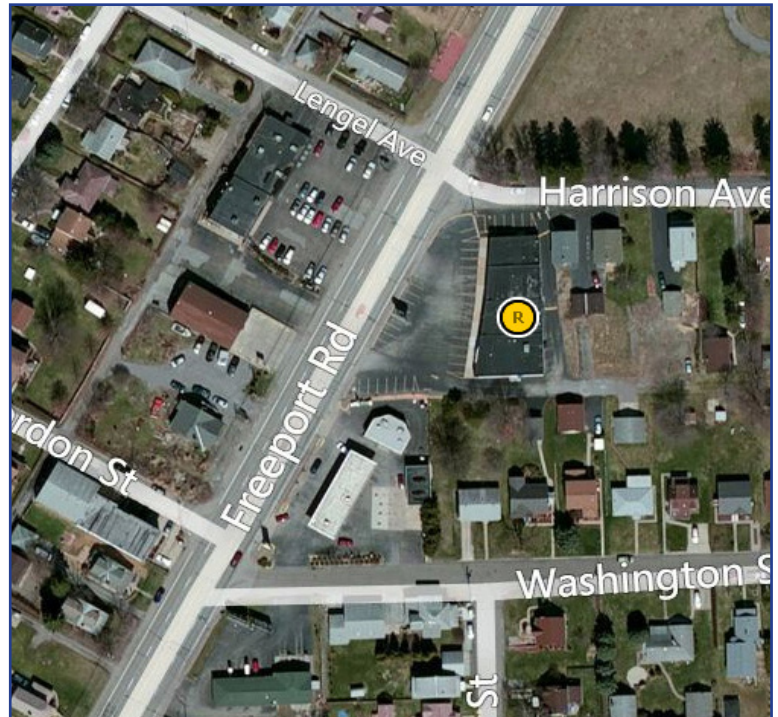
2604-2620 Freeport Road
(Allegheny County)
Natrona Heights PA 15065



Property Highlights:

- SITE:** One Story Brick Neighborhood Retail Strip Center with ample parking in lot.
- SIZE:** Total in Center: 10,000 Square Feet
Available: Storeroom #2606 - 2,856 Square Feet (with drive thru pick-up window)
- TRAFFIC COUNT:** Approximately 17,000 Vehicles Per Day
- OTHER TENANTS:** Massage Life, Nail Salon, Octopus Ink Vapor, and Christopher's Salon

RENTAL RATE: \$13.00 psf (NNN) plus all utilities
REDUCED RENTAL RATE: \$10.00 psf (NNN) plus all utilities



Demographics	1 Mile	3 Mile	5 Mile
2022 Population	5,136	22,505	51,371
Median HH Income	\$58,174	\$55,606	\$56,555



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