



Dormont Village

FOR LEASE

2961 West Liberty Avenue
Pittsburgh PA 15216

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PROPERTY HIGHLIGHTS

FEATURES:

- Located in the heart of the Central Business District of Dormont Borough in the South Hills less than five miles from Downtown
- Join our present 1st floor tenants:
Dunkin Donuts ~ PA Liquor Store ~ Beer Town ~ Great Clips ~ The Exchange ~ Nova Care Rehabilitation

AVAILABLE SPACE:

Second Floor Office: 442-7,538 sf

Lower Level: 15,295 square feet

- Suite #201: 1,361 rsf
- Suite #202: 534 rsf
- Suite #204-#205: 1,162 rsf
- Suite #206: 2,610 rsf
- Suite #207: 840 rsf
- Suite #208: 546 rsf
- Suite #211: 486 rsf
- Suite #212: 1,123 rsf
- Suite #217: 1,365 rsf
- Suite #221: 1,427 rsf

PLUS...

GREAT signage and visibility

LEASE RATE:

First Floor Retail: \$15.00 psf + NNN + all utilities

Second Floor Office: \$10.00-\$14.50 psf + all utilities

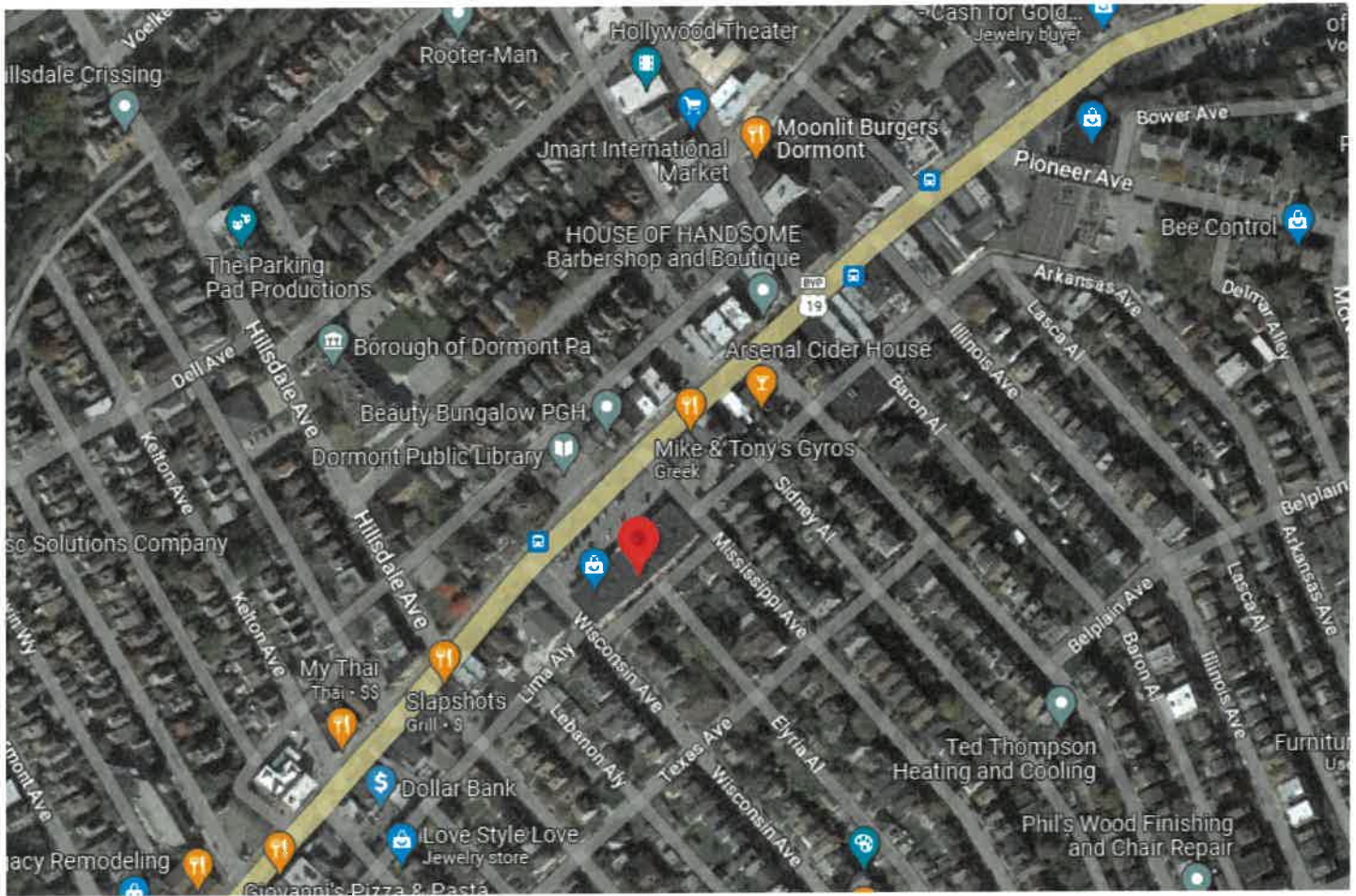
Lower Level: \$5.00 psf + all utilities

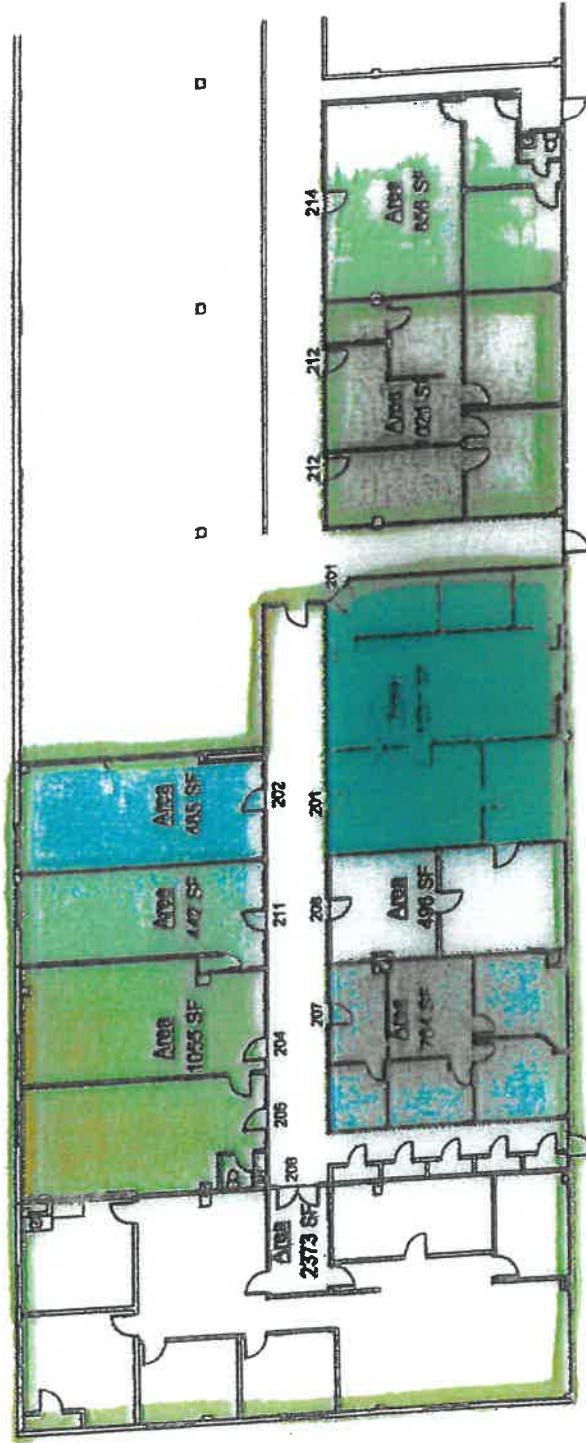


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LOCATION & DEMOGRAPHICS

DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
2025 Population	22,862	137,997	300,611
Median HH Income	\$89,280	\$82,196	\$76,949





① Level 2 Area
1/16" = 1'-0"

Dormont Village 2961 West Liberty Ave Pittsburgh

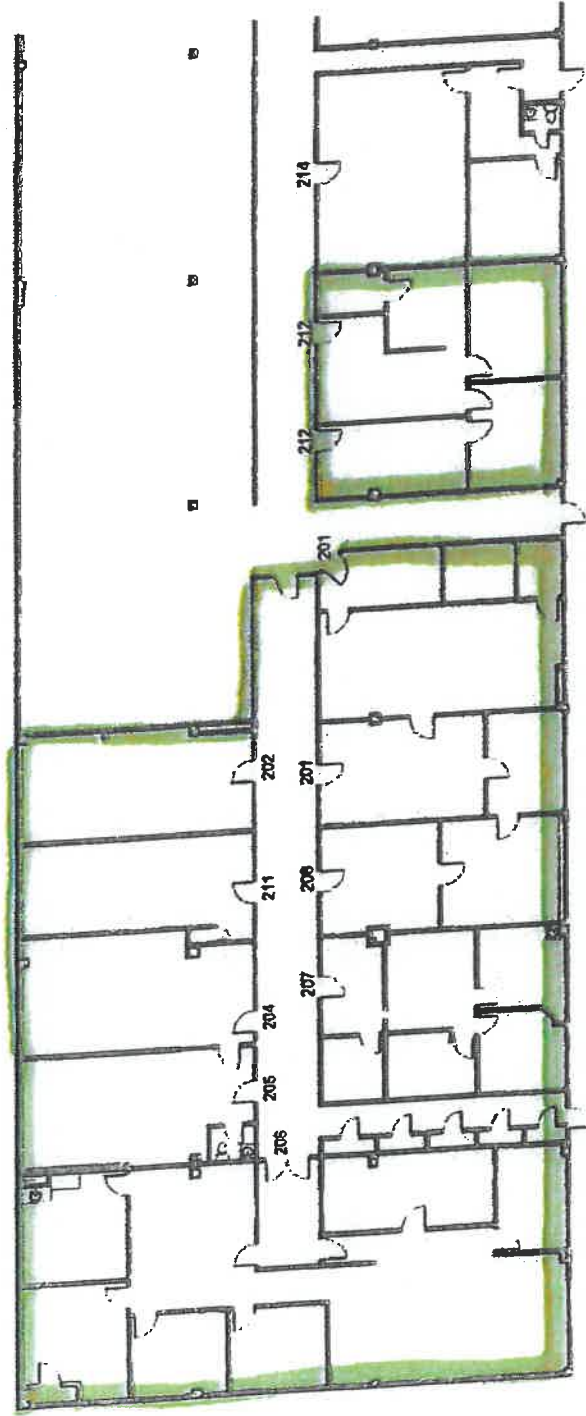
BASE PLANS

312 Providence Dr
Wexford, PA 15090

Studio 312

412-889-7738

INTERIORS



① Level 2
1/16" = 1'-0"

Dormont Village 2961 West Liberty Ave Pittsburgh

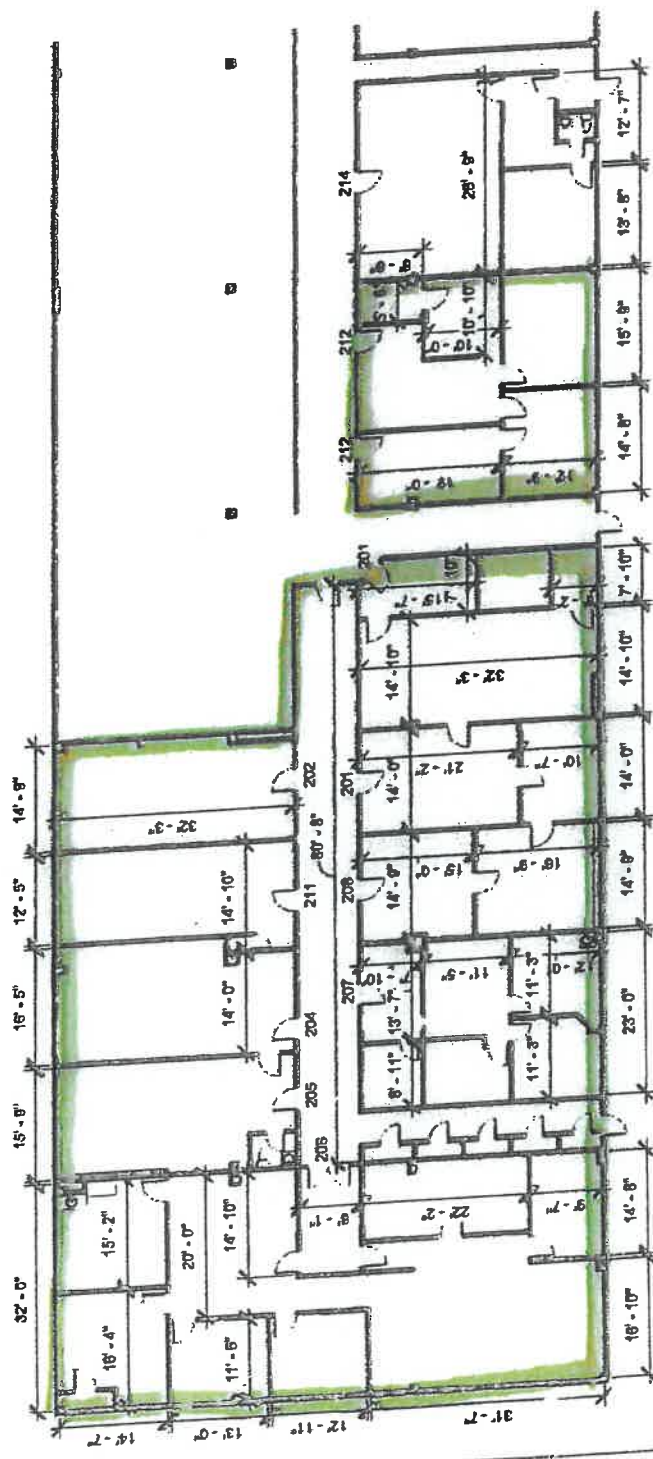
BASE PLANS

312 Providence Dr
Wexford, PA 15090

Studios 312

412-889-7738

INTERIORS



① Level 2 Dimensioned
1/16" = 1'-0"

Dormont Village 2961 West Liberty Ave Pittsburgh

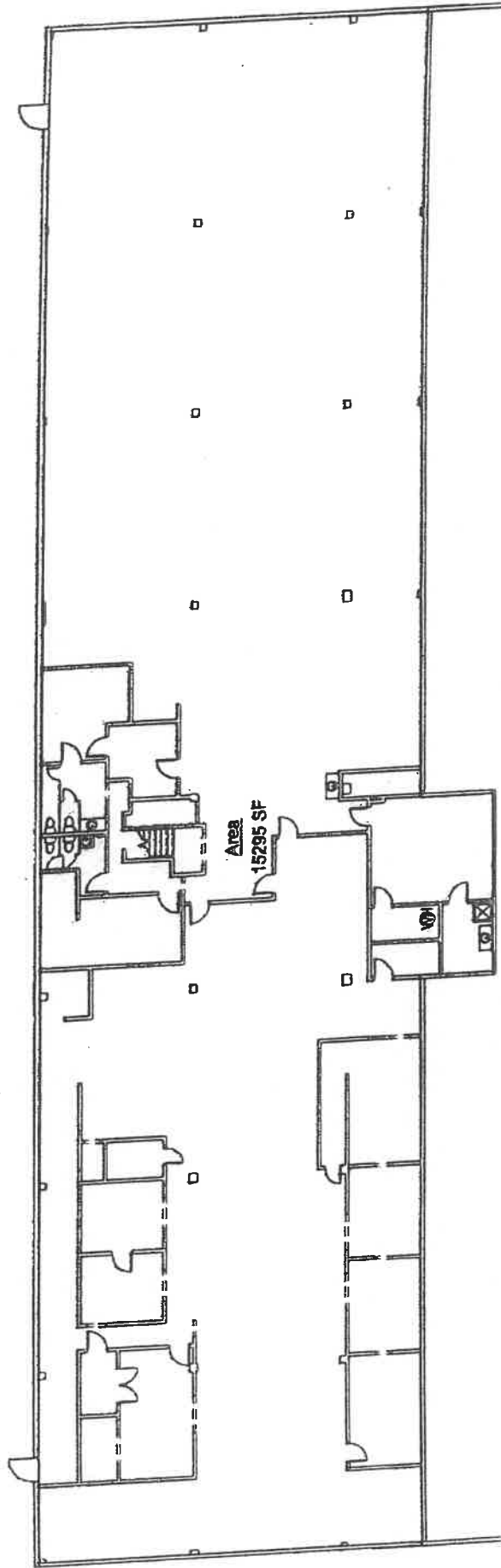
BASE PLANS

312 Providence Dr
Wexford, PA 15090

Studio 312

INTERIORS

412-889-7738



① Lower Level Area
1/16" = 1'-0"

Dormont Village 2961 West Liberty Ave Pittsburgh

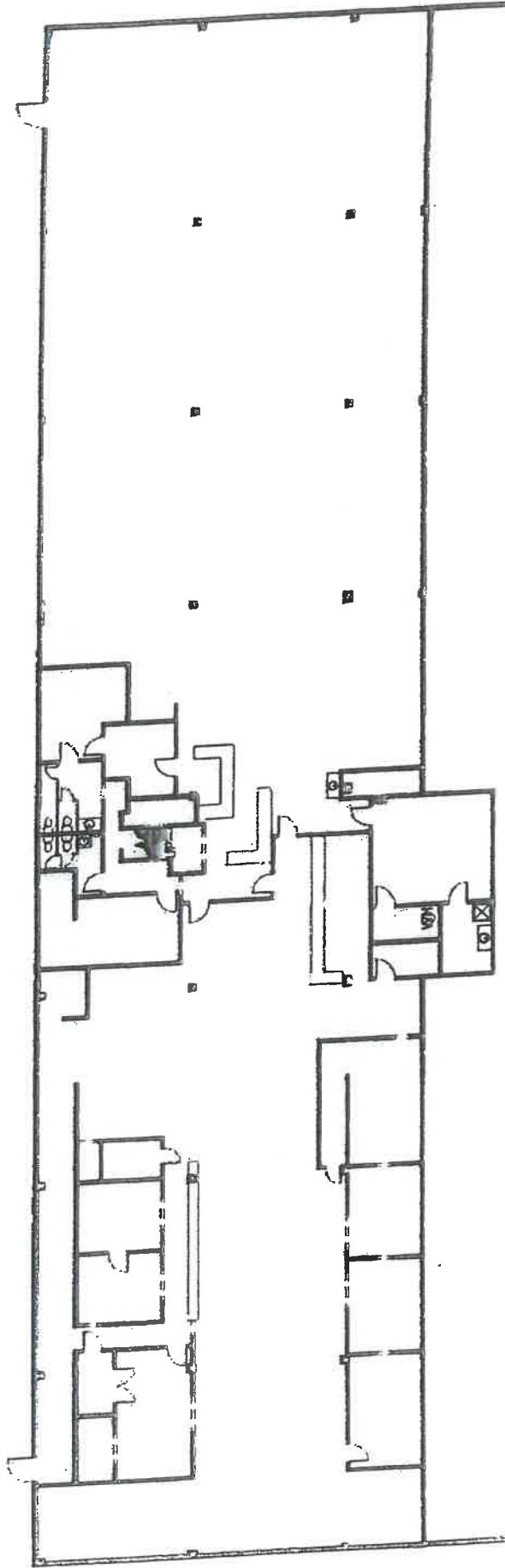
BASE PLANS

312 Providence Dr
Wexford, PA 15090

Studio 3A2

412-889-7738

INTERIORS



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Dormont Village 2961 West Liberty Ave Pittsburgh

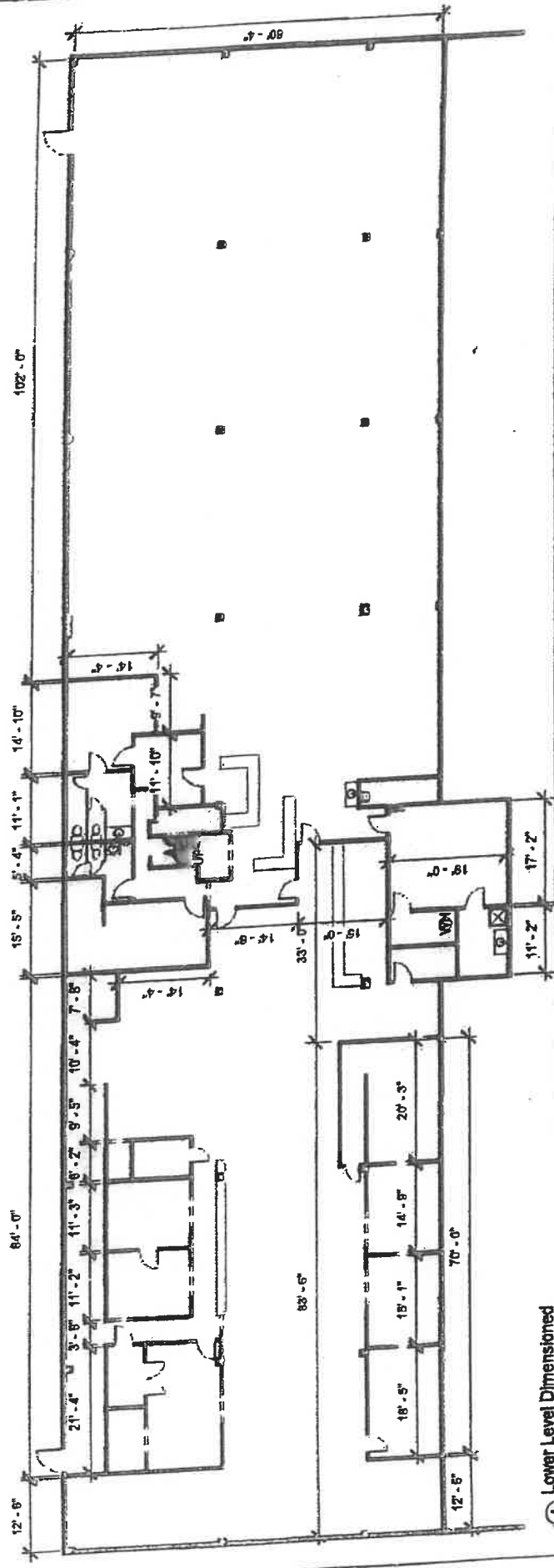
BASE PLANS

312 Providence Dr
Wexford, PA 15090

Studio 312

412-889-7738

INTERIORS



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BASE PLANS

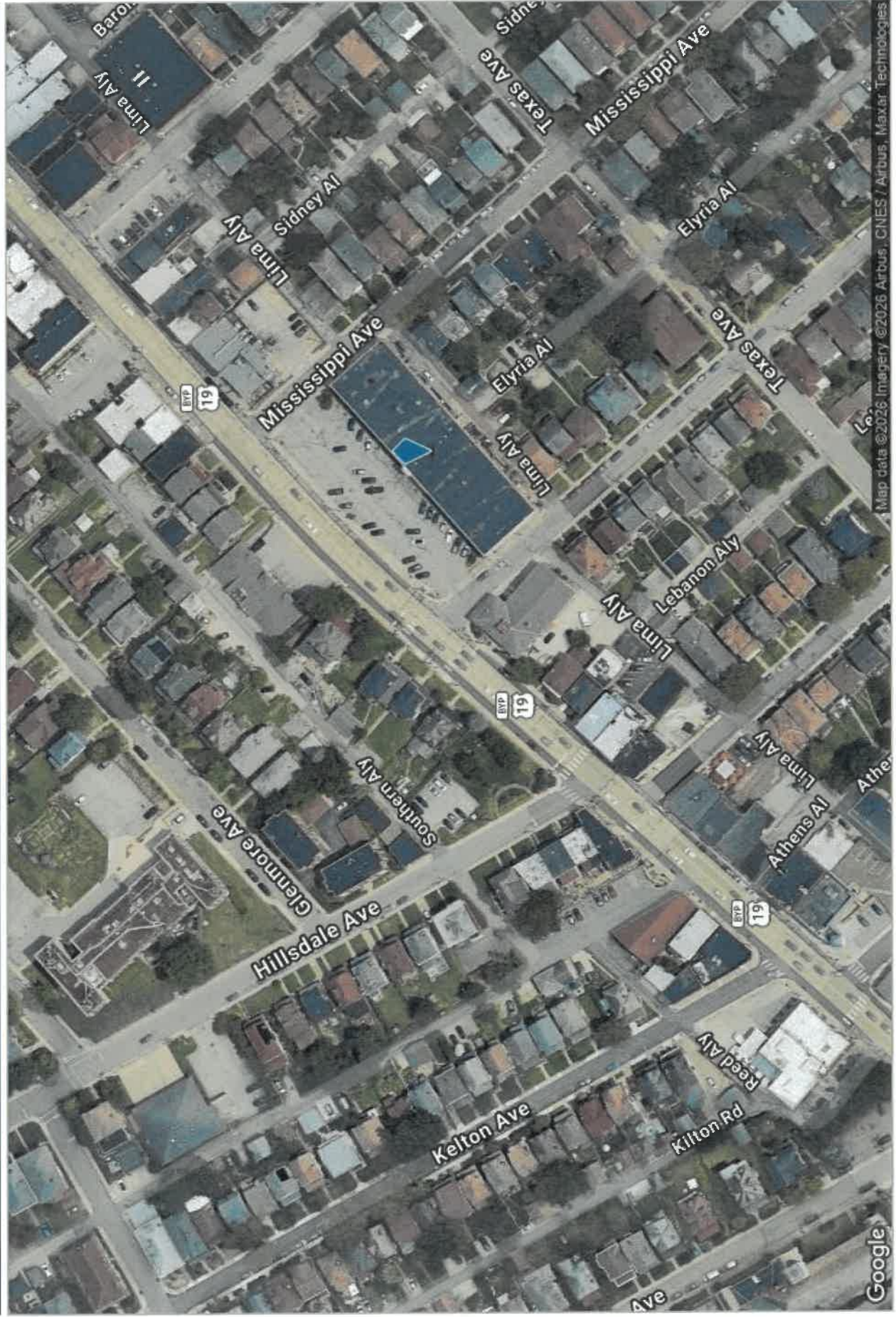
312 Providence Dr
Wexford, PA 15090

Studio 312

412-889-7738

INTERIORS

2961-2973 West Liberty Avenue ~ Pittsburgh PA 15216



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