



FOR SALE

250 Park West Dr, Pittsburgh, PA 15275

Prime Airport Corridor Opportunity

FOR SALE

Exclusively Listed by

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Keller Williams Steel City

1001 Village Run Road, Suite 200

Wexford, PA 15090

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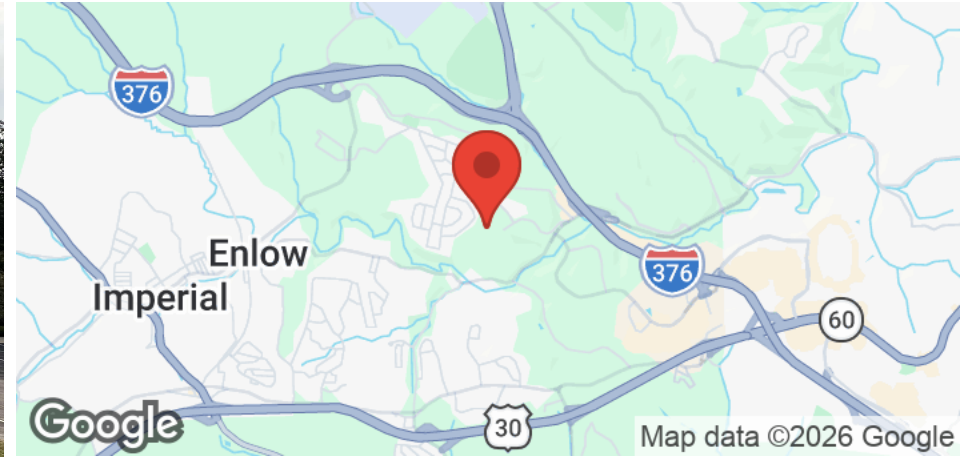
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OFFERING SUMMARY

PRICE:	\$2,500,000
BUILDING SF:	35,100
PRICE PER SF	\$79.77
FLOORS:	2
LOT SIZE:	6.05 Acres
YEAR BUILT:	1990
RENOVATED:	2012
BUILDING CLASS:	B
PARKING:	161
PARKING RATIO:	4.5

PROPERTY OVERVIEW

6 acres available for further expansion
5 miles from Pittsburgh International Airport
Minutes from I-376 and I-79
PRICE REDUCTION!

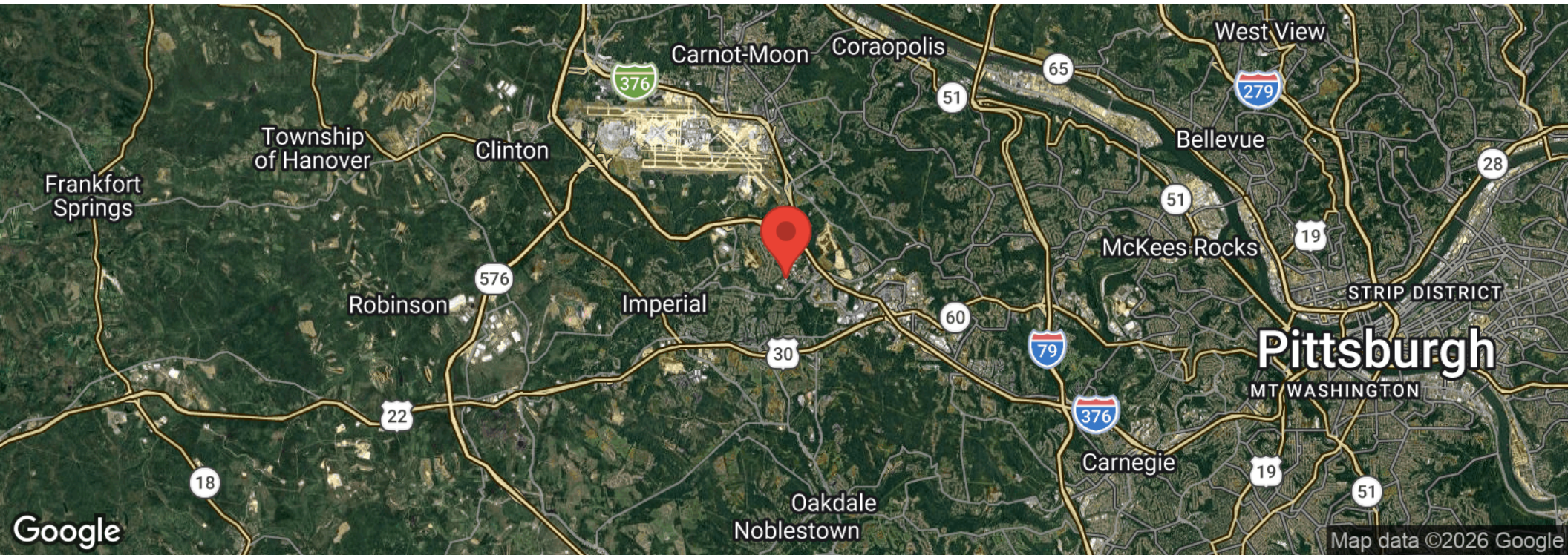
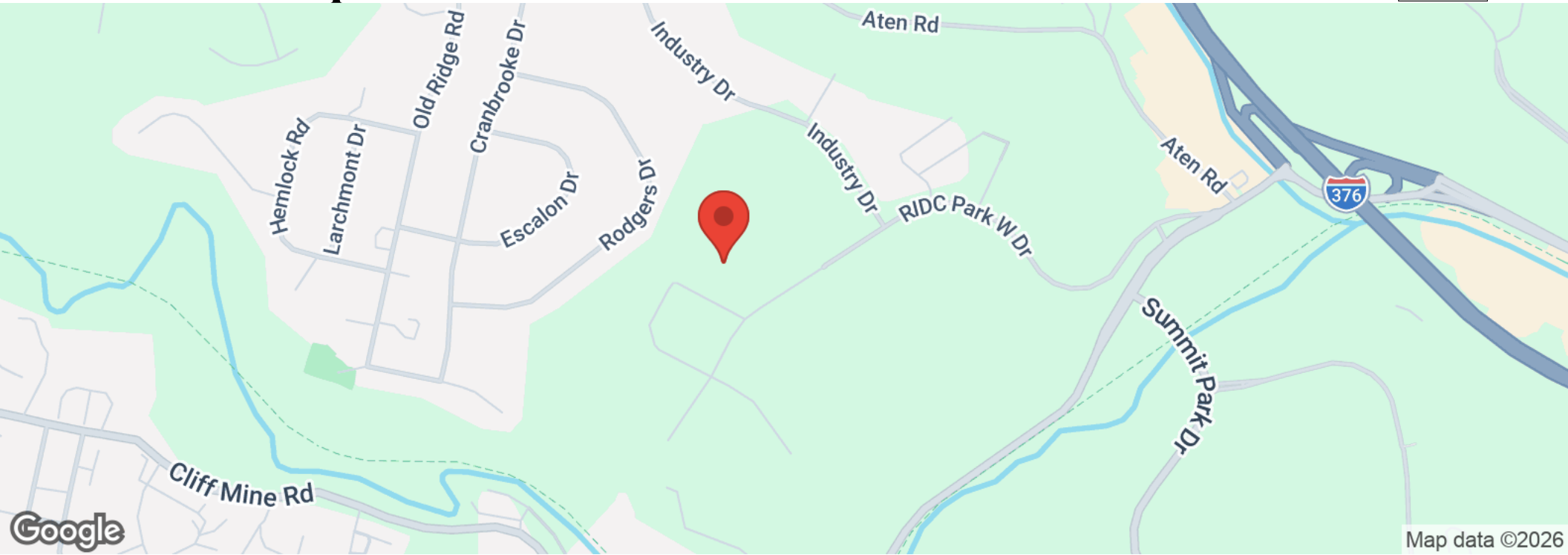
Property Description

KW Commercial is pleased to present this well-appointed two story office building once the headquarters for US Airways and Vesuvius Steal. High ceilings, natural light. Lower level could be converted to flex space with 14 foot high ceilings and potential driveway access. Spacious parking. Minutes from Pittsburgh International Airport, I-79 and I-376.

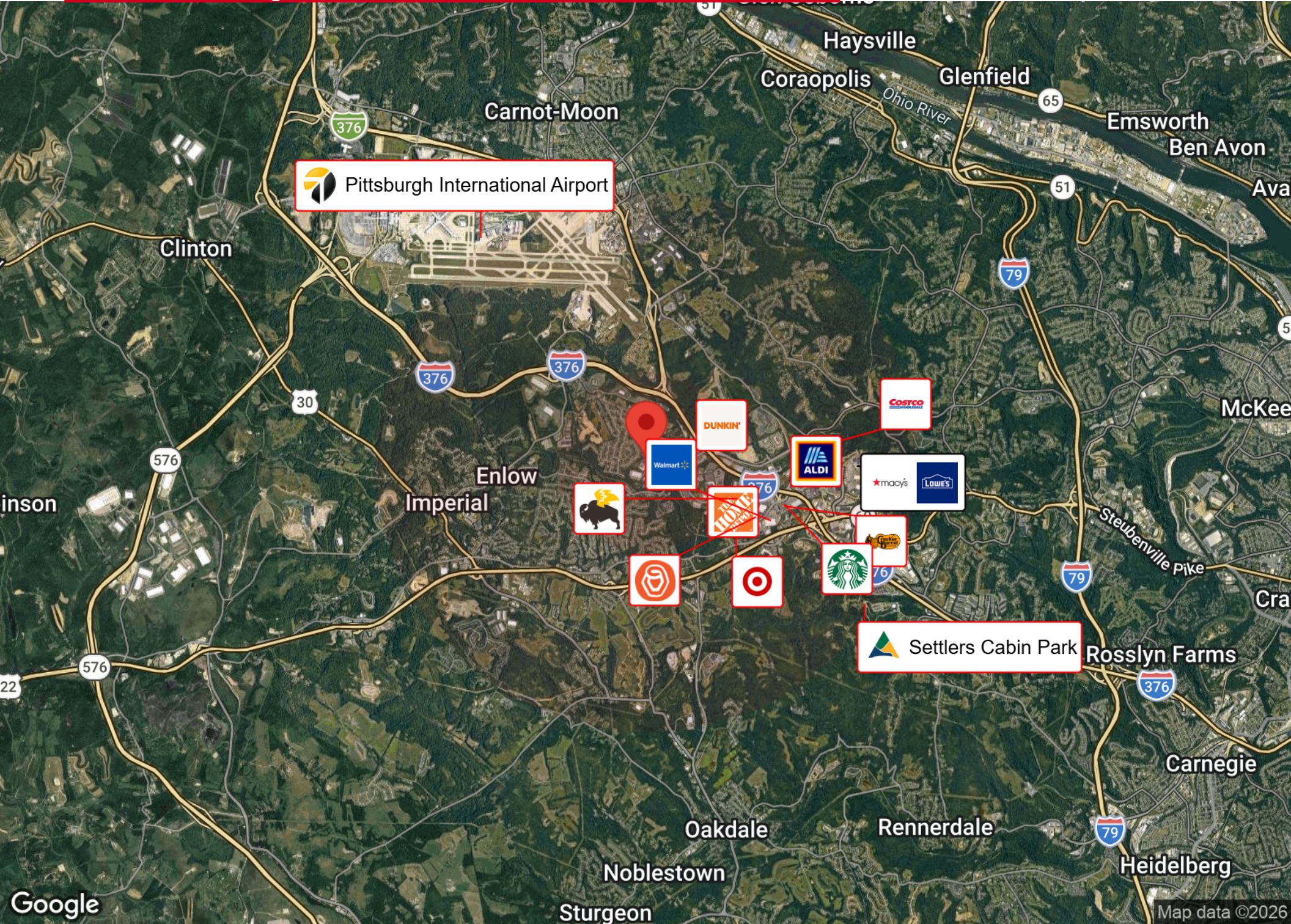
Location Overview


The Airport Corridor is the fastest growing sector of Allegheny County. This property is just 5 miles from Pittsburgh International Airport. The airport's nearly \$1.6 Billion new terminal is scheduled to be completed in early 2026, attracting further investment in the region.


Location Maps



Business Map



 Pittsburgh International Airport

 Settlers Cabin Park

Demographics

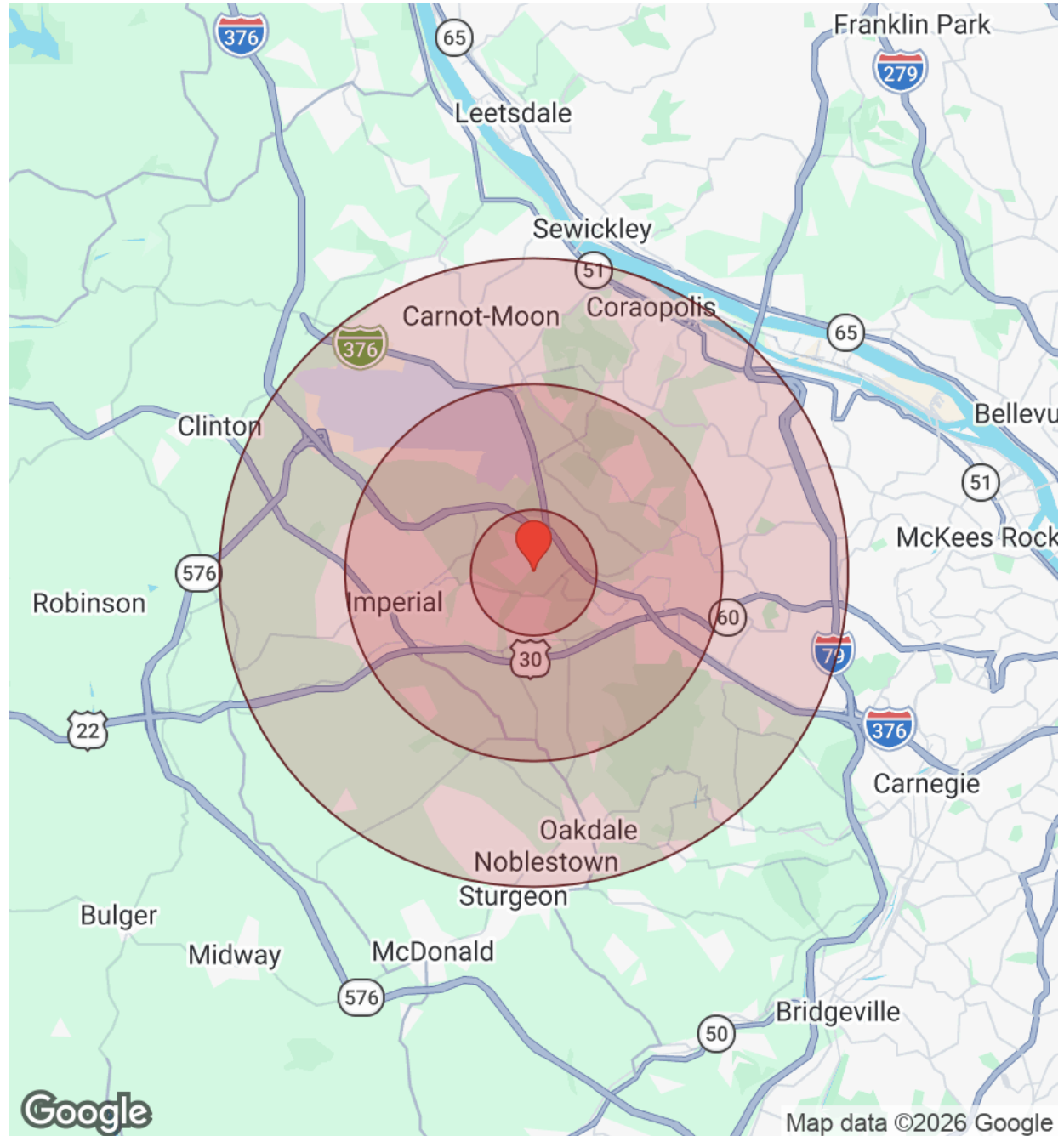


Population	1 Mile	3 Miles	5 Miles
Male	2,341	11,918	34,313
Female	2,323	11,249	31,152
Total Population	4,664	23,167	65,465

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,269	10,767	30,310
Occupied	2,092	9,944	27,828
Owner Occupied	1,331	7,043	18,981
Renter Occupied	761	2,901	8,847
Vacant	177	823	2,482

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	706	3,584	10,000
Ages 15 - 24	578	2,903	9,112
Ages 25 - 54	1,962	9,502	25,844
Ages 55 - 64	612	3,098	8,292
Ages 65+	807	4,079	12,218

Income	1 Mile	3 Miles	5 Miles
Median	\$109,669	\$114,850	\$105,220
Under \$15k	52	313	1,206
\$15k - \$25k	155	382	1,123
\$25k - \$35k	49	369	1,393
\$35k - \$50k	231	928	2,414
\$50k - \$75k	196	1,112	3,815
\$75k - \$100k	262	1,104	3,233
\$100k - \$150k	479	2,299	5,959
\$150k - \$200k	282	1,349	3,338
Over \$200k	386	2,088	5,346




Distance: ● 1Mile ● 3Miles ● 5Miles


Rare Investment Opportunity Price Reduction!


FOR SALE | 250 PARKWEST DRIVE | PITTSBURGH, PA

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