

# 1215 Brighton Road

PITTSBURGH PA 15233



FOR LEASE



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# Freestanding Retail Building

1215 BRIGHTON ROAD, PITTSBURGH PA

- Formerly occupied by Dollar General
- ±12,100 SF freestanding building on 1.18 acres
- UI (Urban Industrial) Zoning
- Exceptional visibility in dense residential area
- Near-immediate access to Routes 19 and 65

## FOR LEASE

Contact our listing team for pricing

This space was formerly occupied by Dollar General, and offers users an open, functional layout suited for a variety of potential retail uses and interior buildouts. 1215 Brighton Road offers 15+ striped surface parking spaces, and also includes a ramped entry on the building's western side for product deliveries. The site benefits from an exceptionally visible corner location between W. North Avenue and Pennsylvania Avenue, as well as near-immediate access to Routes 19 and 65.

## Property Details

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Gross SF          | 12,095 SF                                        |
| Available Space   | 12,095 SF                                        |
| Acreage           | 1.18 Acres                                       |
| Construction      | Masonry                                          |
| Layout            | Open-plan, flexible interior                     |
| Pedestrian Doors  | 5                                                |
| Parking           | 15+ Striped Surface Spaces                       |
| Interior Features | Drop ceilings, concrete flooring, track lighting |





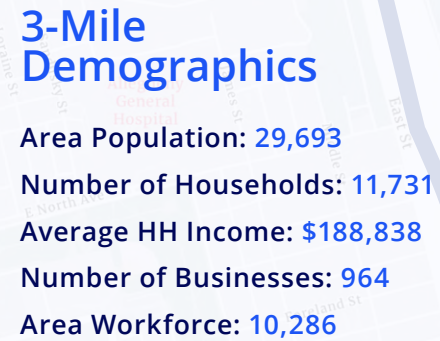
## Property Highlights

- ±12,100 SF Freestanding Retail/Flex Building
- 1.18 AC Parcel
- Parking: 15+ Striped Surface Spaces
- Open, Flexible Interior Layout
- Building Signage Available
- Ramped Entry for Deliveries
- Prominent Visibility and Frontage on Busy Corner
- Highly Walkable Location near Acrisure Stadium, PNC Park, Rivers Casino, and Stage AE
- 5-Minute Drive to Routes 19 and 65
- Zoned UI (Urban Industrial)
- Permitted Uses Include: Banks, Grocery Store, Animal Care, Manufacturing (Ltd.), Medical Clinic, Retail Sales & Services





- 1 USPS Distribution Center
- 2 Dollar Tree
- 3 Commonplace Coffee
- 4 Mattress Factory Museum
- 5 Golden Moon Hair & Beauty
- 6 Sunoco Convenience Store
- 7 Monterey Pub
- 8 Allegheny YMCA
- 9 Fry Bar
- 10 7-Eleven Convenience Store
- 11 Lindos Restaurant
- 12 Colombino Coffee
- 13 Alberta's Pizza
- 14 Wise County Biscuits & Cafe
- 15 Modern Cafe
- 16 The Sandwich Shoppe
- 17 McDonald's
- 18 Wendy's
- 19 Taco Bell
- 20 Tequila Cowboy
- 21 Shorty's Pins x Pints
- 22 Southern Tier Brewing
- 23 The Wigle Bar
- 24 Jim Beam Left Field Lounge
- 25 North Shore Tavern





# Corporate Neighbors & Accessibility



For more information, contact:

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