



RETAIL PROPERTY FOR LEASE IN SHARPSBURG

608 MAIN STREET
PITTSBURGH, PA 15215



Presented By:

Kevin Riley, CCIM, SIOR

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Available SF:	1,022 SF
Number of Units:	1
Zoning:	Business District
Market:	Sharpsburg

PROPERTY OVERVIEW

Introducing a prime leasing opportunity in Sharpsburg. This versatile property offers the ideal setting for retail space. It features a prominent storefront directly located on Main Street, a vibrant corridor including a diverse array of local retailers such as Redhawk Coffee Roasters, Dancing Gnome Beer and The Brinery. Benefit from the convenient accessibility to Route 28, simplifying commutes for employees, clients, and customers alike. Whether you envision a dynamic retail establishment or a modern office space, this property provides a versatile canvas to bring your vision to life. Embrace the opportunity to establish your presence in this thriving area, where the possibilities are limitless for your business's success.

PROPERTY HIGHLIGHTS

- Storefront directly located on Main Street
- Easy access to Route 28
- Versatile Space
- On-Street Parking Available

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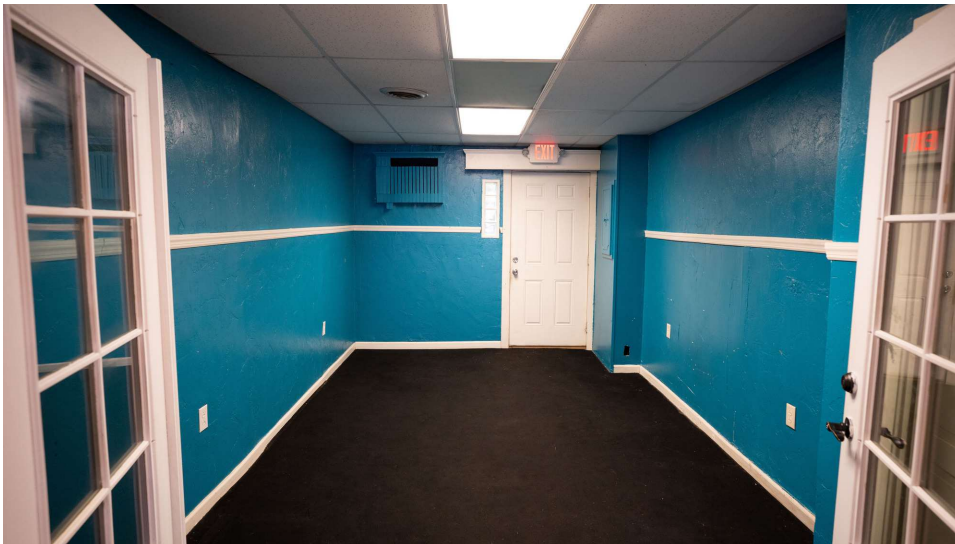
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ADDITIONAL PHOTOS



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ZONING USES

TEXT HEADLINE

Use by Right

- Amusement arcade
- Bakery / confectionery
- Banks and financial institutions
- Bed - and - breakfast
- Brewery/brew pub / taproom
- Club / lodge
- Community center
- Convenience store
- Day-care facility
- Day-care home
- Emergency services
- Essential services
- Forestry
- Fuel/service stations
- Funeral home
- Grocery store/butcher shop green grocer
- Health / fitness club
- Home-based business, no impact
- Laundromat
- Library
- Medical office
- Municipal building
- Parking lot or facility, public
- Parking lot, private
- Personal and professional services
- Pharmacy

TEXT HEADLINE

Use by Right Continued:

- Printing publications, and engraving plants
- Professional and business office
- Public park, recreation area, playground
- Research and development establishment
- Restaurant, sit down
- Restaurant, takeout
- Retail, small-scale
- Riverboat gambling
- School, academic
- School, commercial / other
- Tattoo shop
- Theater

Conditional

- Home occupation
- Hotel / motel
- Laundry and/or dry-cleaning plant
- Mixed nonresidential / residential
- Place of assembly / worship
- Storage building for retail on premises
- Wholesale business

Special Exception

- Sewage treatment facility

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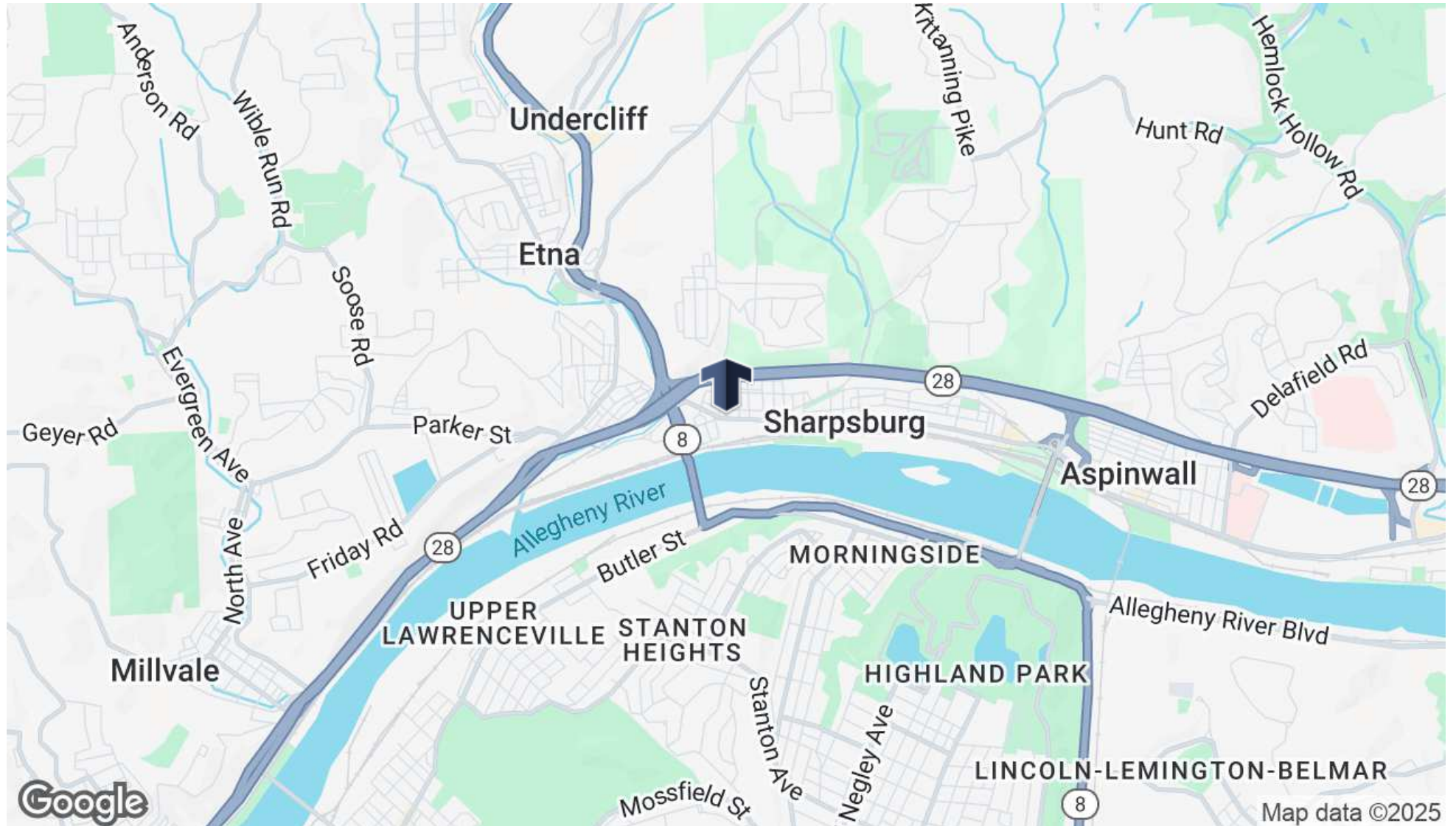
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LOCATION MAP



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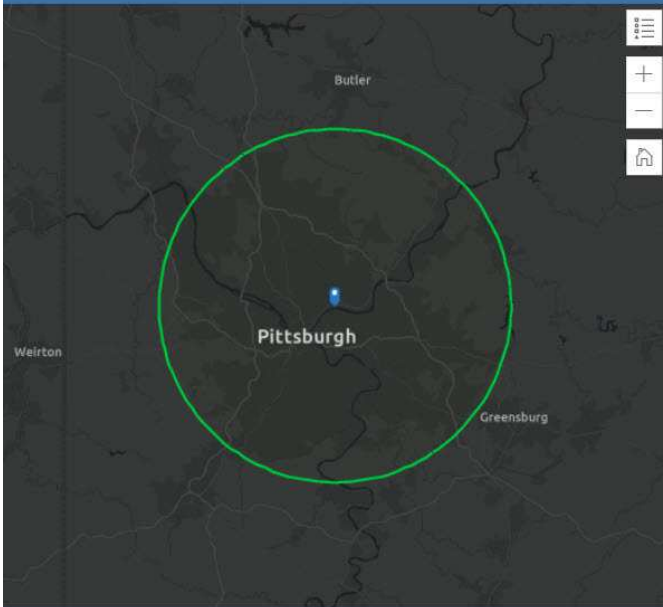


DEMOGRAPHICS MAP & REPORT

DEMOGRAPHIC PROFILE

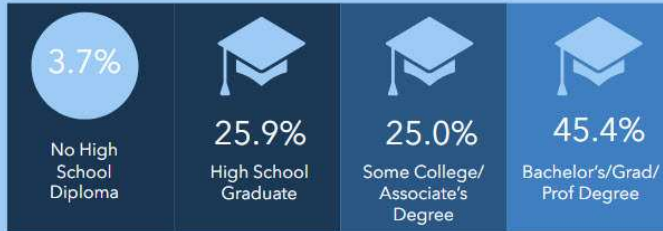
922 Main St, Pittsburgh, Pennsylvania, 15215

Ring of 20 miles

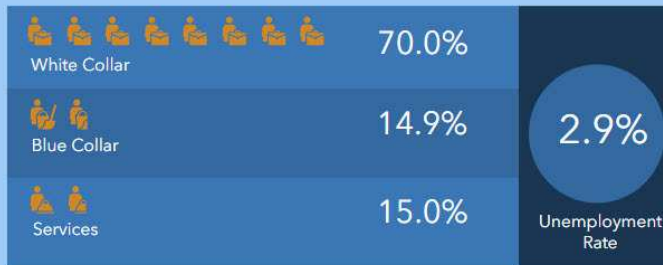


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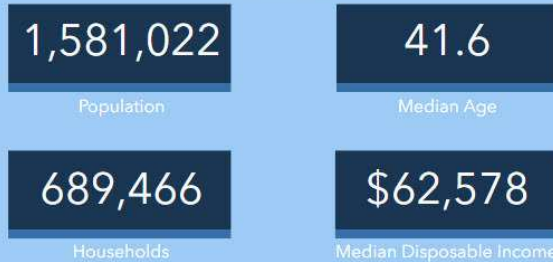
EDUCATION



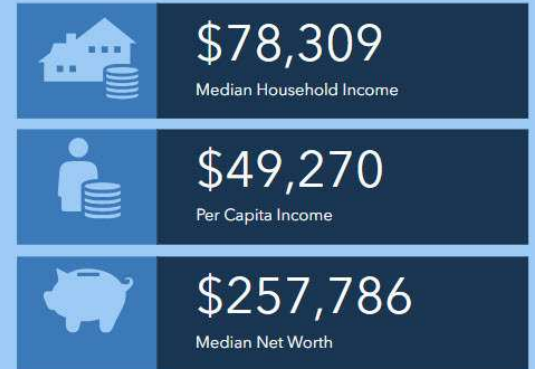
EMPLOYMENT



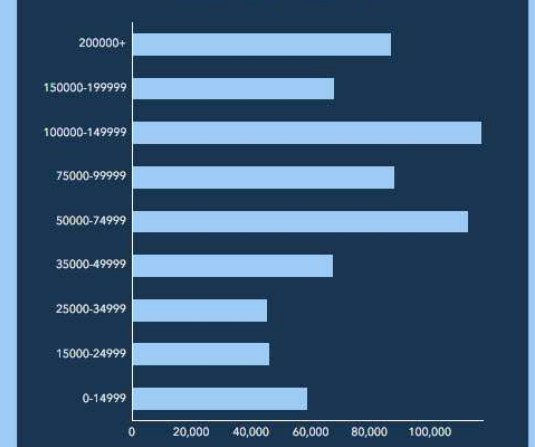
KEY FACTS



INCOME



HOUSEHOLD INCOME (\$)



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