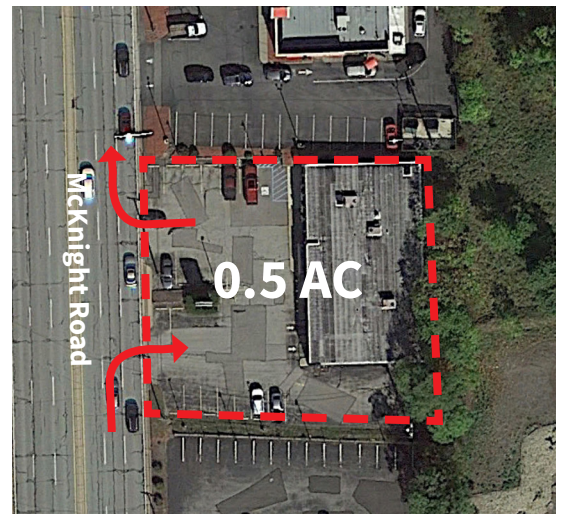




For Sale

**4808 McKnight Road
Pittsburgh, PA 15237**

- Well-located multi-tenant building on a major retail thoroughfare
- Two (2) drive-thru lanes
- Exceptional visibility & large pylon signage on McKnight Road
- Property is subject to a lease with a long-term Batteries Plus franchisee
 - Lease expires 12/31/22 and has no renewal options remaining
 - Gross 2022 income is \$40,200
- 5.26/1,000 s.f. parking ratio (26 spaces)
- Sale price: \$950,000.00

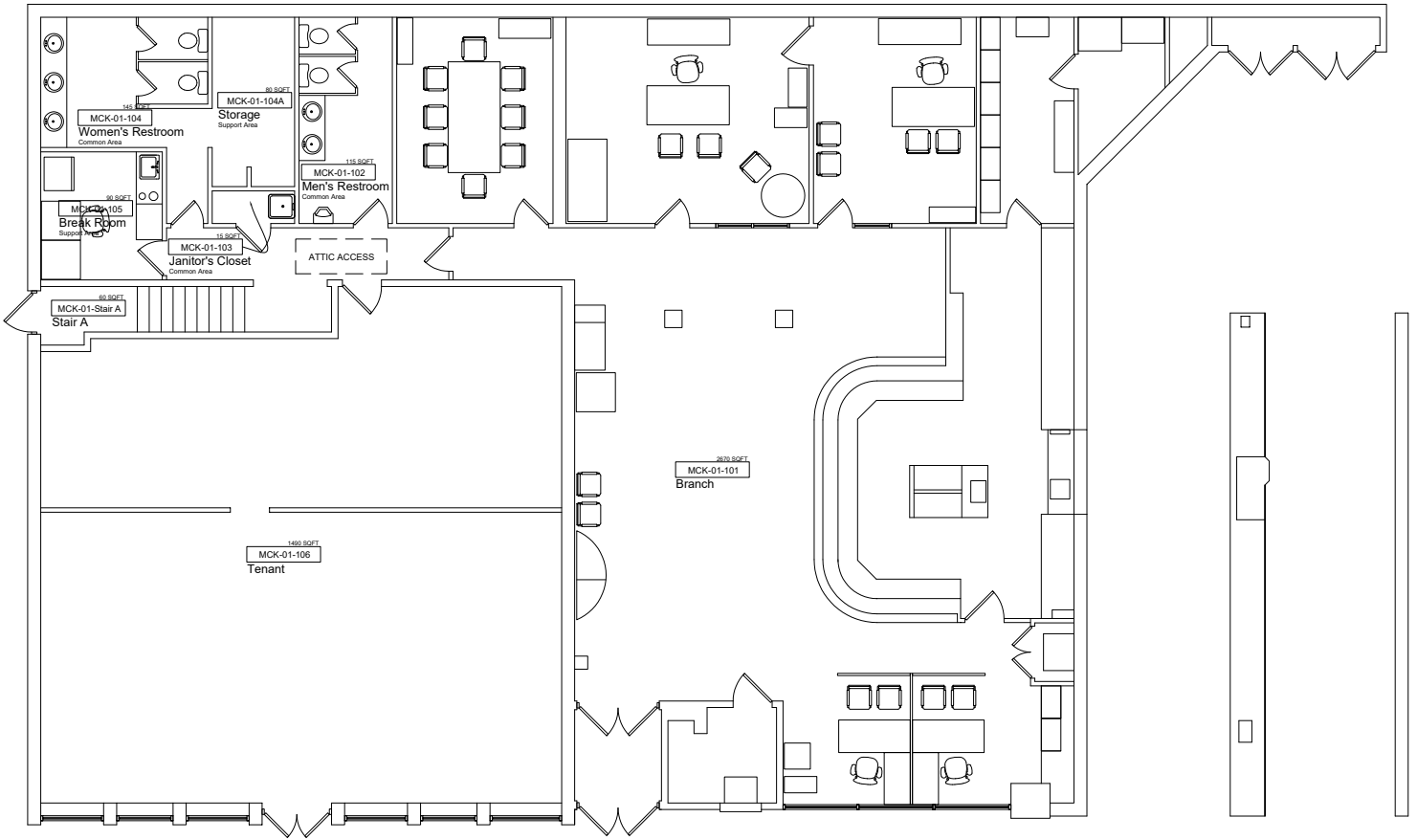


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Floor Plan



Batteries Plus Lease Info

Tenant: EFNY Corporation dba Batteries Plus
SF occupied: 1,696 s.f.
Lease Commencement: 11/30/2012
Lease Expiration 12/31/2022

Remaining Lease Obligation - Batteries Plus																
2021			2022												TOTAL RENT DUE	
\$3,350	\$3,350	\$3,350	\$3,350	\$3,350	\$3,350	\$3,350	\$3,350	\$3,350	\$3,350	\$3,350	\$3,350	\$3,350	\$3,350	\$3,350	\$3,350	\$50,250



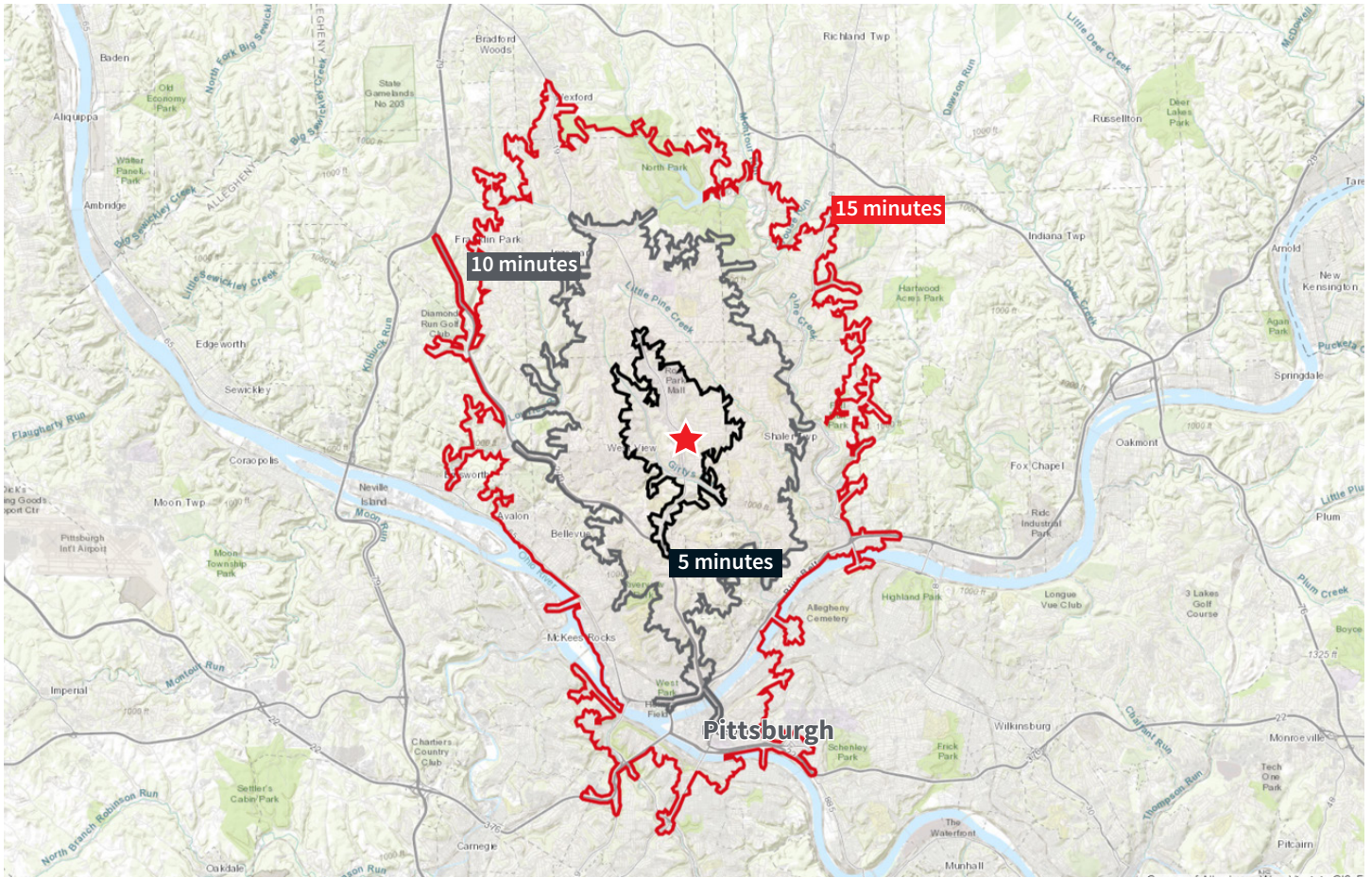
Trade Area Overview

- 1** Giant Eagle
Dollar Bank
Citizen's Bank
- 2** Olive Garden
- 3** McIntyre Square
National Tire & Battery, Gabes, Gabriel Brothers,
GNC, Ting's Kitchen, Office Max, Fine Wine & Good
Spirits, At Home
- 4** The Block Northway
Breakout Games, Key Bank, The Container Store,
PetSmart, Nordstrom Rack, Marshalls, Aldi, DSW
Designer Shoe Warehouse, Land's End, Bassett
Furniture, David's Bridal, Skechers, Mattress Firm,
Mad Mex
- 5** The Original Pancake House
- 6** Chuck E Cheese
- 7** Taj Mahal
Laser Storm Pittsburgh
Sesame Inn
Starbucks
- 8** McDonald's
- 10** GetGo Cafe & Market
- 9** Jim Shorkey Chrysler Jeep Ram
- 11** Home Depot
- 12** Eat'n Park
- 13** Bed Bath & Beyond
- 14** Ross Park Mall
Spencers, Nordstrom, Men's Wearhouse,
Swarovski, Express, Tesla, Madewell, JCPenney,
The Cheesecake Factory, the Lego Store, L.L.
Bean, Build-A-Bear Workshop, T-Mobile, Macy's,
Michael Kors, Burberry, Sephora, Peleton, Crate
and Barrel, Williams-Sonoma, American Eagle
- 15** Bob Evans
Chili's
- 16** T-Mobile
Aspen Dental
- 17** Chick Fil A
- 18** Mr. Tire
- 19** Macy's Furniture Gallery
Toy Land
Jos. A Bank
- 20** Ross Towne Center
Bob's Discount Furniture, Jared, JoAnn Fabrics,
Plato's Closet, Dick's Sporting Goods, Panera
Bread, Denny's, Wendy's, Bank of America,
Goodwill, Aldi, Ashley HomeStore, Panda Express
- 21** American Freight Furniture
- 22** The Original Mattress Factory
- 23** Verizon
- 24** Half Price Books
- 25** Bravo Italian Kitchen
- 26** McKnight Siebert Shopping Center
Starbucks, The UPS Store, Aladdin's Eatery,
Walgreens, T-Mobile, H&R Block, David's
Vacuums, Italian Village Pizza, Bruegger's Bagels,
uBreakuFix, Chipotle



- 27** Mc Donald's
- 28** Staples
DXL
- 29** North Hills Village
Kohl's, Petco, Target, CVS, Game Stop, Taco
Bell, Applebee's Grill, Burlington, Five Below,
Michaels, Fine Wine & Good Spirits, Best Buy
- 30** Arby's
- 31** Harbor Freight
Honey Baked Ham Store
- 32** Dollar Tree
AutoZone
- 33** BP

Trade Area Overview



Retail Demographics



Total
Population



Total
Households



Average
HH Income



Median
Age



Total Daytime
Employees

5 minute drive time	8,919	4,178	\$100,316	46.2	10,693
10 minute drive time	75,175	33,641	\$91,919	45.7	40,304
15 minute drive time	202,433	90,796	\$91,071	42.1	209,849

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