

INDUSTRIAL PROPERTY

5400 CAMPBELLS RUN ROAD

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PITTSBURGH, PA 15205

INDUSTRIAL PROPERTY



LOCATION DESCRIPTION

The completely renovated building, high parking ratio with reserved parking spaces, conveniently located to the Parkway West and I-79, dual power feeds to the building. Located at the prime intersection of Steubenville Pike & Campbells Run Road.

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	950	27,526	179,918
Total Population	2,101	66,040	423,455
Average HH Income	\$77,745	\$81,723	\$73,920

PROPERTY HIGHLIGHTS

- No add-on factor (RSF = Usable SF)
- Full-service rate available
- Second (2nd) floor is subdividable
- Corporate signage availability
- Private roof deck
- Highly visible on Route 60
- Located at the prime intersection of Steubenville Pike & Campbells Run Road
- Private parking lot
- Many retailers on campus

CLAYTON MORRIS

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SAMPSON·MORRIS GROUP

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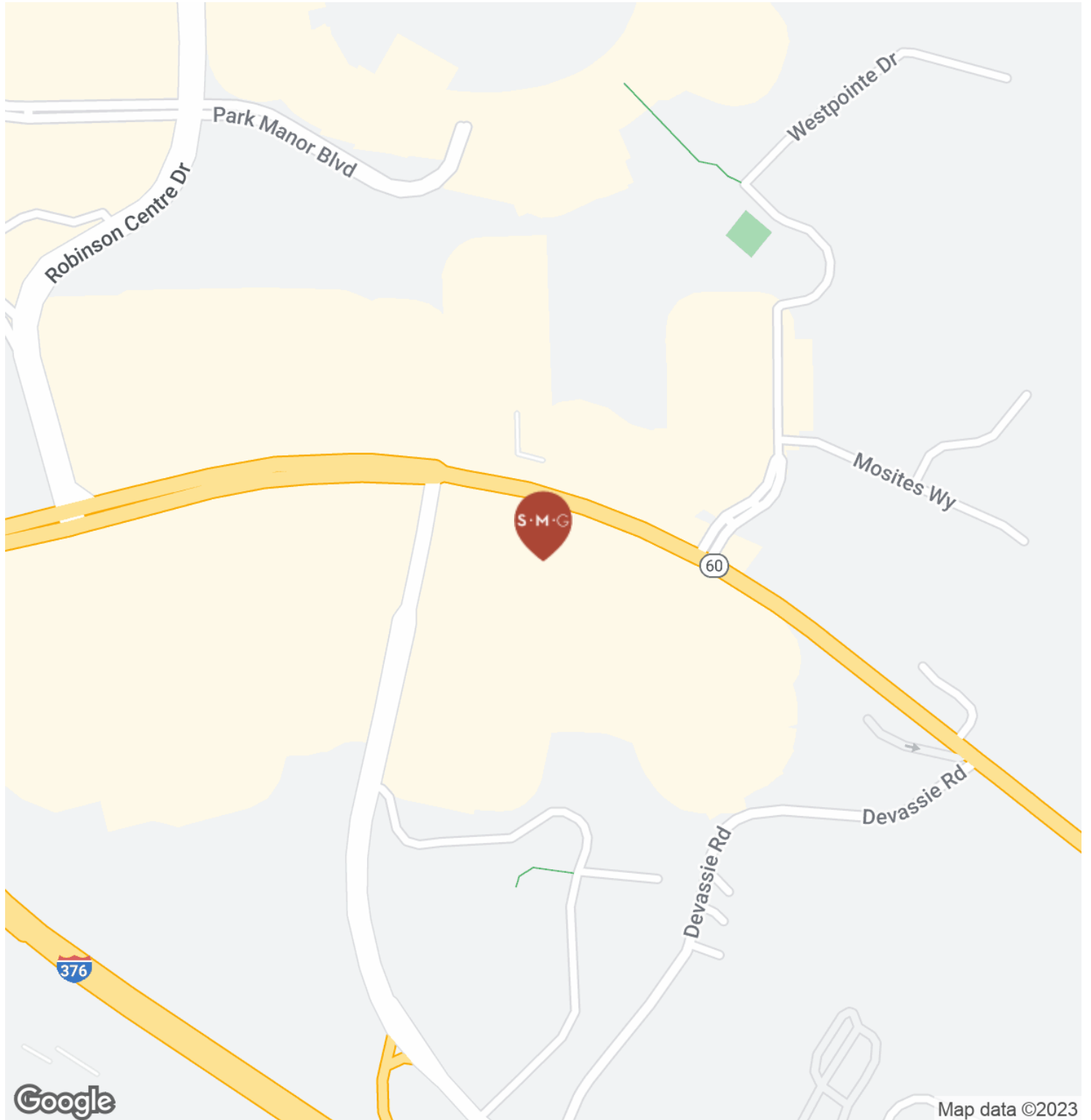
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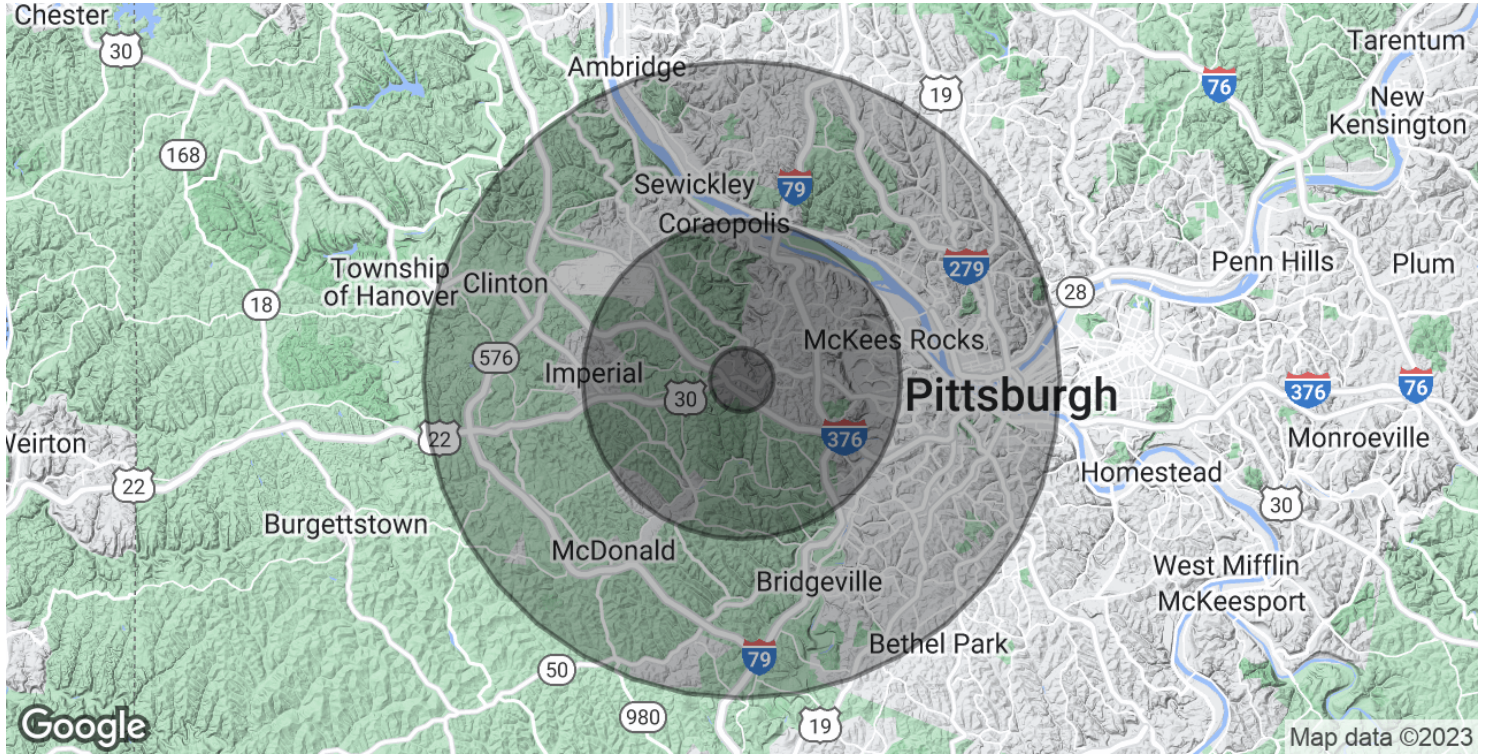
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,101	66,040	423,455
Average Age	38.9	42.2	41.4
Average Age (Male)	33.7	39.9	39.5
Average Age (Female)	46.4	44.9	43.0

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	950	27,526	179,918
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$77,745	\$81,723	\$73,920
Average House Value	\$278,784	\$173,313	\$182,758

* Demographic data derived from 2020 ACS - US Census

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