



INDUSTRIAL PROPERTY

5460 CAMPBELLS RUN ROAD

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5460 CAMPBELLS RUN ROAD , PITTSBURGH, PA 15205

INDUSTRIAL PROPERTY



LOCATION DESCRIPTION

Restaurants and retailers nearby
Easily accessible from major roadways, including I-376,
Route 60 and Route 22-30

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	945	27,241	181,028
Total Population	2,086	65,323	425,065
Average HH Income	\$77,775	\$82,406	\$73,762

PROPERTY HIGHLIGHTS

- Building can be expanded to approximately 50,000 + RSF.
- Sub-dividable to 10,000 RSF.
- Separate entrance off of Campbell's Run Rd.
- Highway visible signage opportunity,
- flexible floor plate,
- building exterior can be partially customized to meet the tenant's requirements.
- Potential for 6 per 1,000 RSF parking ratio.
- No add-on factor (RSF = USF).

CLAYTON MORRIS

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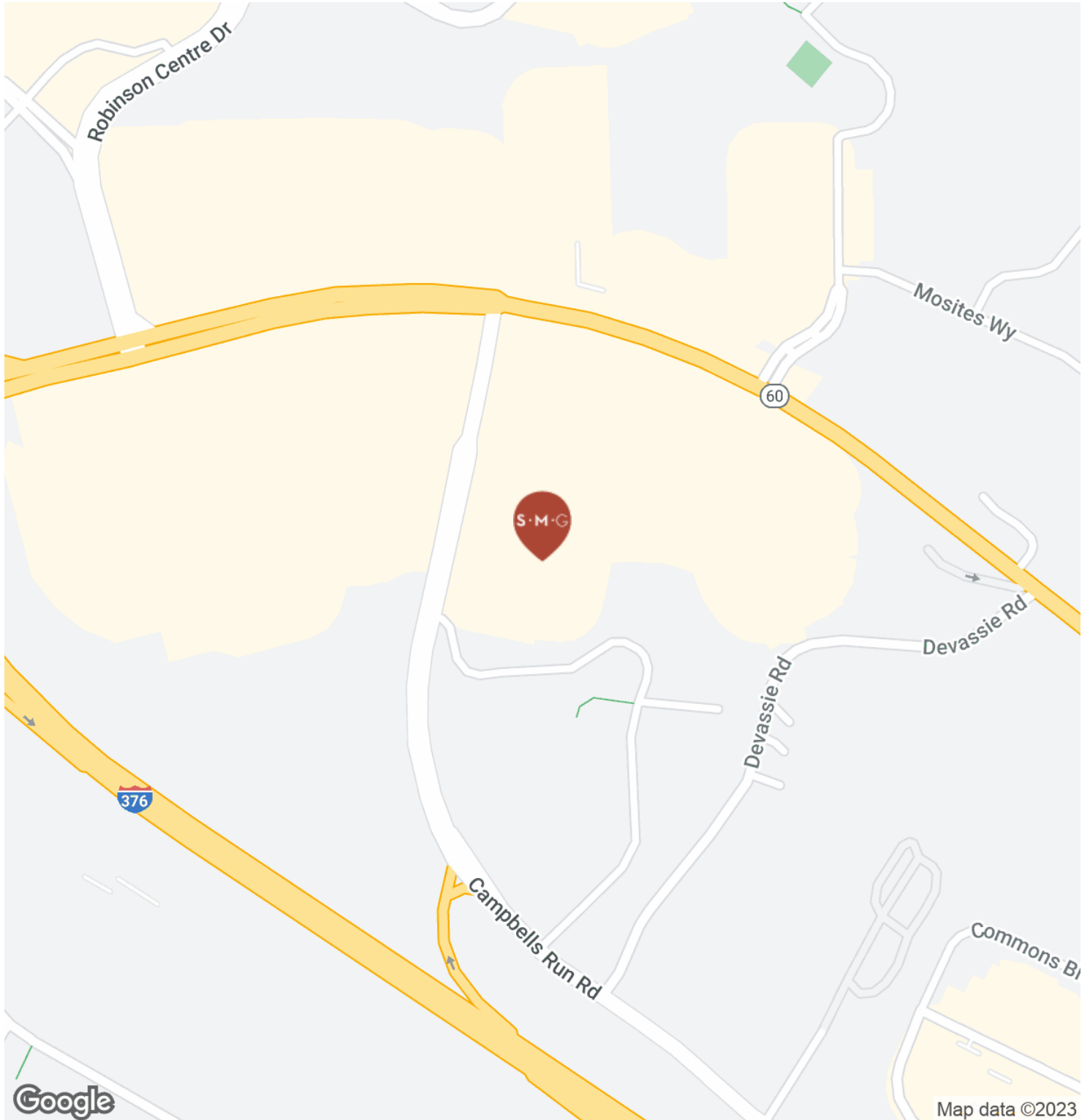
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SAMPSON · MORRIS GROUP

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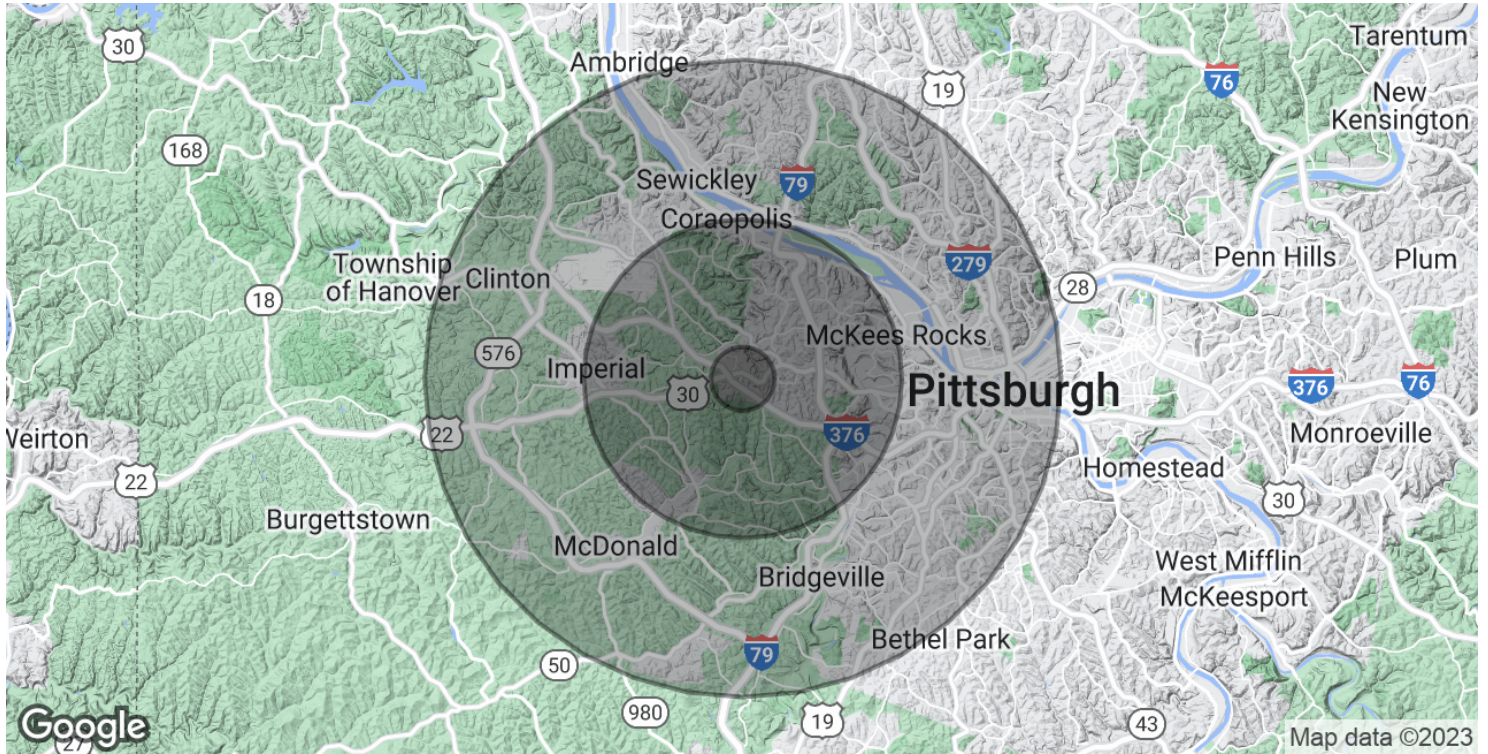
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,086	65,323	425,065
Average Age	38.9	42.1	41.4
Average Age (Male)	33.7	39.8	39.5
Average Age (Female)	46.4	44.9	43.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	945	27,241	181,028
# of Persons per HH	2.2	2.4	2.3
Average HH Income	\$77,775	\$82,406	\$73,762
Average House Value	\$271,026	\$172,419	\$182,396

* Demographic data derived from 2020 ACS - US Census

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