

OFFICE FLEX BUILDING

801 PRESQUE ISLE DRIVE

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PITTSBURGH, PA 15239

OFFICE FLEX BUILDING



LOCATION DESCRIPTION

Situated on a hill overlooking Golden Mile Highway, the site is easily accessible from the Parkway and the Turnpike. Convenient services, including restaurants, banking, and retail opportunities are located nearby. The site's visibility from Golden Mile Highway generates an opportunity to create a highly recognizable location with signage opportunities.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,060	12,325	26,836
Total Population	7,818	31,142	67,467
Average HH Income	\$76,342	\$82,387	\$83,322

PROPERTY HIGHLIGHTS

- Office Flex
- Situated on a hill overlooking Golden Mile Highway
- Easy access from the Parkway and the Turnpike
- Convenient services, including restaurants, banking, and retail opportunities
- Massive parking field
- Subdividable down to 7,500sf

CLAYTON MORRIS

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SAMPSON·MORRIS GROUP

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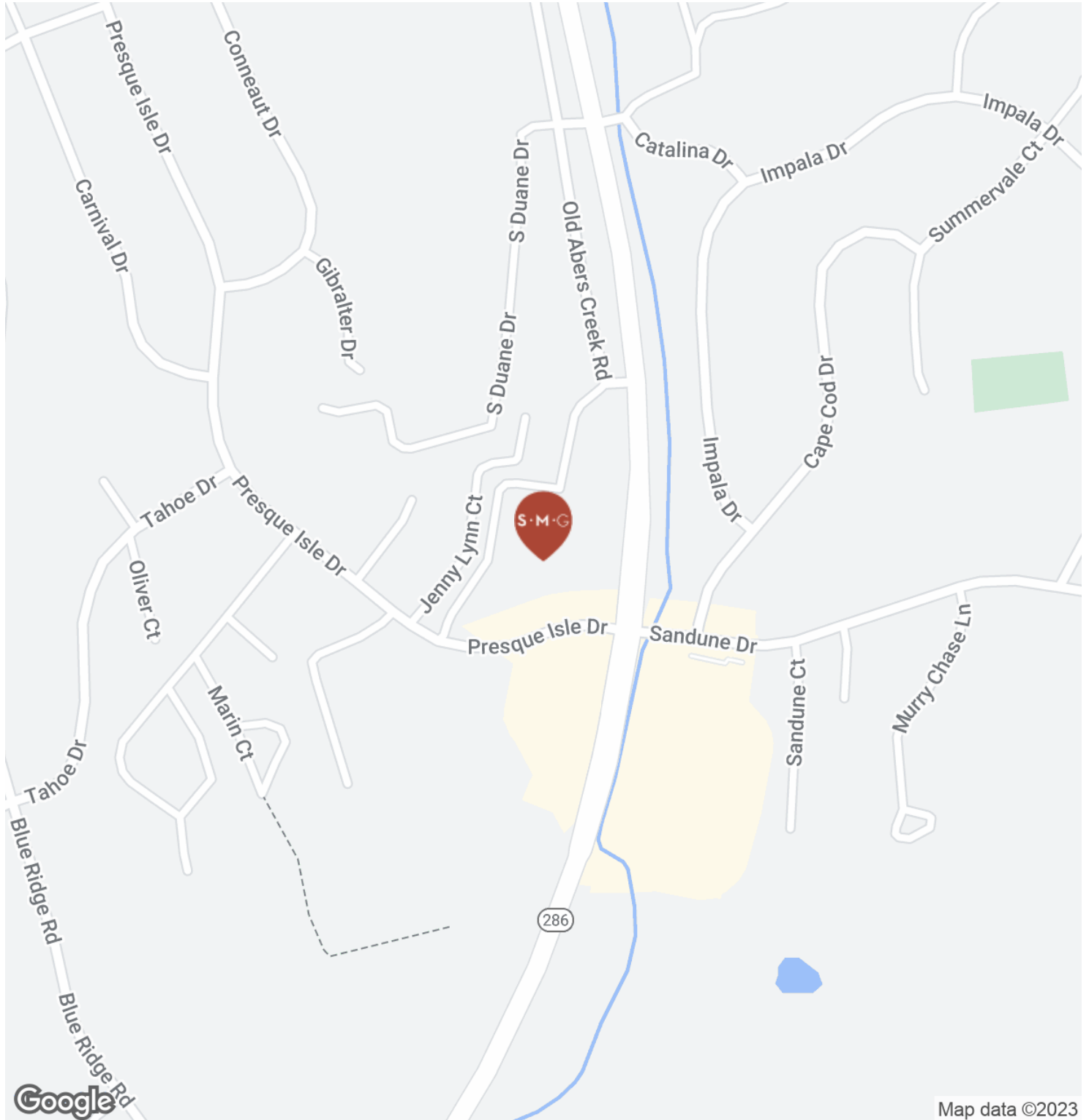
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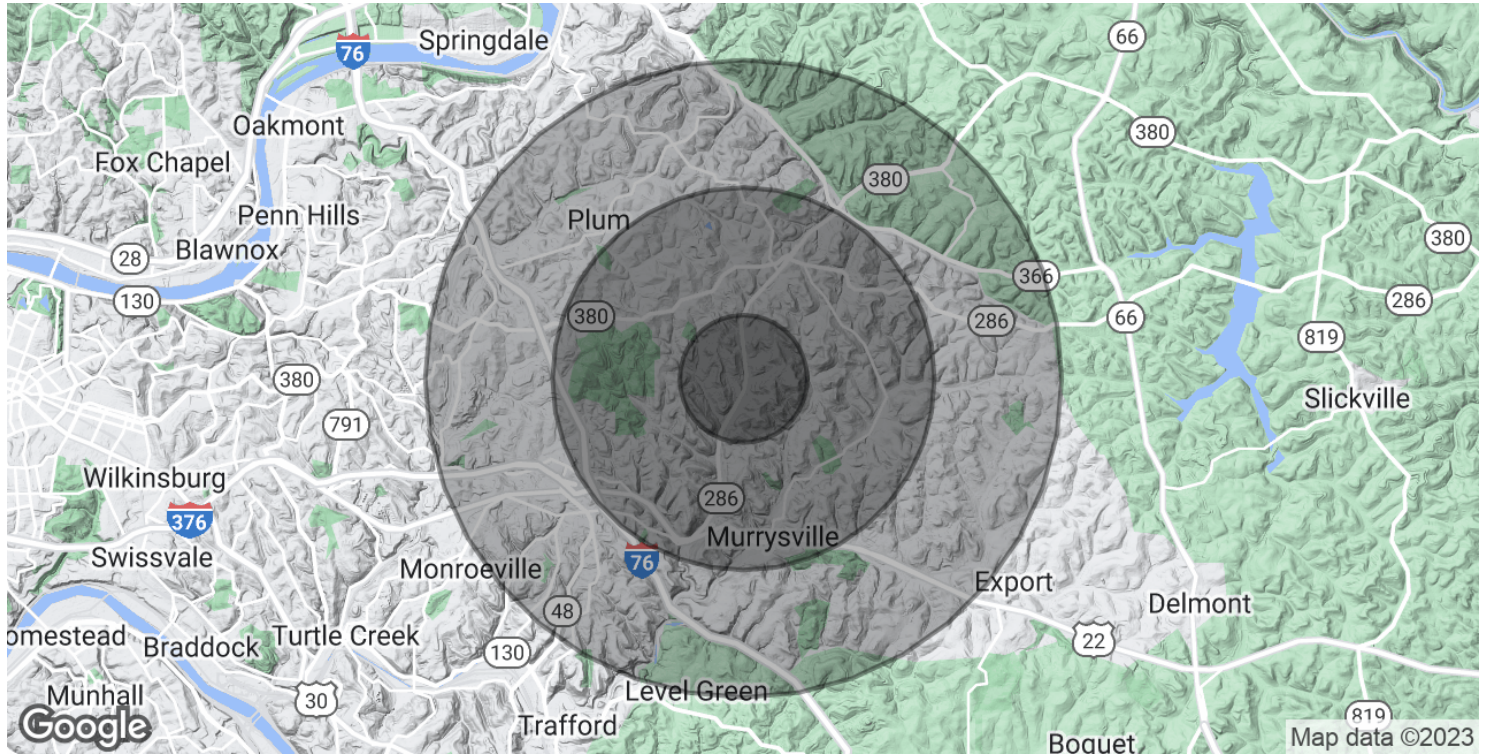
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,818	31,142	67,467
Average Age	38.3	43.6	44.4
Average Age (Male)	36.7	41.9	42.6
Average Age (Female)	38.9	44.7	45.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,060	12,325	26,836
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$76,342	\$82,387	\$83,322
Average House Value	\$133,473	\$169,988	\$183,447

* Demographic data derived from 2020 ACS - US Census

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