



INDUSTRIAL PROPERTY

ROSWELL DRIVE

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2260 ROSWELL DRIVE, PITTSBURGH, PA 15205

INDUSTRIAL PROPERTY



LOCATION DESCRIPTION

Well located with quick access to I-79 and I-376

PROPERTY HIGHLIGHTS

- 2.5 per thousand parking ratio of 180 parking spots
- Building One: +/- 25,900 SF 18' Clear ceiling height
- Building Two: +/- 45,400 SF 26' - 32' Clear ceiling height
- Up to 29 Docks available with drive-ins access
- Designed for multi-tenancy

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,780	32,395	100,958
Total Population	8,479	74,247	227,597
Average HH Income	\$54,741	\$56,045	\$60,655

CLAYTON MORRIS

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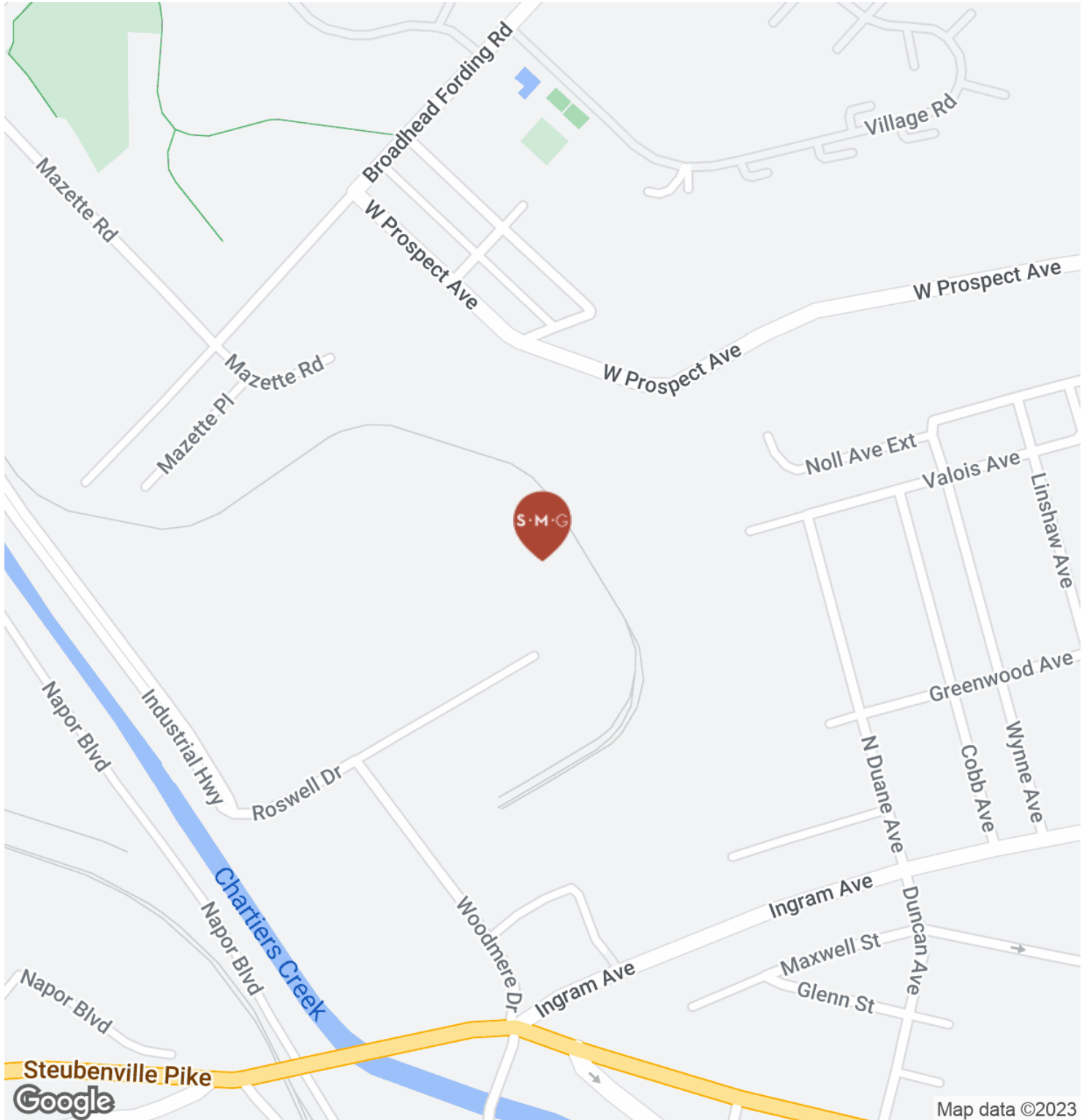
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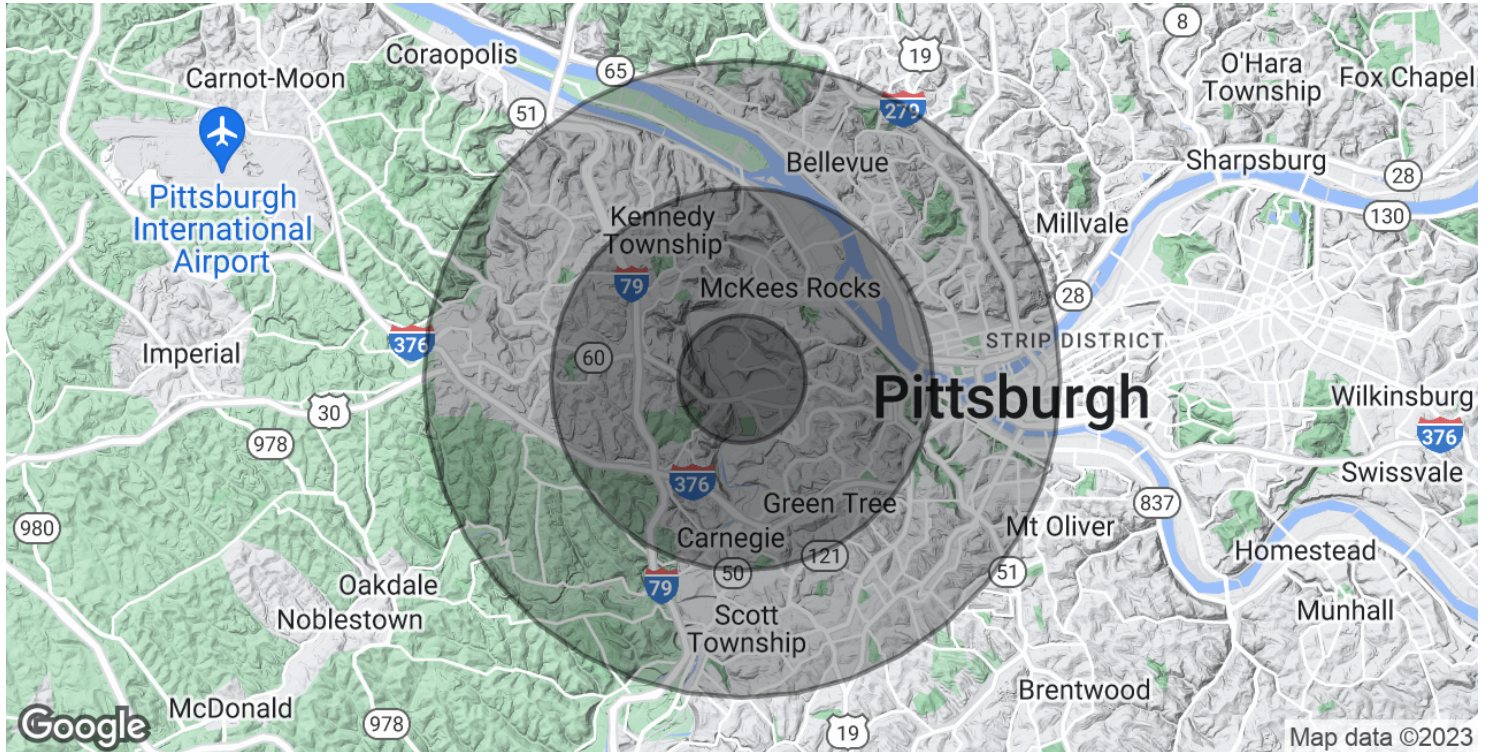
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,479	74,247	227,597
Average Age	41.2	41.3	40.9
Average Age (Male)	39.0	38.9	38.7
Average Age (Female)	43.5	43.2	42.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,780	32,395	100,958
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$54,741	\$56,045	\$60,655
Average House Value	\$163,694	\$123,483	\$142,653

* Demographic data derived from 2020 ACS - US Census

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