

OFFICE BUILDING

SHARPSBURG BUSINESS PARK

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307 23RD STREET EXTENSION, SHARPSBURG, PA 15215

OFFICE BUILDING



LOCATION DESCRIPTION

Sharpsburg Business Park, adjacent to the Highland Park Bridge along the Allegheny River, is easily accessed with plentiful parking and within 7 miles of Downtown Pittsburgh.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,603	38,621	121,912
Total Population	7,904	83,566	271,700
Average HH Income	\$68,462	\$61,982	\$64,309

PROPERTY HIGHLIGHTS

- Building shell renovated
- Up to 14' 6" clear ceiling height
- Dock and drive-in access
- Usable SF = Rentable SF
- No common area factor
- Modern efficient design
- Fiber optics provided by Verizon
- Large dedicated parking lot
- 7 Miles from downtown

CLAYTON MORRIS

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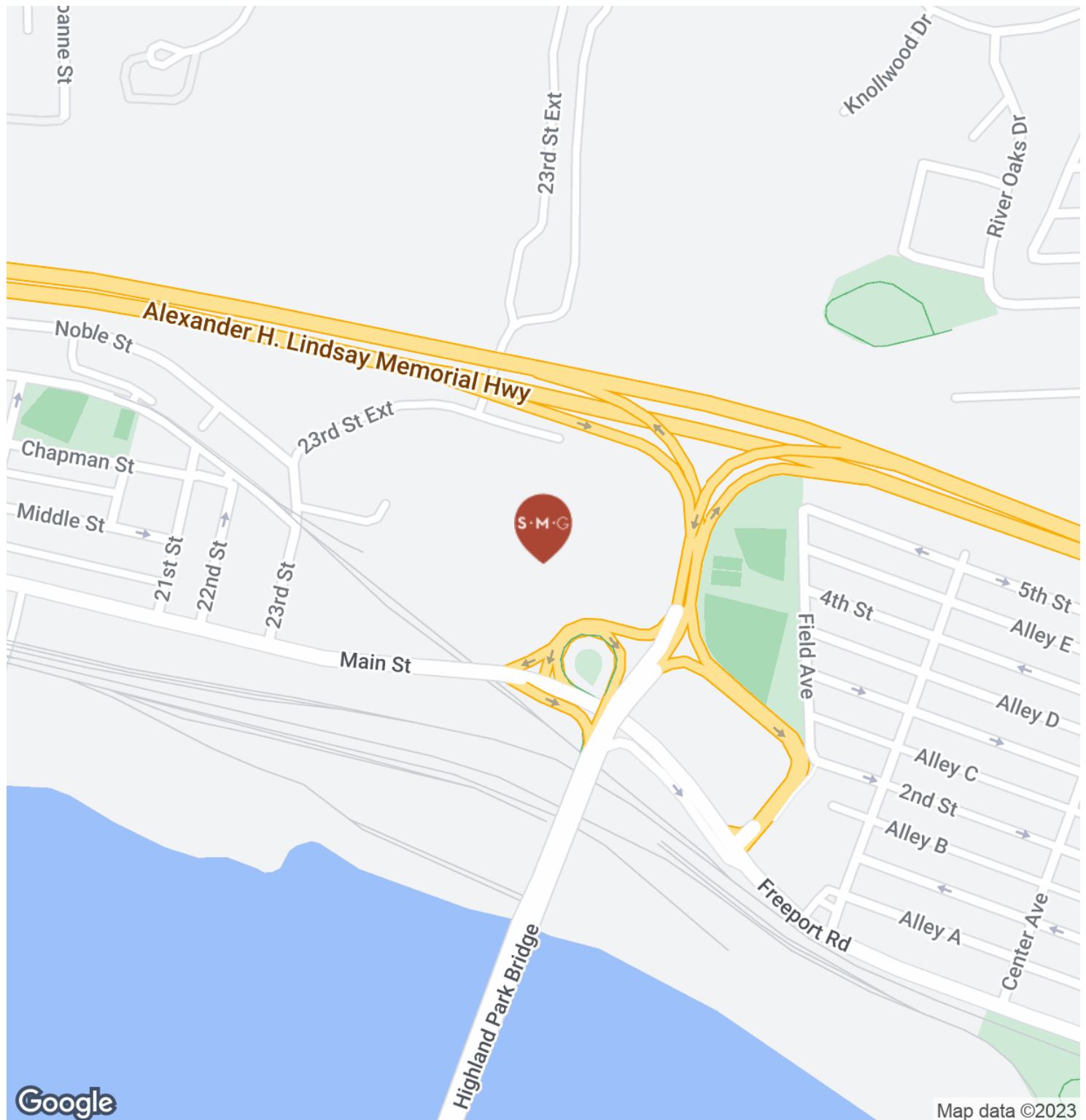
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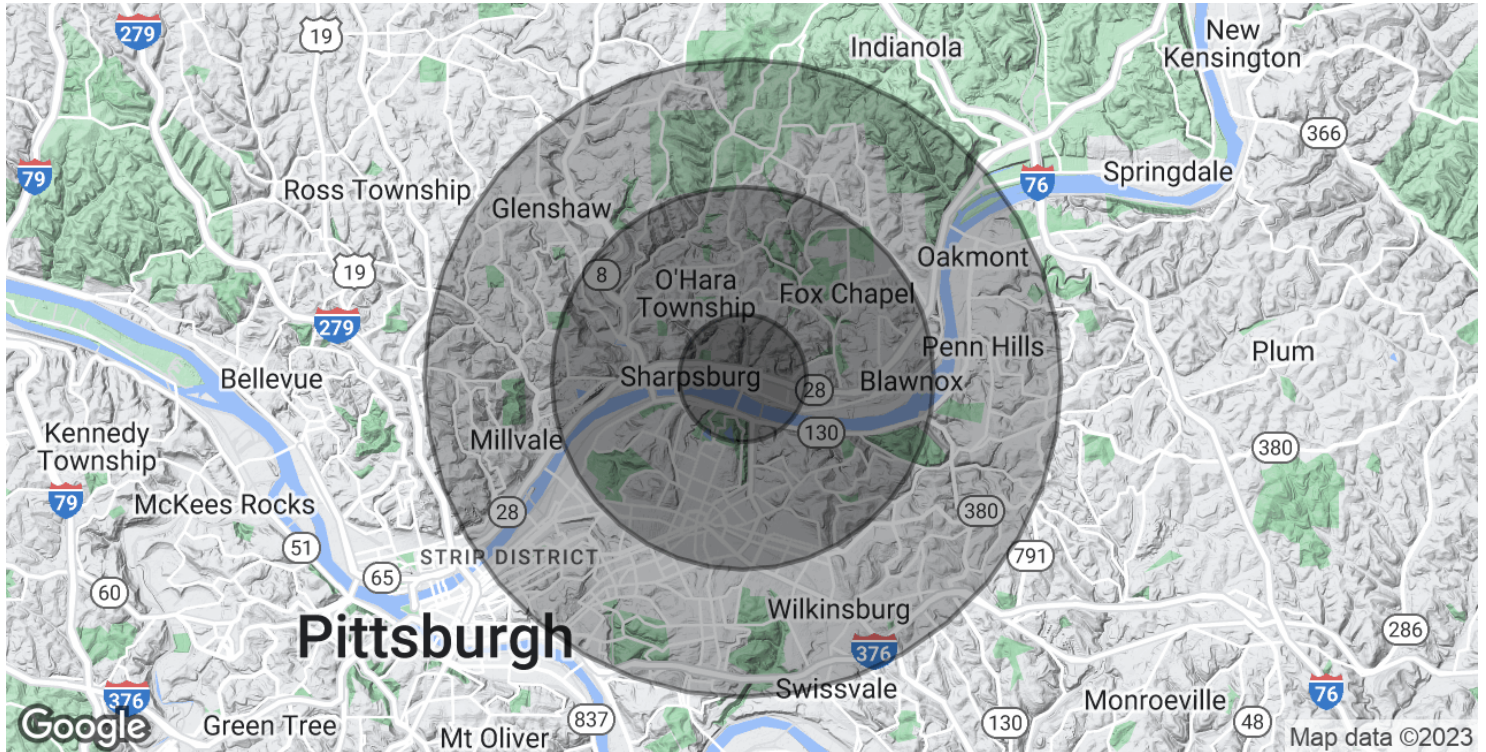
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POPULATION

1 MILE

3 MILES

5 MILES

Total Population	7,904	83,566	271,700
Average Age	38.5	38.8	38.3
Average Age (Male)	36.5	38.0	36.7
Average Age (Female)	41.5	40.2	39.7

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	3,603	38,621	121,912
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$68,462	\$61,982	\$64,309
Average House Value	\$195,404	\$166,179	\$190,419

* Demographic data derived from 2020 ACS - US Census

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