



INDUSTRIAL PROPERTY

**881 E WATERFRONT
DR**

881 E WATERFRONT DR

HOMESTEAD, PA 15120

INDUSTRIAL PROPERTY



PROPERTY DESCRIPTION

The Platemill is a ground-up flex development adjacent to The Waterfront in Munhall, PA. The state-of-the-art development calls for 140,000 total SF and is adaptable to a wide variety of office, industrial and flex tenants. The project features abundant free parking and is located only minutes from the CBD, Oakland (Pittsburgh's university district), and Pittsburgh's east end neighborhoods.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,150	54,626	142,208
Total Population	13,094	119,005	312,950
Average HH Income	\$44,269	\$57,665	\$55,531

PROPERTY HIGHLIGHTS

- Located minutes from the CBD, Oakland and Pittsburgh's east end neighborhoods.
- Walking distance to the abundant amenities of The Waterfront open-air shopping center.
- Flexible space options adaptable to virtually any user.
- Up to 24' - 28' clear height.
- 140,000 sf of possibilities.

CLAYTON MORRIS

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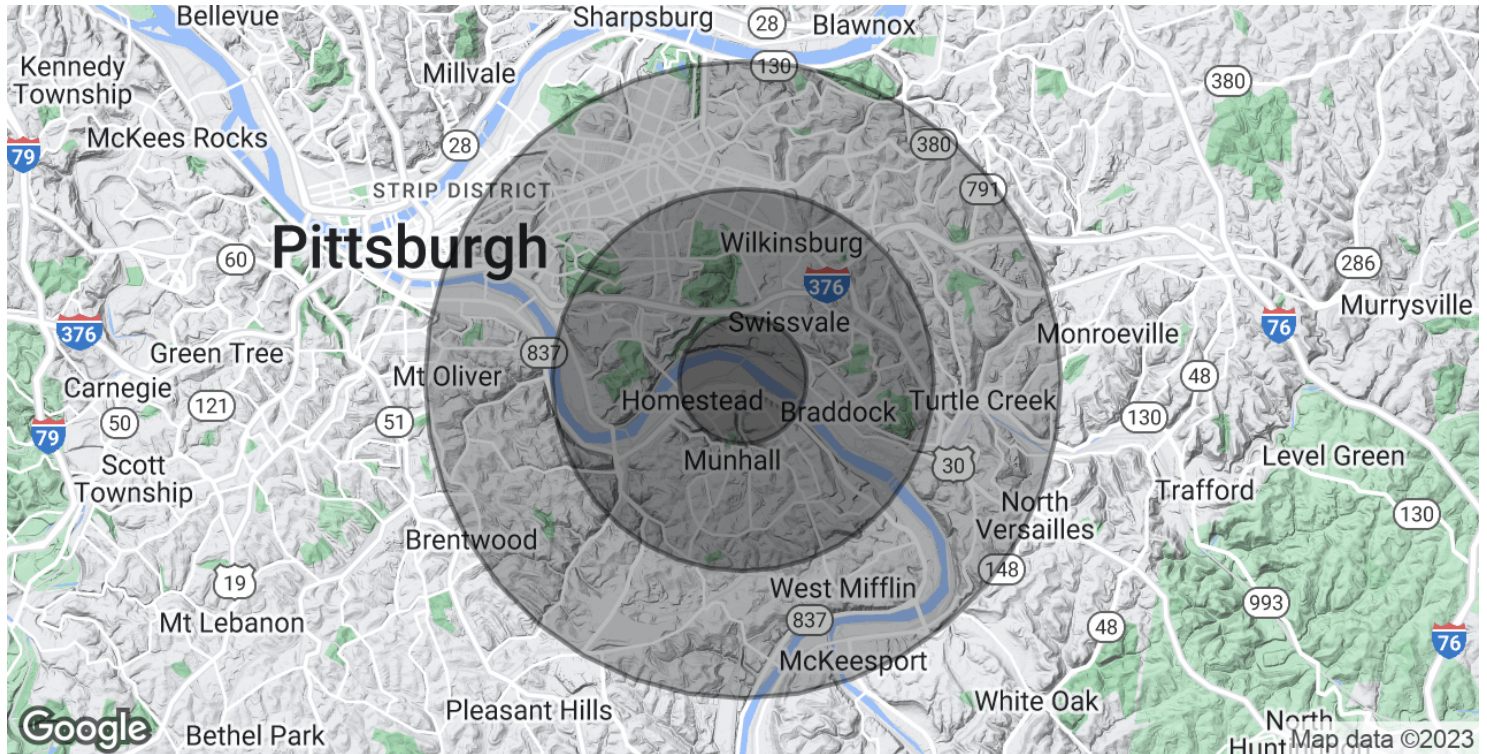
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POPULATION

1 MILE

3 MILES

5 MILES

Total Population	13,094	119,005	312,950
Average Age	39.2	40.4	38.1
Average Age (Male)	37.2	38.1	36.5
Average Age (Female)	41.0	42.6	39.6

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	6,150	54,626	142,208
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$44,269	\$57,665	\$55,531
Average House Value	\$74,631	\$147,708	\$152,753

* Demographic data derived from 2020 ACS - US Census

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