



INDUSTRIAL PROPERTY

# WEST PITTSBURGH BUSINESS PARK



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633 NAPOR BLVD., PITTSBURGH, PA 15205

INDUSTRIAL PROPERTY



## LOCATION DESCRIPTION

A key location, 25 minutes to Downtown Pittsburgh, 22 minutes to Pittsburgh International Airport, 6 minutes to 79 and 376.

Originally home to a motion picture laboratory, the building has been repurposed into functional flex space with an attractive location for many users. There is currently room to build.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,001	30,493	89,607
Total Population	4,602	69,322	203,678
Average HH Income	\$63,037	\$57,727	\$61,591

## PROPERTY HIGHLIGHTS

- Sprinklered - ESFR Compatible Building Depth 120'
- Column Spacing 50' x 60'
- Healthy tenant mix
- 4:1 Parking

### CLAYTON MORRIS

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### JOHN BILYAK

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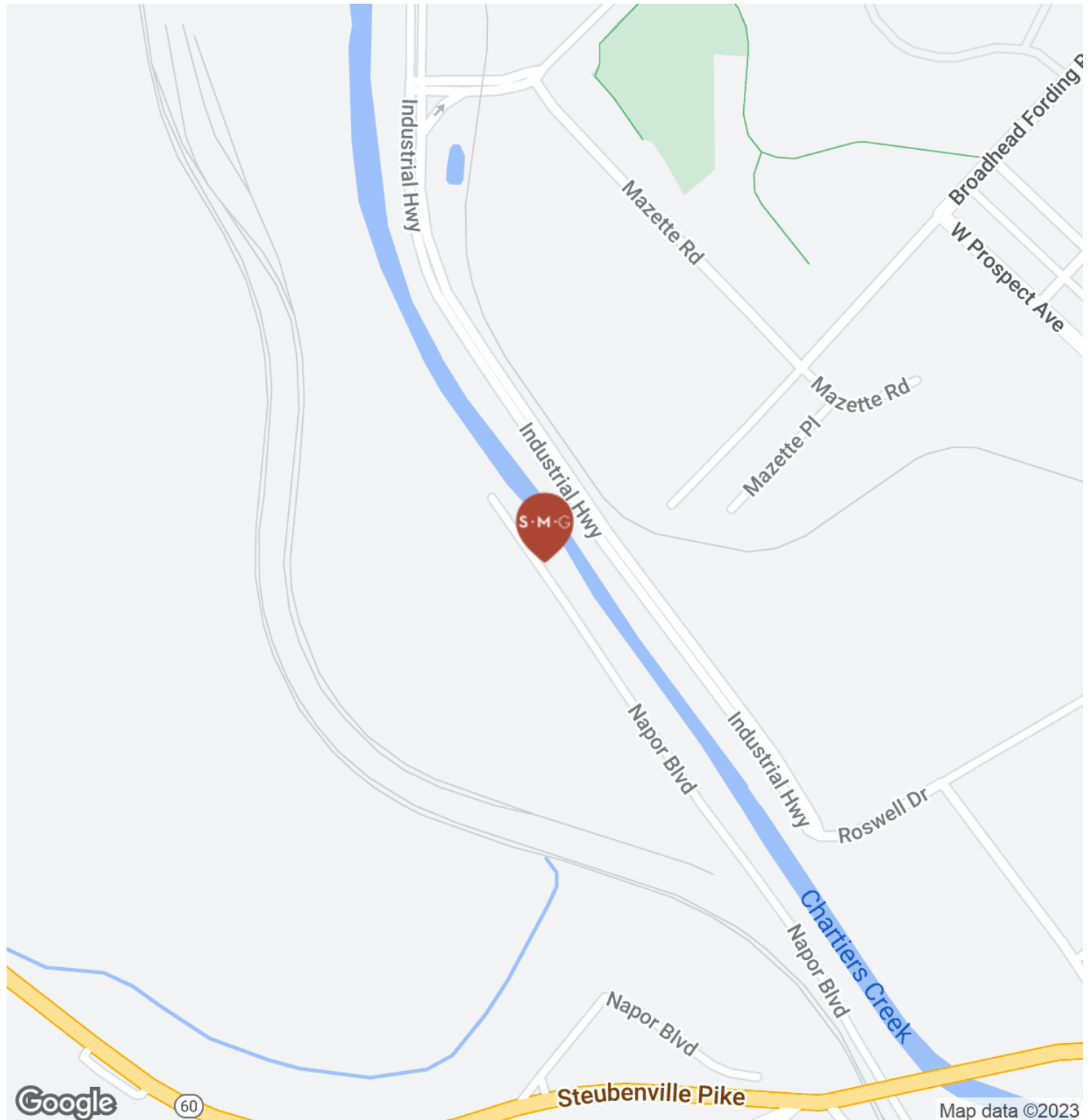
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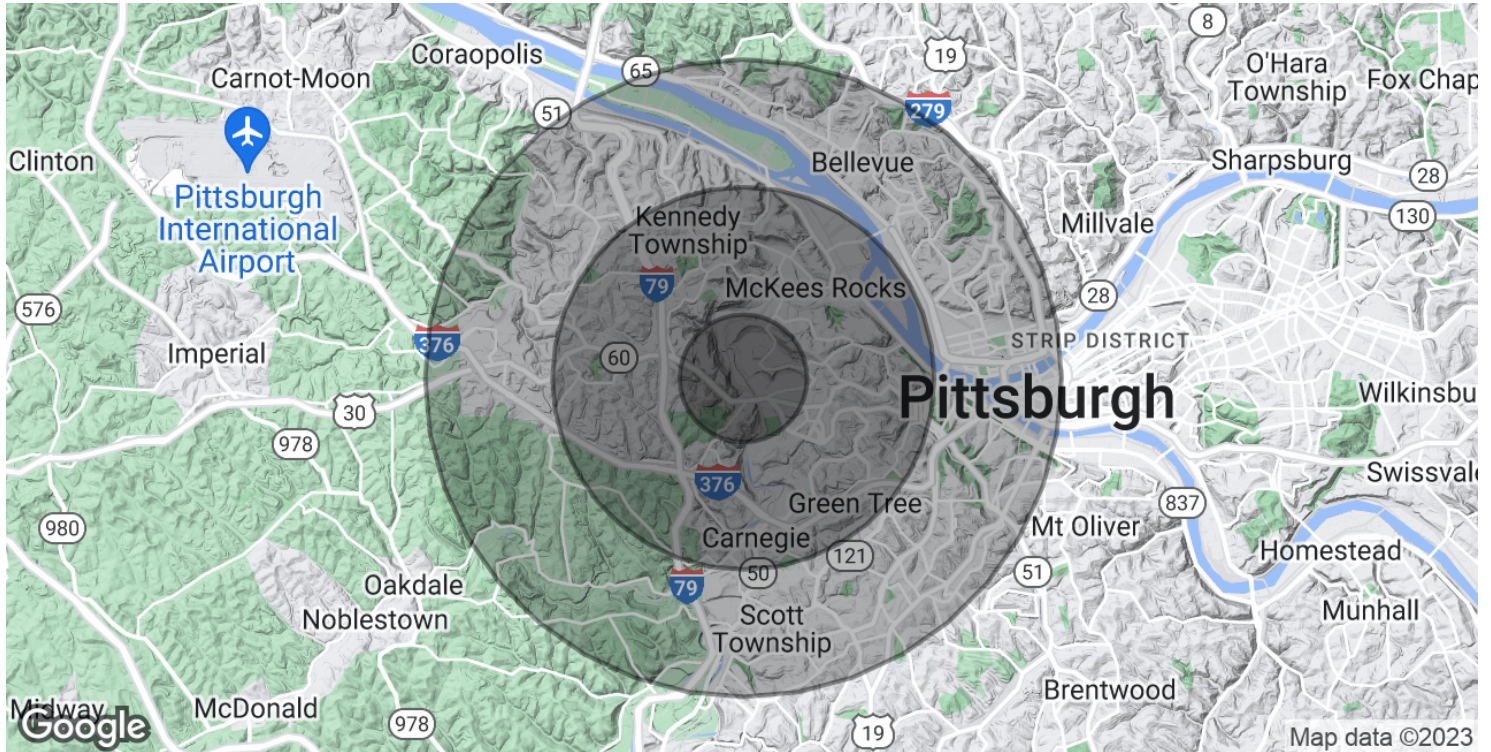
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### POPULATION

#### 1 MILE

#### 3 MILES

#### 5 MILES

Total Population	4,602	69,322	203,678
Average Age	41.6	41.5	41.2
Average Age (Male)	39.1	38.8	38.8
Average Age (Female)	44.5	43.9	43.1

### HOUSEHOLDS & INCOME

#### 1 MILE

#### 3 MILES

#### 5 MILES

Total Households	2,001	30,493	89,607
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$63,037	\$57,727	\$61,591
Average House Value	\$217,227	\$125,572	\$143,085

\* Demographic data derived from 2020 ACS - US Census

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