



RETAIL PROPERTY FOR LEASE

PLUM RIDGE CENTER

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2800 GOLDEN MILE HWY, PLUM, PA 15239

RETAIL PROPERTY FOR LEASE



LOCATION DESCRIPTION

Prime retail space located on high traffic retail corridor of Route 286
Within minutes to Murrysville, Plum and Monroeville
Easy access to PA Turnpike, 376 Parkway East, Route 380, & Route 66

PROPERTY HIGHLIGHTS

- Zoned HC (Highway Commercial)
- Retail Plaza
- Located on the border of Allegheny & Westmoreland Counties
- Easy access to PA Turnpike & 376 Parkway East
- Located along Route 286
- Healthy tenant mix

OFFERING SUMMARY

Lease Rate:	\$14.00 - 16.00 SF/yr (MG)
Available SF:	3,045 SF
Building Size:	18,075 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,170	11,298	24,082
Total Population	5,667	28,806	60,720
Average HH Income	\$79,555	\$82,848	\$82,093

CLAYTON MORRIS

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SAMPSON·MORRIS GROUP

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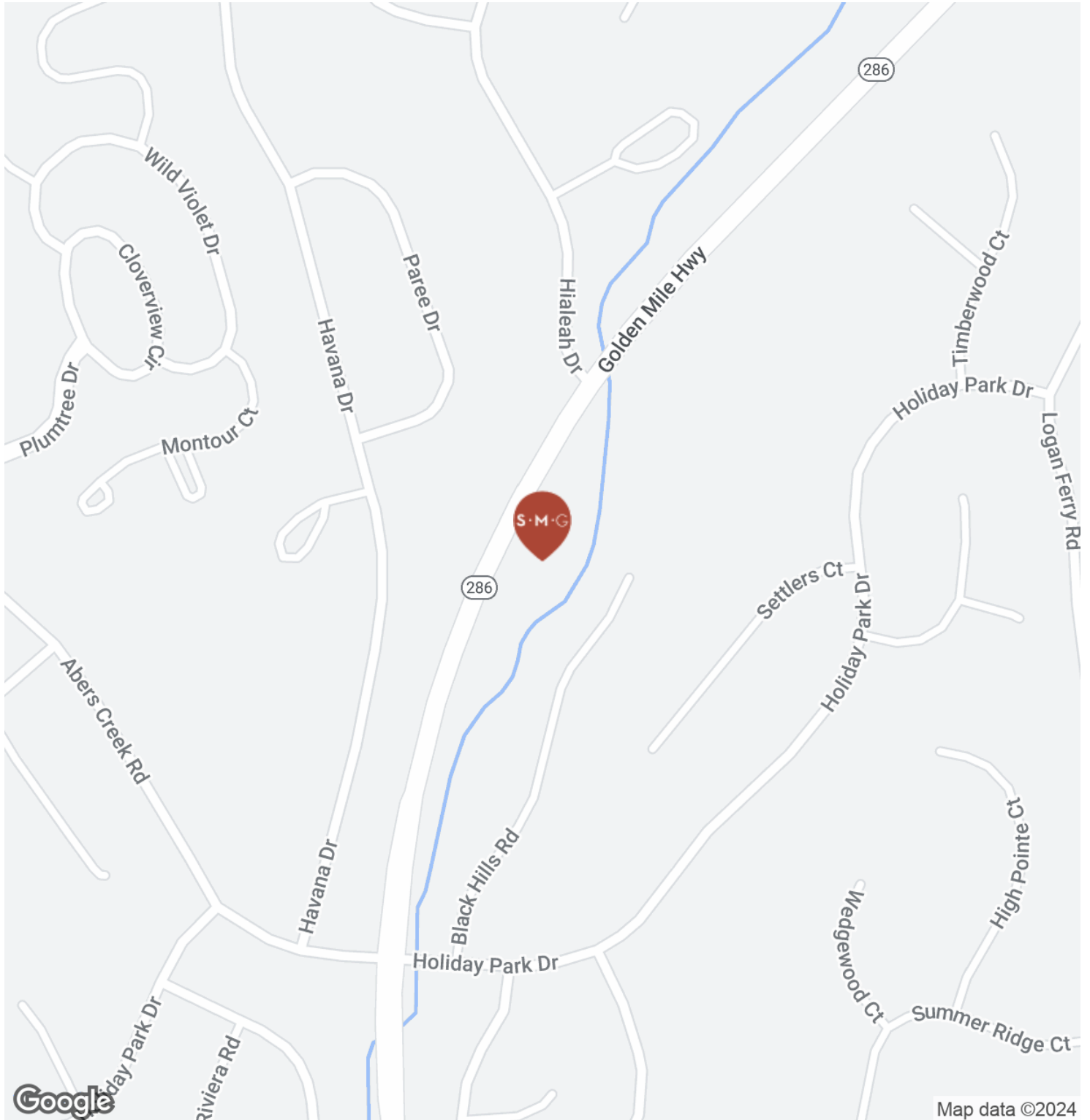
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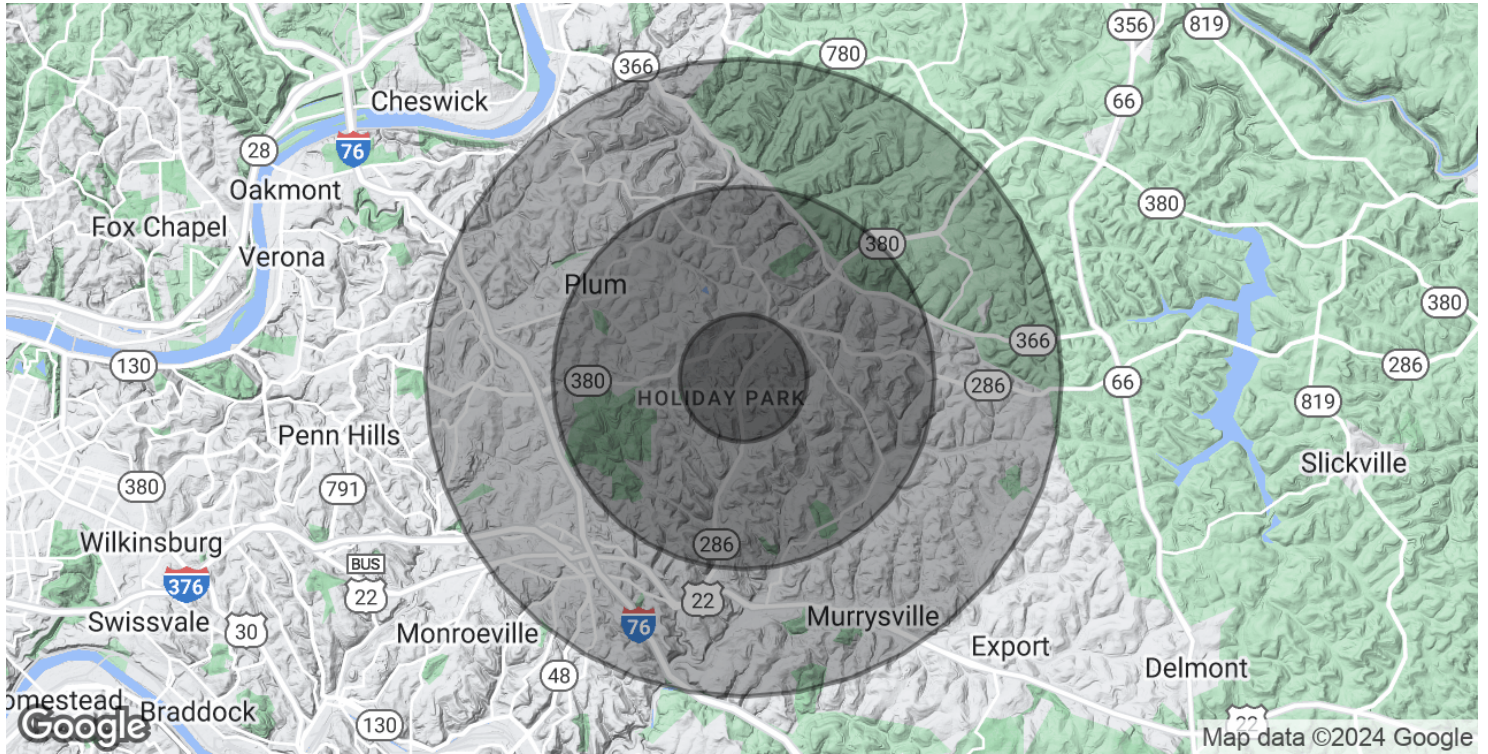
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,667	28,806	60,720
Average Age	41.6	43.3	44.2
Average Age (Male)	39.5	41.7	42.5
Average Age (Female)	42.7	44.1	45.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,170	11,298	24,082
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$79,555	\$82,848	\$82,093
Average House Value	\$156,988	\$171,552	\$180,313

* Demographic data derived from 2020 ACS - US Census

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