

495 Lincoln Avenue

Bellevue, PA 15202



Available Premises

Building (Parcel 160-L-203)

- Entire 8,248 SF Building
 - 1st Floor 4,124 SF
 - 2nd Floor 4,124 SF
- Full basement for storage or back of the house uses

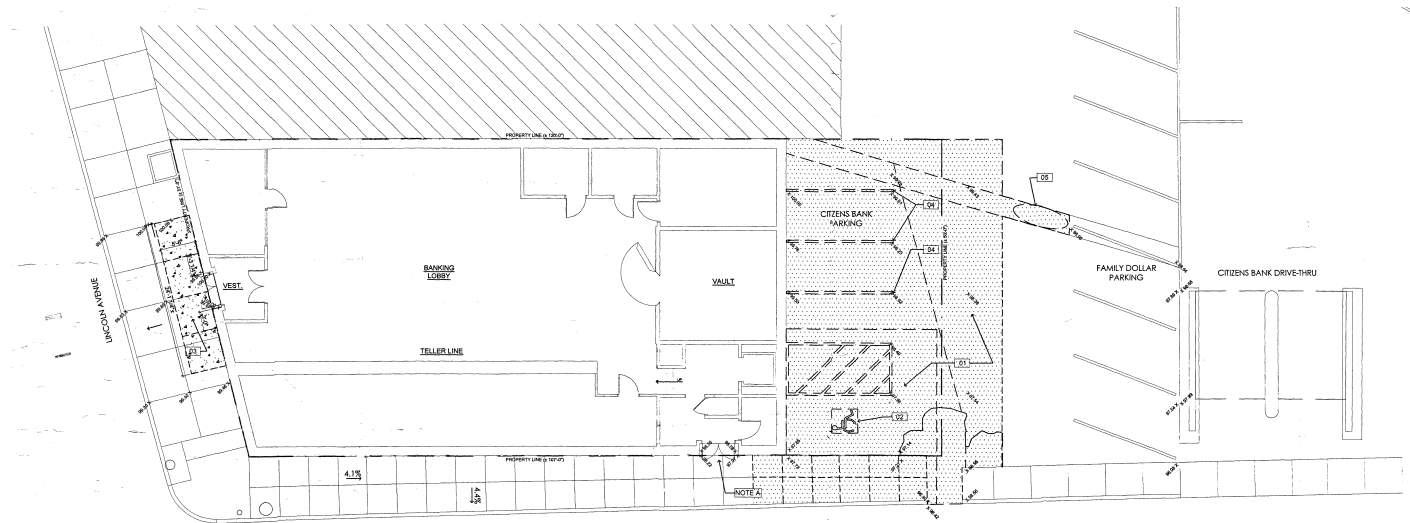
Surface Parking and Drive-Thru ATM

(Parcel 160-L-200)

- 10,000 SF surface lot with two points of access
- 19 surface spaces (plus 3 adjacent to building)
- Drive-thru ATM structure

Property Highlights

- Located on a signalized corner in Bellevue's commercial district
 - Walkable community with a mix of residential and business uses
 - MU / Mixed Use Zoning (Bellevue Borough) – office, retail, medical or mixed-use opportunities
- First floor provides over 18' clear high with large windows providing significant daylight
- Value add opportunity to renovate or repurpose 2nd floor. Full basement for storage or back of the house uses
- Property includes surface lot with 22 off-street parking and an existing drive-thru ATM kiosk building
- Ability to lease the ATM drive-thru separately (Citizens Bank current lease expires in June 2025)



Site Size

Approximately 0.32 acres or 13,939 SF



AVERAGE DAILY TRAFFIC

13,631 Vehicles Daily – Lincoln Avenue

DEMOGRAPHICS

	1-MILE	3-MILES	5-MILES
Population	15,580	81,842	199,220
Avg. HH Income	\$68,862	\$73,167	\$85,316



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