



FOR SALE OR LEASE

495 Lincoln Avenue | Bellevue, PA 15202

PROPERTY DESCRIPTION

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

Site Size

- Approximately 0.32 acres of 13,939 SF

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



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INTERIOR PHOTOS

New Lobby Area



Built-Out Exam Room



Built-Out Medical Support Space



Updated Common Corridors



Built-Out Exam Room



Built-Out Waiting Room



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PROPERTY LOCATION



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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For more information please contact:

Andrew Martz
Associate

412.261.0200, ext 3486
amartz@oxfordrealtyservices.com

Joseph F. Tosi, SIOR
Executive Vice President

412.261.0200, ext 3471
jtosi@oxfordrealtyservices.com

Oxford Realty Services, Inc.

2865 Railroad Street, Suite 202
Pittsburgh, PA 15222
www.oxfordrealtyservices.com

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