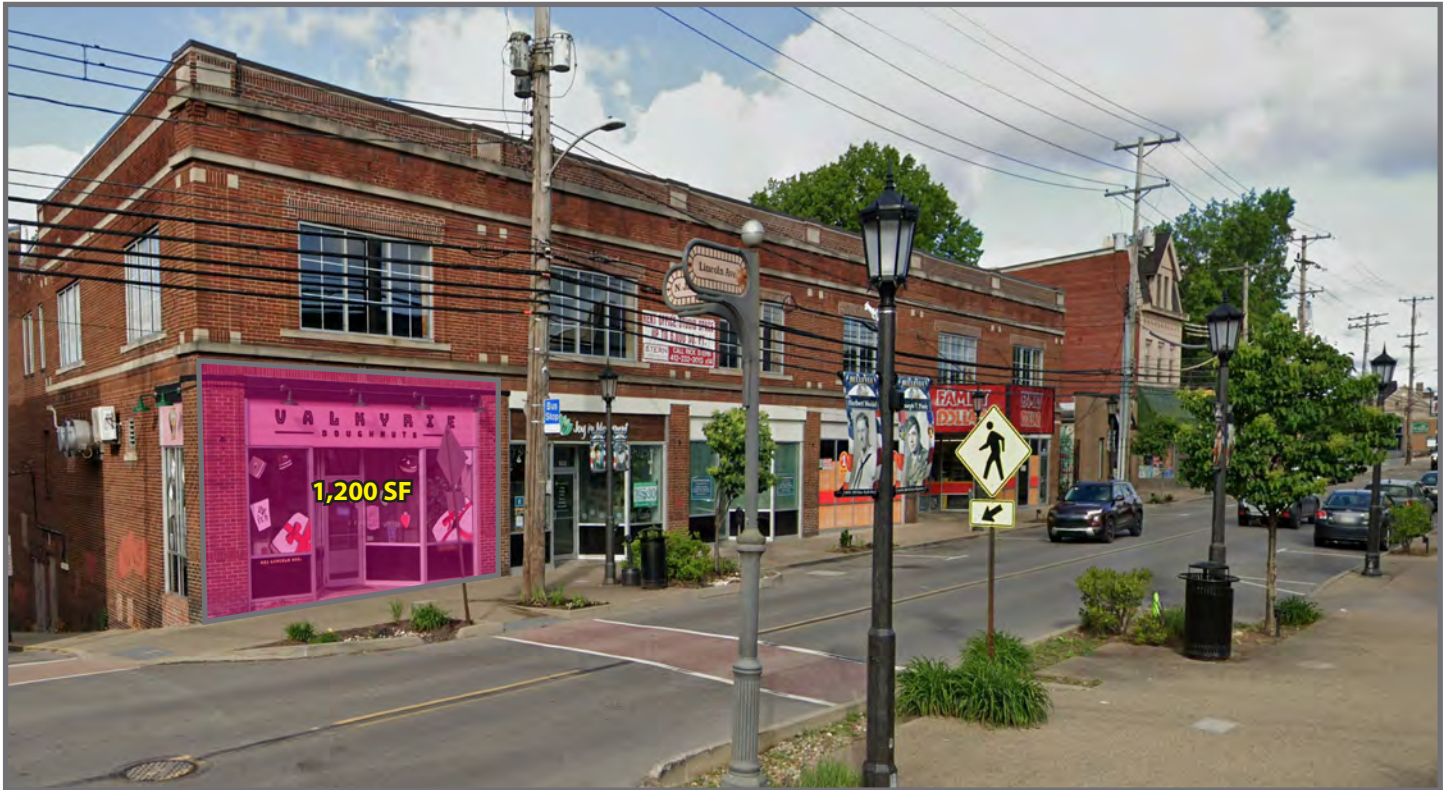


Real Estate Brokerage Services

Office | Industrial | Retail | Investing | Consulting

## 601-611 Lincoln Avenue

Pittsburgh, PA 15202



### Available Premises

#### First Floor - Retail

- 1,200 SF (former donut shop - all existing equipment to remain)

#### Second Floor - Office/Studio

- Up to 6,000 SF

### Property Highlights

- Conveniently located in heart of the Bellevue Business District within close proximity to State Route 65 and I-279
- Ample street parking and nearby parking lots
- Great exposure and visibility

#### AREA AVERAGE DAILY TRAFFIC

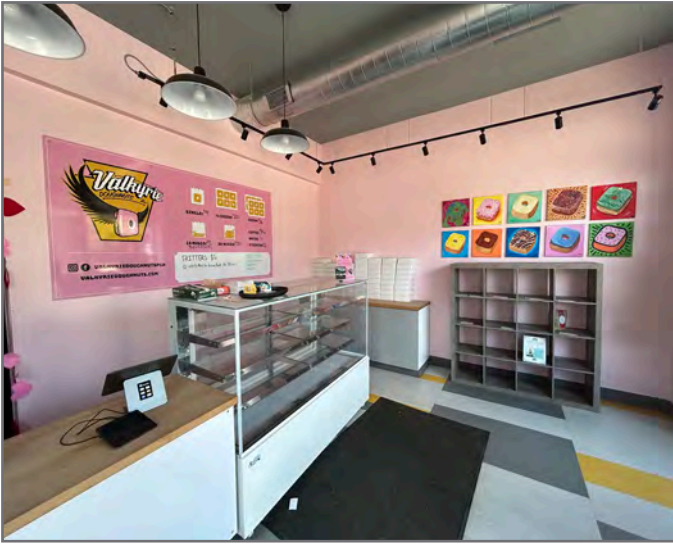
Lincoln Avenue	13,631
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#### DEMOGRAPHICS

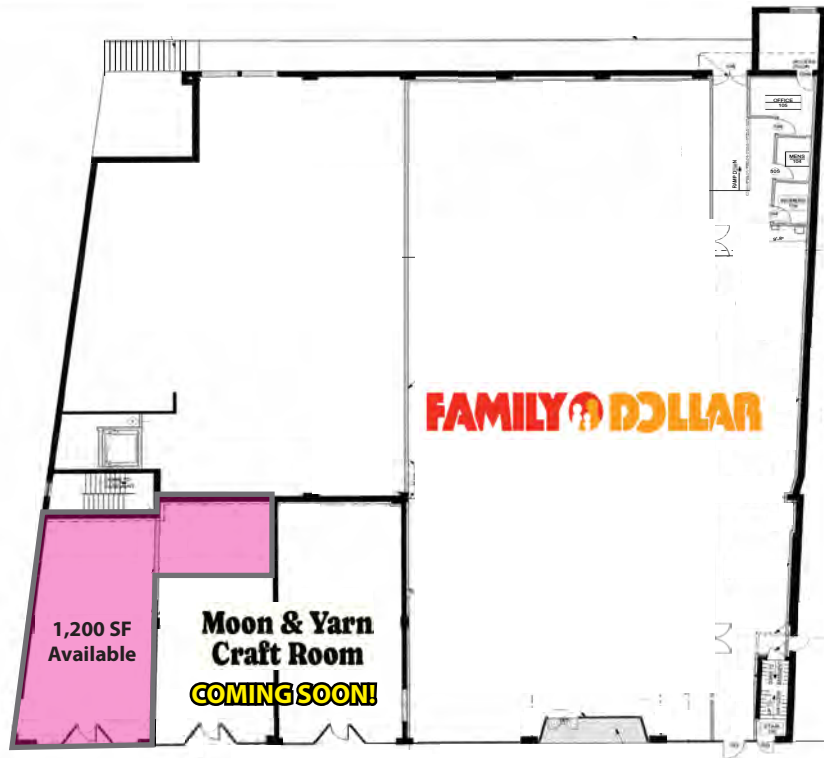
	1-MILE	3-MILES
Population:	15,256	79,470
Avg. HH Income:	\$69,318	\$74,278



1,200 SF  
(Former donut shop - all existing equipment to remain)







For more information please contact:

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Associate

**Oxford Realty Services, Inc.**

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# OXFORD

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