



AREA AVERAGE DAILY TRAFFIC			
Greentree Road	22,286		
DEMOGRAPHICS			
	1-MILE	3-MILES	5-MILES
Population:	11,787	127,739	303,629
Avg. HH Income:	\$96,768	\$91,533	\$89,320
TAXES			
Total Real Estate Taxes	\$23,397.89		
Allegheny County Taxes - \$3,585.00.			
Greentree Municipal Taxes - \$3,494.00			
Keystone Oak School Taxes - \$16,318.89			



For more information please contact:

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**AVAILABLE**

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**For Lease or Re-Development**  
**1006 Greentree Road**  
Pittsburgh, PA 15220



Available **Premises**

Approximately 0.62 Acres or 26,900 SF

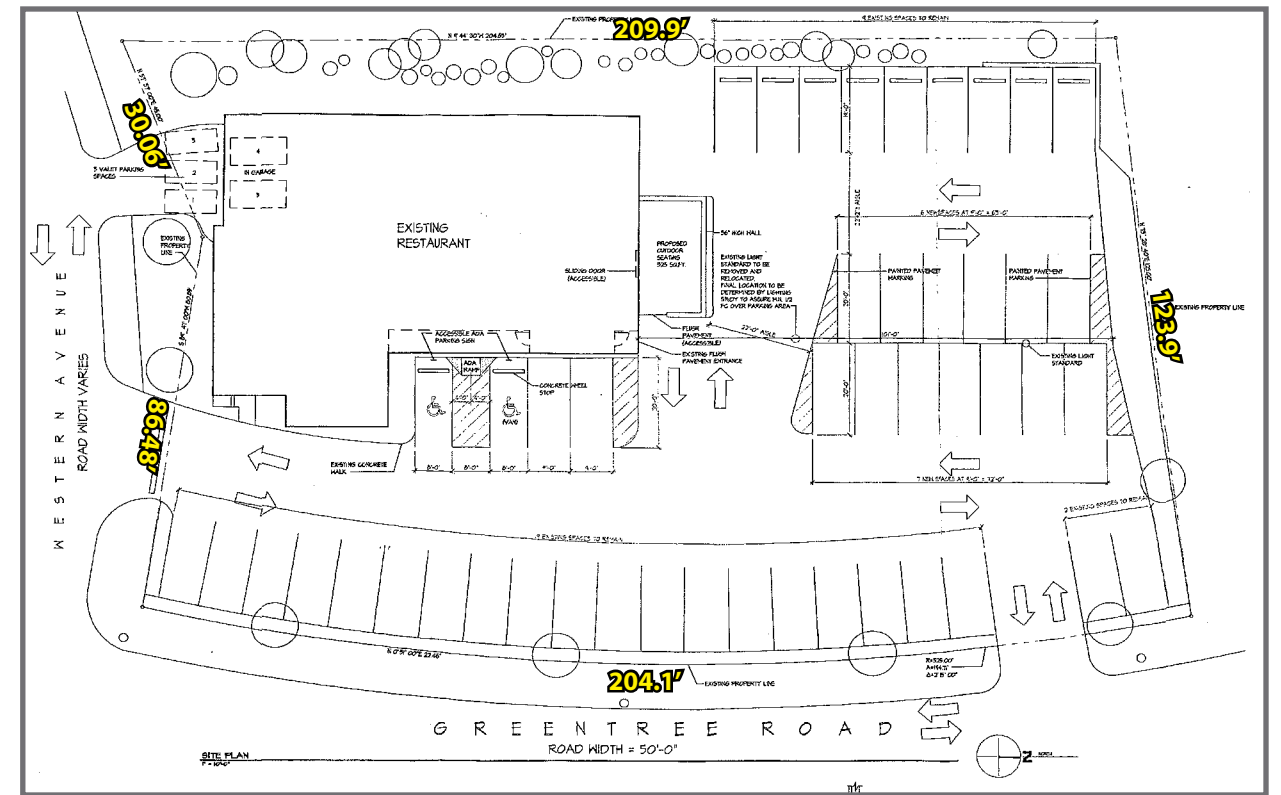
5,183 SF Existing Building, Plus Lower Level Space - Building can be retrofitted or demolished and redeveloped

Property **Highlights**

- Turn-key restaurant available - Includes all fixtures, furniture, equipment and liquor license
- Seats approximately 140
- Facility includes 325 SF outdoor seating area and ample parking for 52 vehicles
- Highly visible prominent Greentree Road location - close to numerous hotels and office parks



### Site Plan



### Survey

