

| AVERAGE DAILY TRAFFIC | | | |
|----------------------------------|-----------|-----------|----------|
| 19,933 Vehicles Daily - Route 65 | | | |
| DEMOGRAPHICS | | | |
| | 1-MILE | 3-MILES | 5-MILES |
| Population | 2,819 | 32,790 | 78,124 |
| Avg. HH Income | \$101,578 | \$105,396 | \$94,951 |



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OXFORD
REALTY SERVICES, INC.

FOR SALE

Office | Industrial | Retail | Investing | Consulting

117 & 122 Broad Street

Leetsdale, PA 15056



117 Broad Street

Building Size - 830 SF

Site Size - 2,329 SF

Parcel ID - 704-F-192-02

122 Broad Street

Building Size - 3,050 SF

Site Size - 4,906 SF

Parcel ID - 704-F-229

- One-of-a-Kind Investment Opportunity – Dual Parcels for Sale Across the Street!
- Turn-Key Restaurant – Fully equipped and ready to operate
- Dedicated On-Site Parking – Convenience for customers and staff
- Income-Generating Residential Property – Steady rental income potential
- Prime Location – Just off Route 65 with excellent visibility and access
- Ideal for Investors or Owner-Operators – Live, work, and earn in one setup
- Endless Potential – Restaurant, rental income, redevelopment, or both

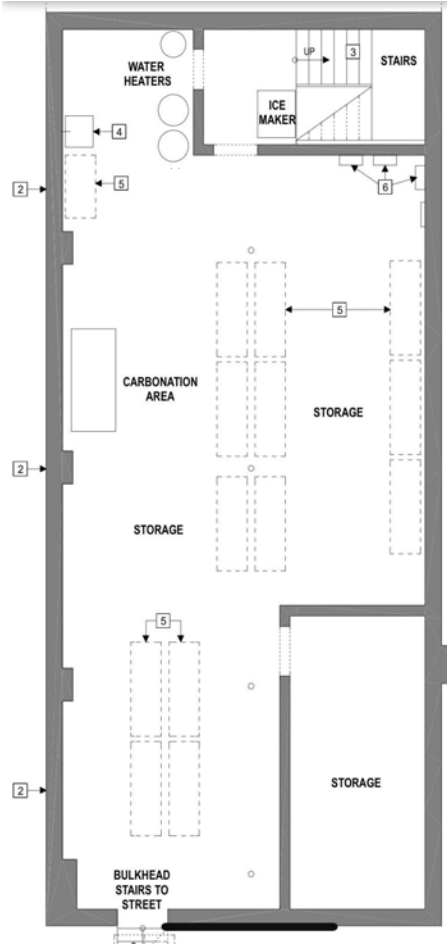
Asking Price (Note: Properties are available together or separate)

- 117 Broad Street - \$129,000
- 122 Broad Street - \$629,000 (includes liquor license and all FF&E)

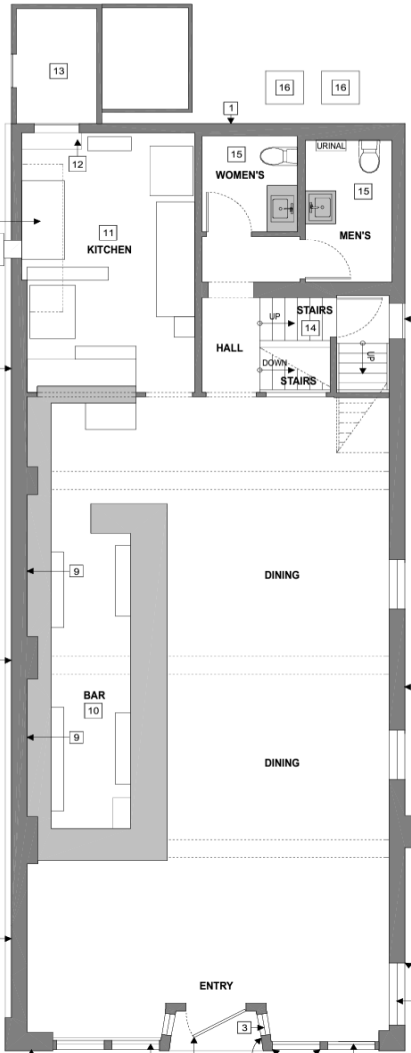
122 Broad Street
Photos



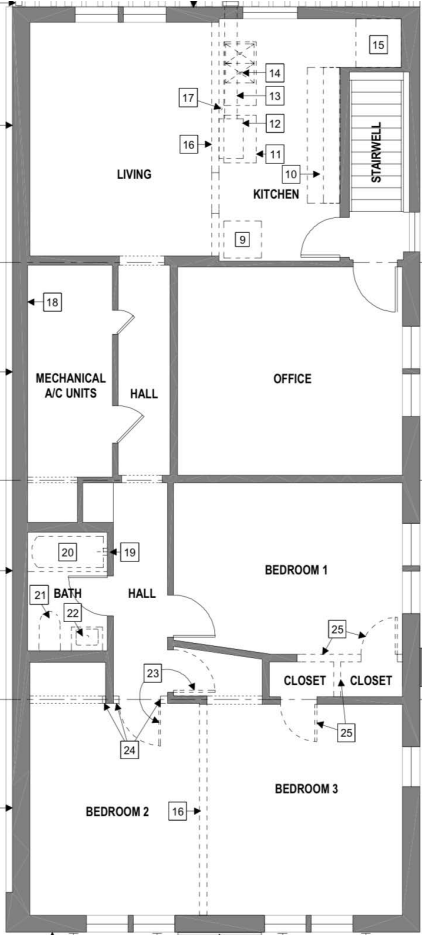
122 Broad Street
Floor Plans



Basement



First Floor



Second Floor