OXFORD
REALTY SERVICES, INC.

FOR LEASE

Real Estate Brokerage Services

Office | Industrial | Retail | Investing | Consulting

Northland Center

4717 - 4725 McKnight Road, Pittsburgh, PA 15237

31,160 SF
BIG BOX SPACE AVAILABLE
Former Big Lots | Stand Alone Building

31,160 SF
BIG BOX OPPORTUNITY

41,256 VPD
McKnight Road Traffic

SIGNALIZED ACCESS
Excellent Visibility & Access

Available **Premises**

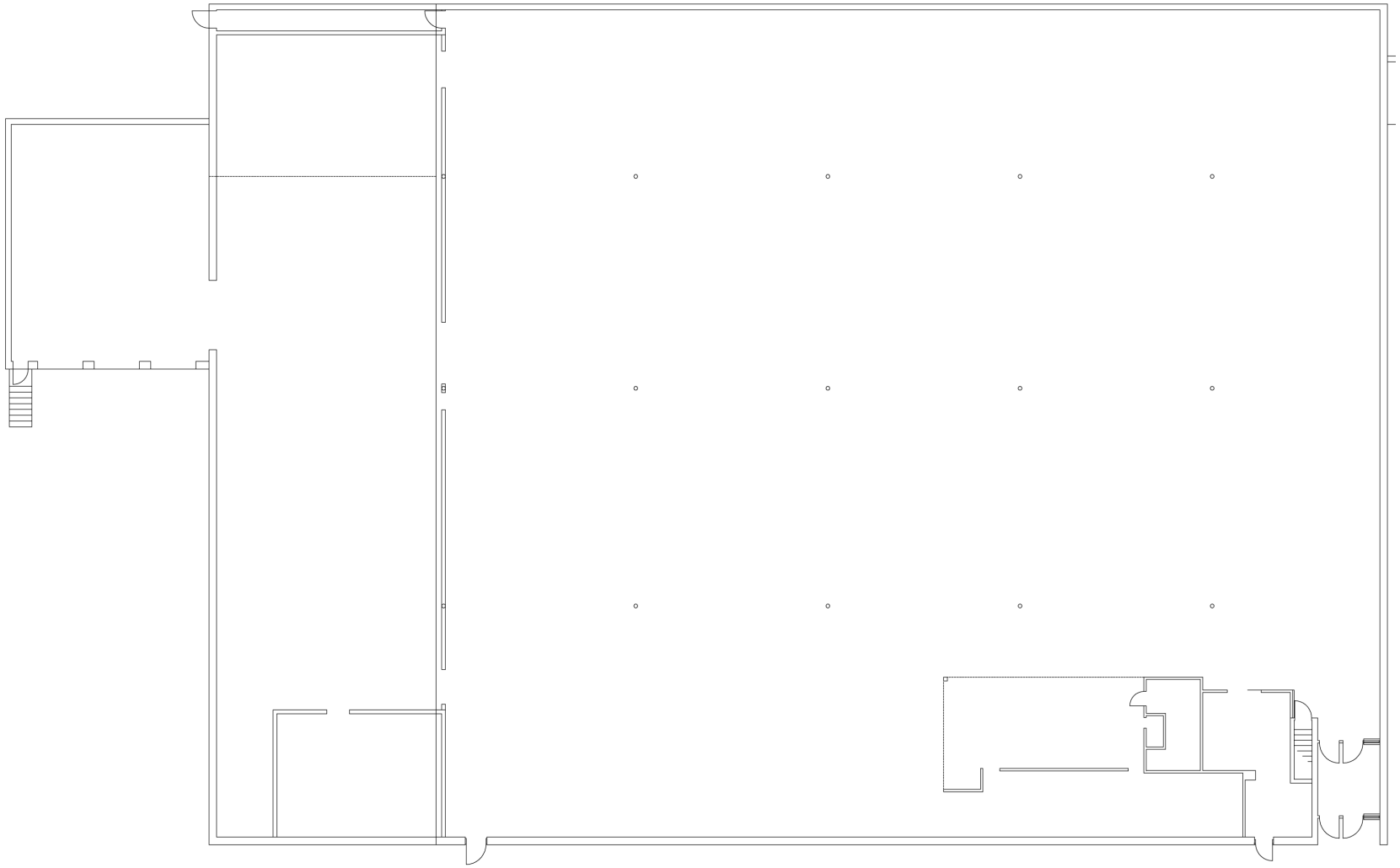
31,160 SF *(former Big Lots)*

Property **Highlights**

- 31,160 SF Big Box Opportunity – Stand alone building; former Big Lots space available for lease
- Prime McKnight Road Location – Highly visible location along one of the North Hills' major commercial corridors
- 41,256 Vehicles Daily – Strong traffic exposure along McKnight Road
- Excellent Visibility & Access – Convenient access at a signalized intersection
- Expansive Existing Parking – Ample on-site parking serving the shopping center
- Established Retail Environment – Located within a well-established retail corridor surrounded by retail, restaurants, services, and residential neighborhoods
- Strong Co-Tenancy – Building Two is fully leased, providing established activity within the center
- Large, Flexible Floor Plate – 31,160 SF footprint suitable for a variety of retail, service, medical, and other commercial uses
- Prominent North Hills Location – Conveniently positioned near major highways and regional destinations
- Affluent Trade Area – Average household income exceeds $100,000 within the 1-, 3-, and 5-mile trade areas
- High-Quality Retail Corridor – Conveniently located near North Hills Village, Ross Park Mall, The Block at Northway, McIntyre Square, and other major retail destinations

AVERAGE DAILY TRAFFIC			
41,256 Vehicles Daily - McKnight Road			
DEMOGRAPHICS			
	1-MILE	**3-MILES**	**5-MILES**
Population	5,499	76,109	212,398
Avg. HH Income	$120,501	$108,867	$103,966

Floor Plan - 31,160 SF



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