

FOR LEASE

Sewickley Retail

417-419 Beaver Street
Sewickley, PA 15143



Robert Delmonico

Vice President, Leasing Manager

D 412 944 2129

robert.delmonico@avisonyoung.com

Avison Young - Pittsburgh | Four PPG Place, Suite 300 | Pittsburgh, PA 15222

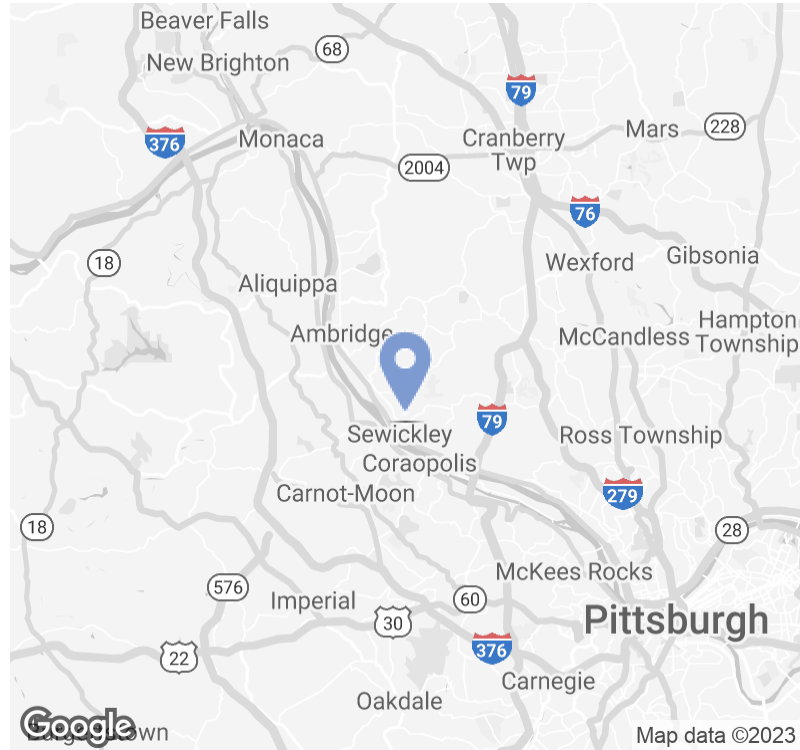
© 2023, Avison Young - Pittsburgh. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young - Pittsburgh does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

Reap the benefits of prime...
Retail space in Sewickley

**AVISON
YOUNG**

Retail property for lease

417-419 Beaver Street



Property Highlights

- Two suites available. Approximately 1,974 sf and 1,612 sf. Spaces can be combined
- Located in the Heart of Sewickley Village
- High Visibility & Traffic
- Zoning: C-1 (General Commercial)
- Perfect for a restaurant/cafe, fitness and health and wellness concepts
- 15 minutes from Pittsburgh International Airport
- 24 minutes from Downtown Pittsburgh

Offering Summary

Lease Rate:	\$25.00 SF/yr (MG)
Available SF:	3,586 SF
Lot Size:	0.17 Acres
Building Size:	7,300 SF

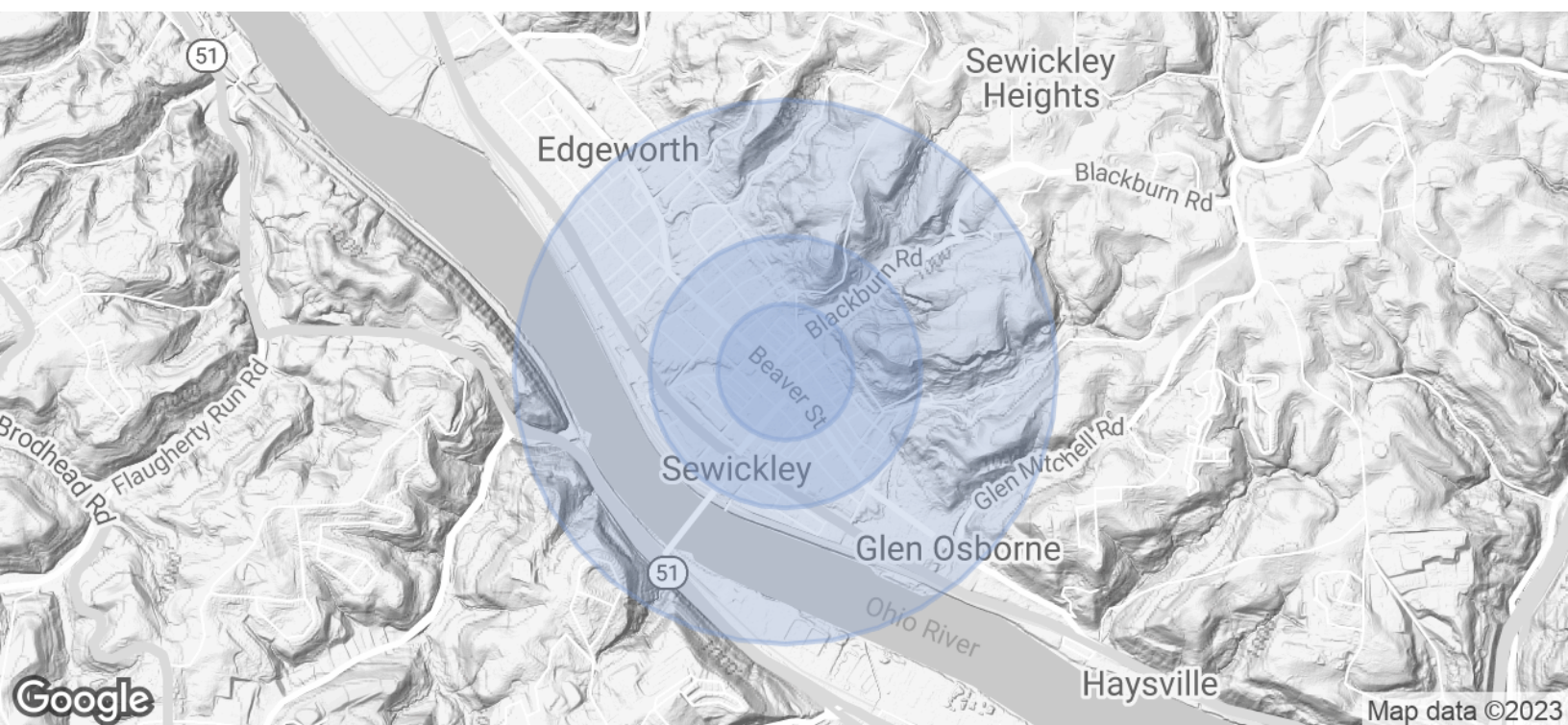
Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	329	1,139	2,542
Total Population	650	2,237	5,128
Average HH Income	\$124,235	\$125,516	\$131,772

**AVISON
YOUNG**

Robert Delmonico
Vice President, Leasing Manager
D 412 944 2129
robert.delmonico@avisonyoung.com

Avison Young - Pittsburgh | Four PPG Place, Suite 300 | Pittsburgh, PA 15222

© 2023, Avison Young - Pittsburgh. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young - Pittsburgh does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	650	2,237	5,128
Average Age	42.6	42.3	43.3
Average Age (Male)	42.4	42.1	42.2
Average Age (Female)	44.8	44.7	45.8

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	329	1,139	2,542
# of Persons per HH	2.0	2.0	2.0
Average HH Income	\$124,235	\$125,516	\$131,772
Average House Value	\$405,524	\$411,054	\$412,388

* Demographic data derived from 2020 ACS - US Census