

LAND FOR LEASE

STORAGE YARD AND OFFICE BUILDING

1400 STATION STREET, CORAOPOLIS, PA 15212



PROPERTY DESCRIPTION

Truck/Equipment Yard and Office Building

LOCATION DESCRIPTION

Located in Coraopolis, PA with immediate access to I-79 and PA Route 51

PROPERTY HIGHLIGHTS

- Truck/Equipment Yard + Office Building For Lease
- Building Features: 2,700 SF, Two-story office building
- Yard Features: An approximately 1.75-acre gated yard; Perfect for truck and/or equipment storage

OFFERING SUMMARY

Lease Rate:	\$6,000.00 per month (Gross)
Available SF:	1.75 Acres
Lot Size:	3 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,299	32,326	177,671
Total Population	3,005	80,527	421,031
Average HH Income	\$64,231	\$82,271	\$72,712

GENE GALIARDI

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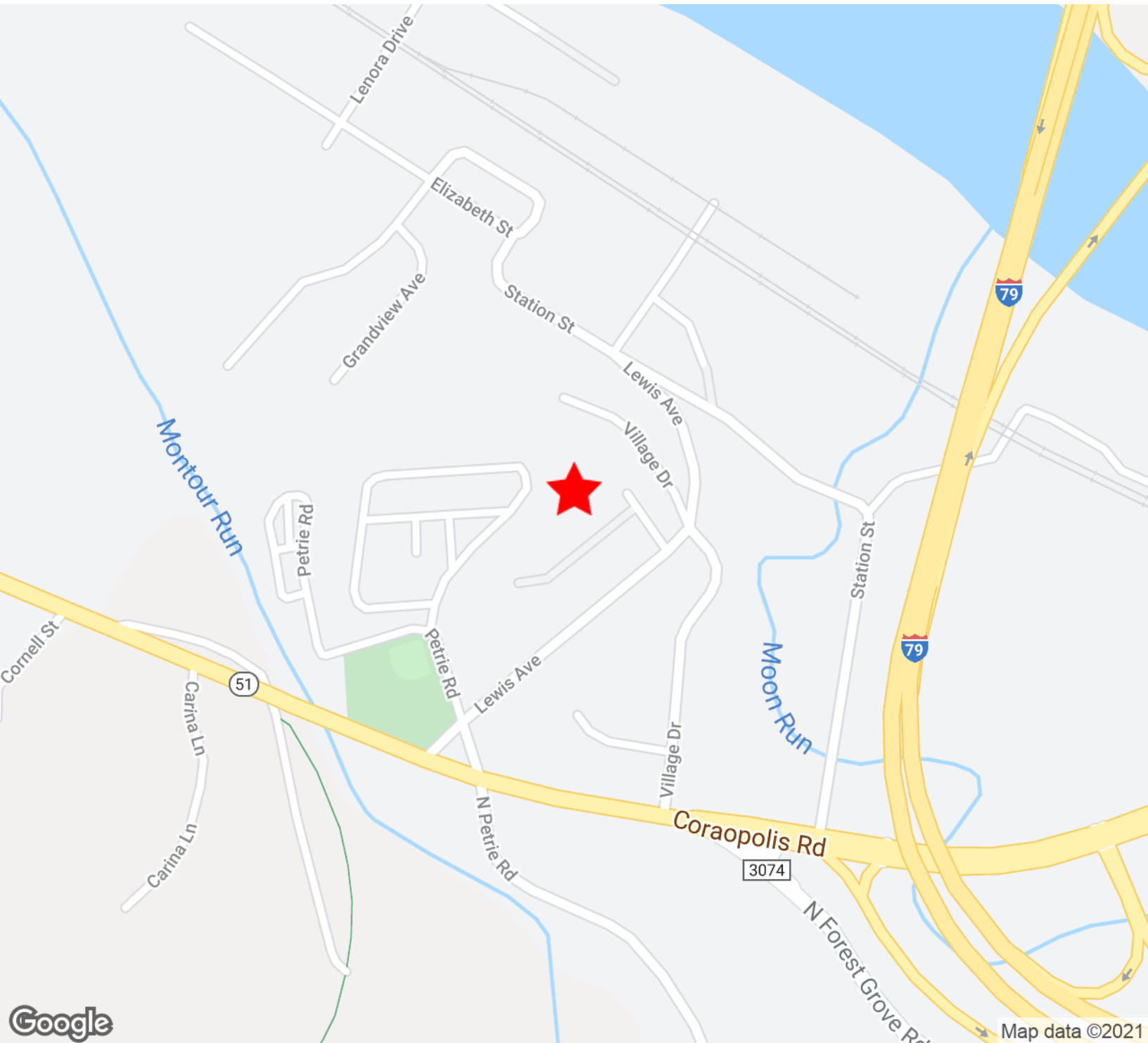
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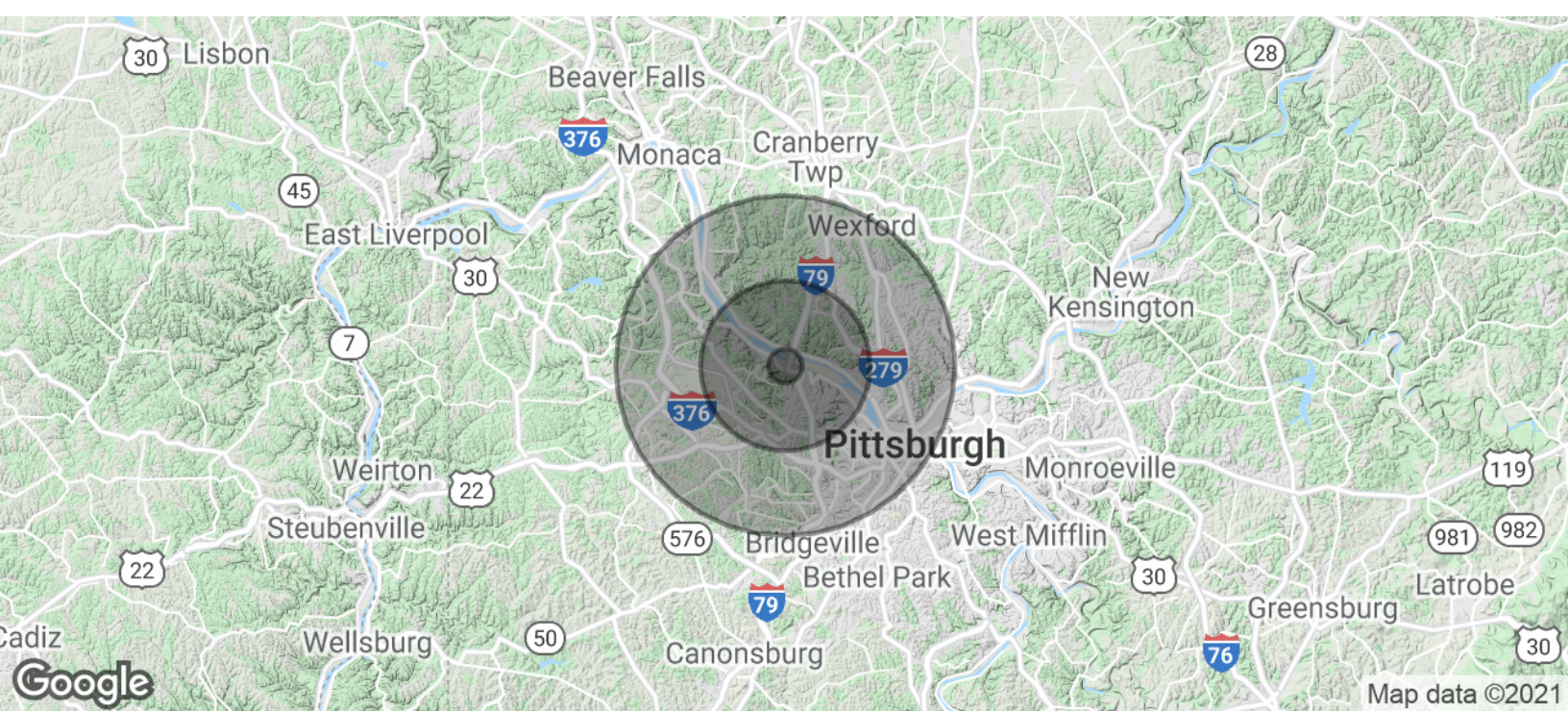


**PENNSYLVANIA
COMMERCIAL
REAL ESTATE INC.**

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,005	80,527	421,031
Average Age	44.8	41.4	41.4
Average Age (Male)	45.1	39.1	39.4
Average Age (Female)	45.0	43.8	43.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,299	32,326	177,671
# of Persons per HH	2.3	2.5	2.4
Average HH Income	\$64,231	\$82,271	\$72,712
Average House Value	\$139,639	\$216,478	\$176,549

* Demographic data derived from 2010 US Census

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