

FOR SALE OR LEASE

6360 LIBRARY ROAD, SOUTH PARK, PA 15129



PROPERTY FEATURES:

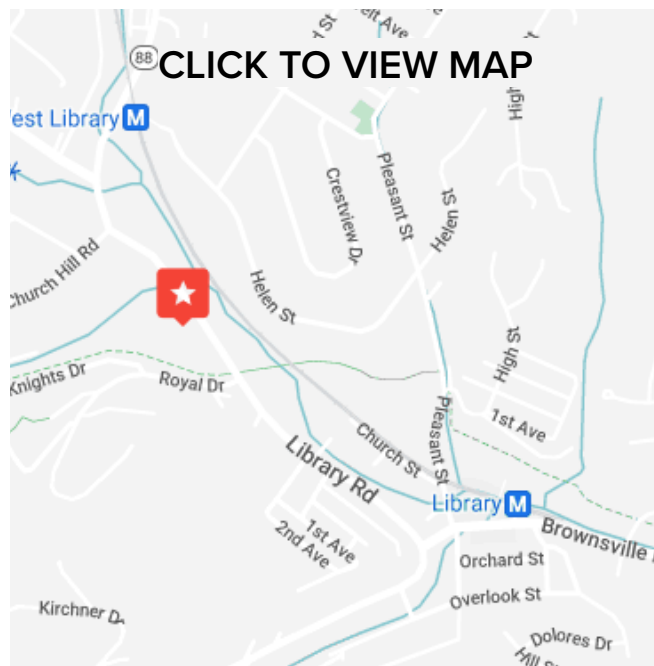
- **4,900 SF Medical Office Building For Sale or Lease**
- First floor recently renovated veterinarian office
- Second floor podiatrist office with separate entrance
- Great Library Road location with over 12,000 vehicles daily
- Ample onsite parking with signage
- ADA compliant
- Sale Price \$725,000
- Lease Rate \$16.50 SF NNN with availability beginning January 1, 2023

CONTACT:

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412 720 7475



HANNA
LANGHOLZ WILSON ELLIS

All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental, or other conditions, prior sale lease, financing or withdrawal without notice. Hanna Langholz Wilson Ellis will make no representation, and assume no obligation, regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property.

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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	6,571	45,348	117,584
AVG. HH INCOME	\$96,323	\$113,692	\$116,000
CONSUMER SPENDING	\$89,583,045	\$666,665,485	\$1,782,241,819
TOTAL BUSINESSES	108	962	3,992



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