

# 651 11th Street | Ambridge, PA 15003

± 5,000 - 18,279 SF Retail Space Available

Available For Lease

## Property Overview

Former Bottom Dollar location in Ambridge, PA provides an excellent opportunity to join the retail market in Western PA. The 18,279 square foot freestanding building on 11th Street is being available for long term sublease. The space sits nearby to a variety of national tenants such as Rite Aid, Advance Auto Parts, Cobblestone Inn & Suites and more. The space is functional for a variety of uses including, but not limited to retail, medical, and service-oriented users. The original lease expires on 12/31/2031 and space can be subdivided.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	34,581	65,301	116,784
TOTAL EMPLOYEES	28,530	53,846	96,766
AVERAGE HHI	\$74,267	\$97,187	\$100,701
TOTAL HOUSEHOLDS	15,513	28,267	49,994
TRAFFIC COUNTS: 11th St - ± 4,398 VPD RT 65 - ± 24,619 VPD			



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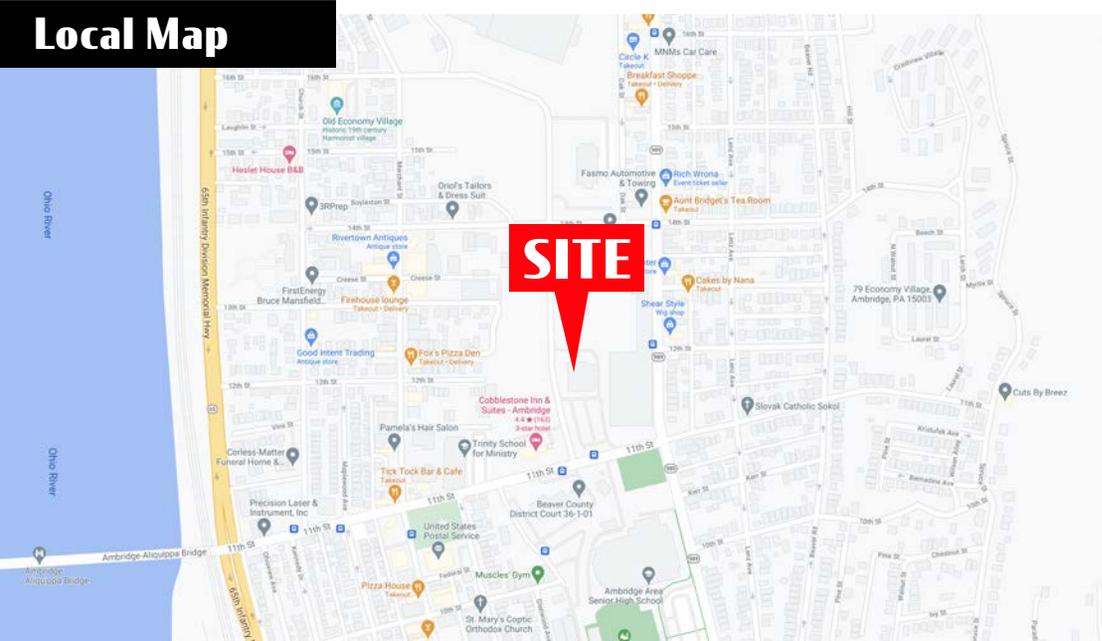
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## Local Map



**LOCATION** - 651 11th Street serves as a highly traveled artery for the town of Ambridge and has excellent visibility from 11th Street (4,389 VPD) with convenient proximity to Route 65 (24,619 VPD) and Route 51 (5,535 VPD) which leads directly into Pittsburgh.

**TRADE AREA** - Adding to the stability of this center, the site shows a 20 minute drive time demographic of over 141,223 people with household incomes more than 60,760 and daytime demographics equally as strong with 56,640. The demographics within a 7 mile radius include 116,784 people in 49,944 homes, a labor force of 96,766 with an average household income of \$100,701. The area has seen a growth of 16.8% since 2000 with over 2211 new homes.



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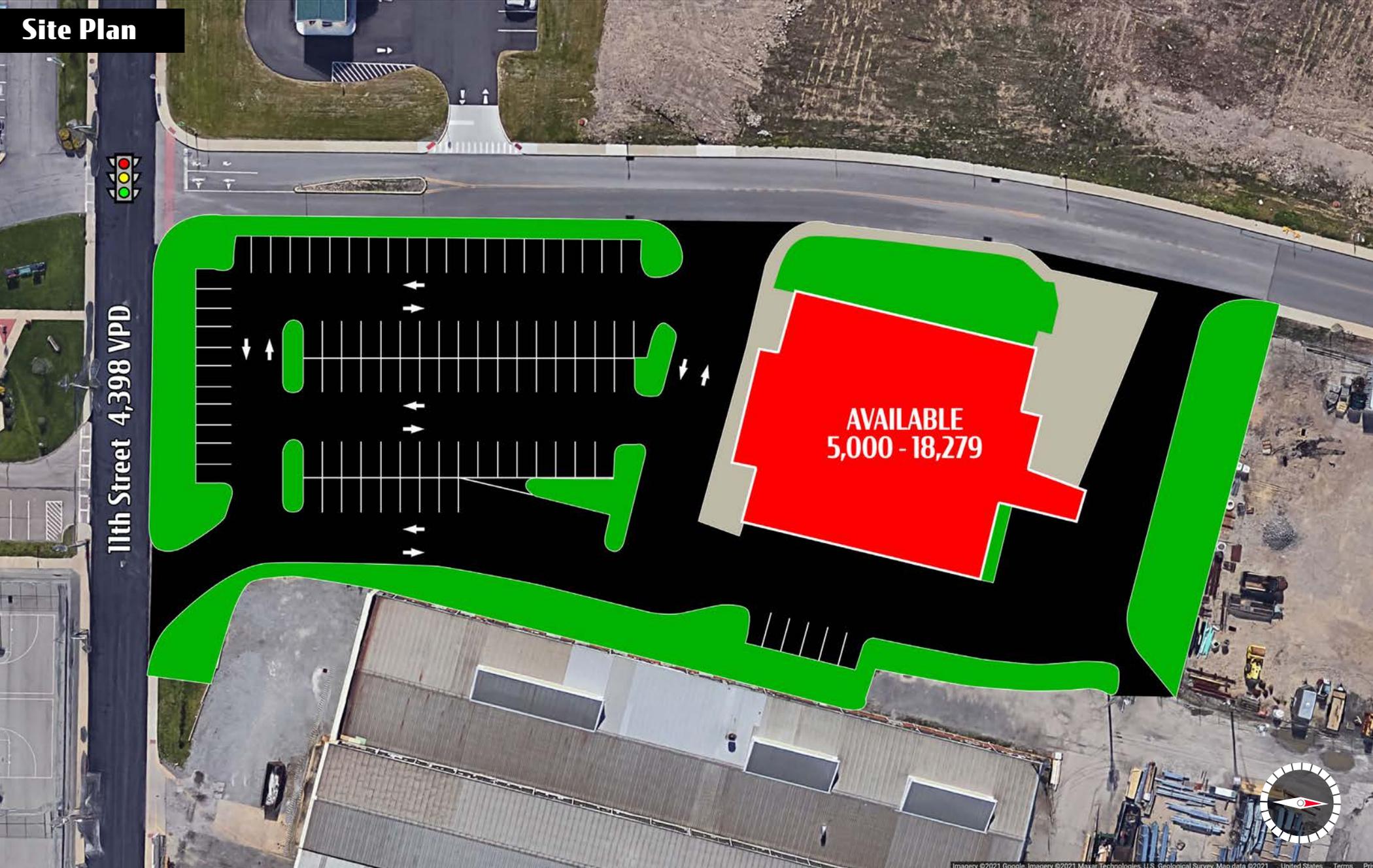
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## Site Plan



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## MARKET AERIAL



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