



INDUSTRIAL PROPERTY FOR LEASE

881 E WATERFRONT DR

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HOMESTEAD, PA 15120

INDUSTRIAL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

The Platemill is a ground-up flex development adjacent to The Waterfront in Munhall, PA. The state-of-the-art development calls for 48,125 total SF and is adaptable to a wide variety of office, industrial and flex tenants. The project features abundant free parking and is located only minutes from the CBD, Oakland (Pittsburgh's university district), and Pittsburgh's east end neighborhoods.

PROPERTY HIGHLIGHTS

- Located minutes from the CBD, Oakland and Pittsburgh's east end neighborhoods.
- Walking distance to the abundant amenities of The Waterfront open-air shopping center.
- Flexible space options adaptable to virtually any user.
- Up to 24' - 28' clear height.
- 48,125 sf of possibilities.

OFFERING SUMMARY

| | |
|----------------|-----------------------|
| Lease Rate: | Call for more details |
| Available SF: | 15,000 - 48,125 SF |
| Building Size: | 48,125 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 6,150 | 54,626 | 142,208 |
| Total Population | 13,094 | 119,005 | 312,950 |
| Average HH Income | \$44,269 | \$57,665 | \$55,531 |

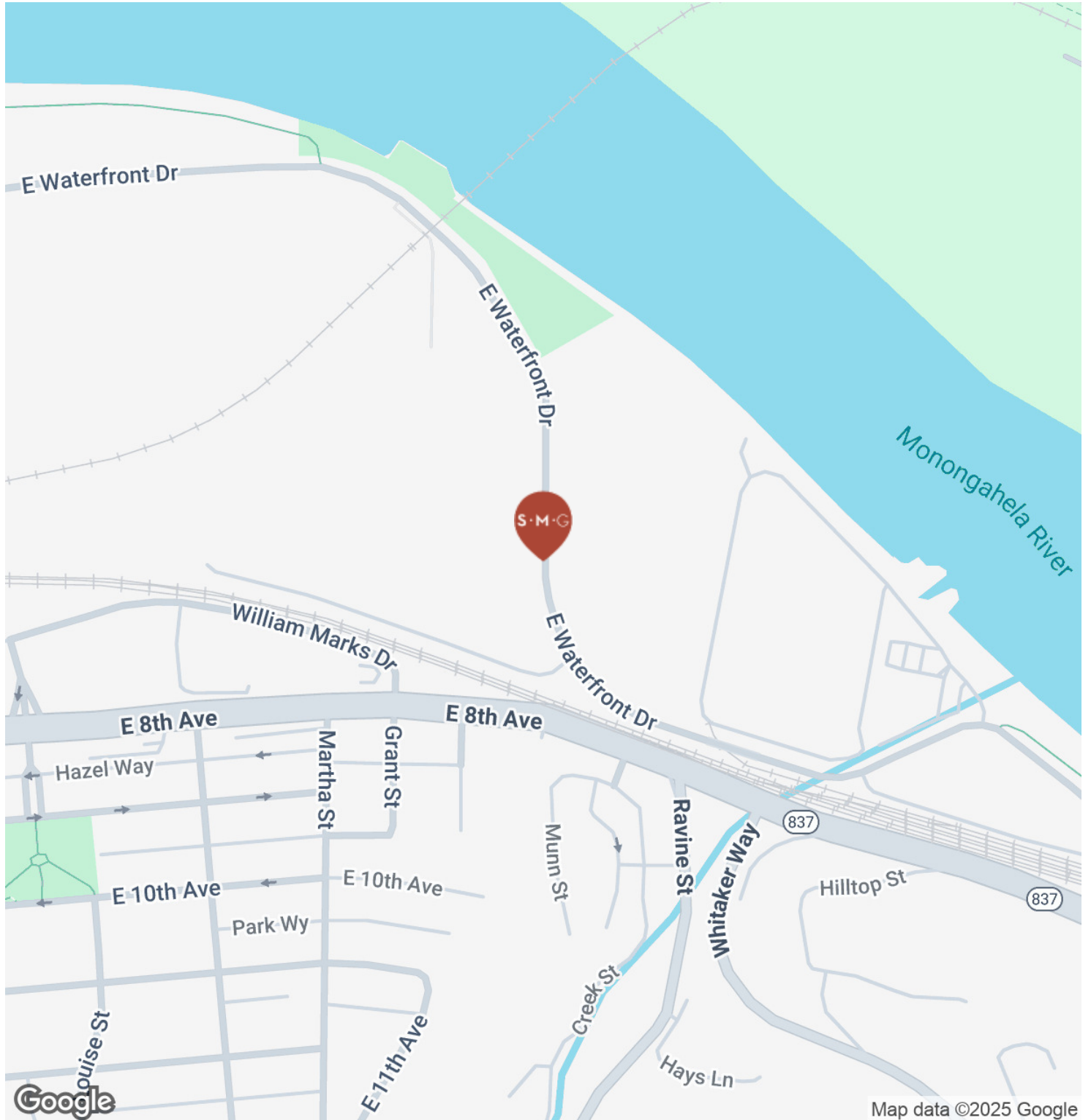
CLAYTON MORRIS

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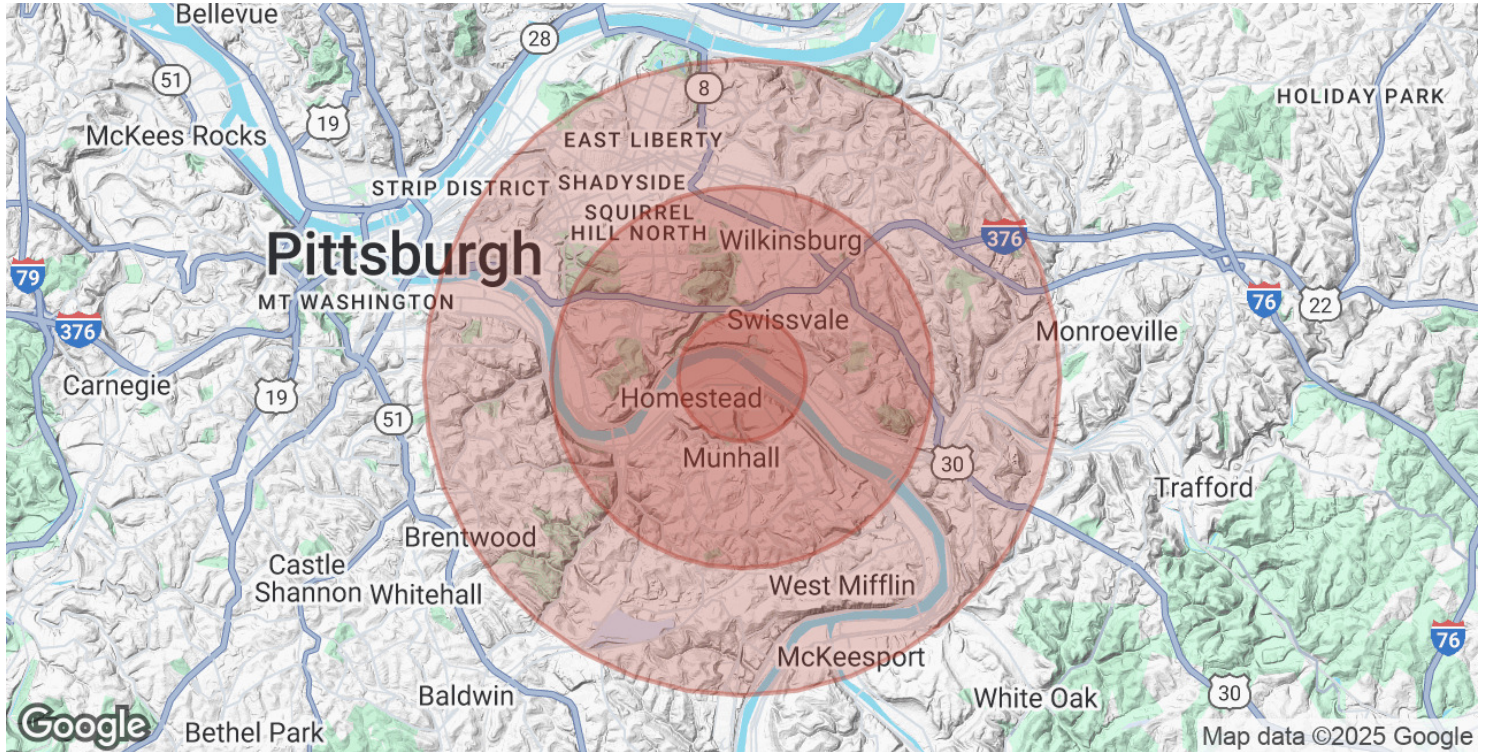
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POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 13,094 | 119,005 | 312,950 |
| Average Age | 39.2 | 40.4 | 38.1 |
| Average Age (Male) | 37.2 | 38.1 | 36.5 |
| Average Age (Female) | 41.0 | 42.6 | 39.6 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|----------|-----------|-----------|
| Total Households | 6,150 | 54,626 | 142,208 |
| # of Persons per HH | 2.1 | 2.2 | 2.2 |
| Average HH Income | \$44,269 | \$57,665 | \$55,531 |
| Average House Value | \$74,631 | \$147,708 | \$152,753 |

* Demographic data derived from 2020 ACS - US Census

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