

# For Sale or Lease

## 704 Washington Road

Mt. Lebanon, PA 15228



**Reduced Price \$579,000**

### Premises

- 4,600 SF on Two Floors
- 2,800 SF - 1st Floor
- 1,800 SF - Lower Level

### Features

- Office or Retail Use
- Heart of Mt. Lebanon Business District
- High Visibility – Exterior Signage Available
- Walking Distance to T-Station
- FREE Dedicated Parking Behind the Building and
- Parking in Adjacent Mt. Lebanon Parking Garage
- Parcel ID: 0141-F-00048-0000-00
- Zoning: C1 Neighborhood Commercial District – Planned Mixed

For more information or to arrange for a tour please contact:

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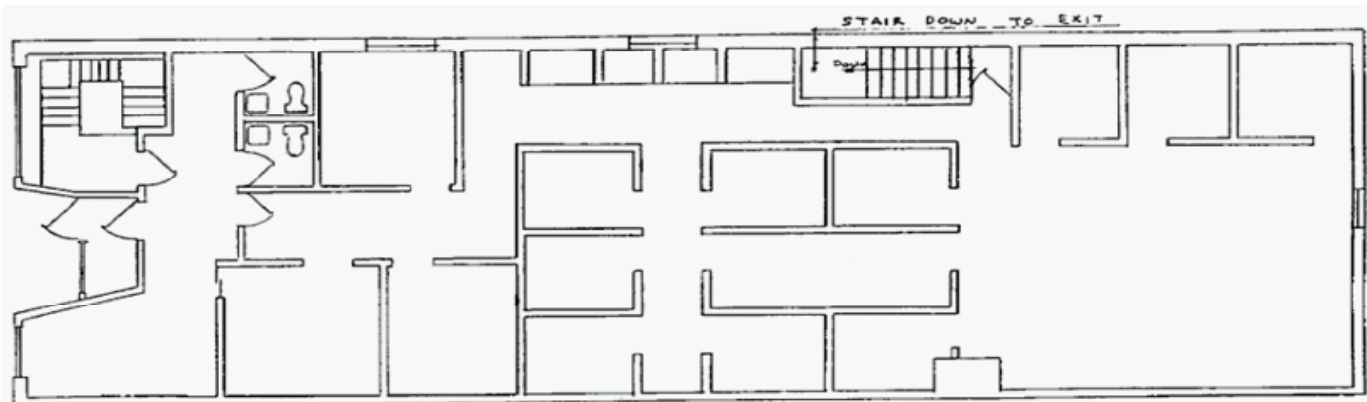
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## 2009 Demographics

Miles Income	Population	Med. HH Income
1	21,817	\$64,395
3	126,989	\$59,558
5	282,768	\$54,433



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