

503 CLIFTON ROAD
BETHEL PARK, PA

BUNCHER
COMPANY
Developing with a Purpose.



PROPERTY FEATURES

IMMEDIATELY AVAILABLE

- FOR SALE OR LEASE

ASKING RATE: \$5,950,000

11,115 SF standalone retail building (built in 2018) situated on 1.32 -acre parcel

- Prominent location at signalized intersection along a heavily traveled corridor; very strong retail demographics
- 205' of frontage on Clifton Road
- Formerly a Rite-Aid, with drive thru
- One (1) 8' x 12' drive-in door at grade
- Adjacent to Al's Café, a cherished local institution serving the community for over 70 years
- Ideal for single-tenant use or can be subdivided
- Land lease also a possibility

20 MINUTE DRIVE-TIME DEMOGRAPHICS



Population
194,734



HH. Income
\$145,920



Businesses
8,160



Employees
76,311

FOR MORE INFORMATION

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SOUTH HILLS VILLAGE



503 CLIFTON ROAD



EXTERIOR FEATURES

PRIME EXTERIOR SIGNAGE



DRIVE THRU OPPORTUNITY



AERIAL FOOTAGE



IN ADDITION TO A
TRADITIONAL LEASE
OPPORTUNITIES,
OWNERSHIP IS OPEN
TO GROUND LEASE
PROPOSALS

