

503 CLIFTON ROAD
BETHEL PARK, PA

BUNCHER
COMPANY
Developing with a Purpose®



PROPERTY FEATURES

IMMEDIATELY AVAILABLE

- **FOR SALE OR LEASE**

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

FOR MORE INFORMATION

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20 MINUTE DRIVE-TIME DEMOGRAPHICS



Population
194,734



HH. Income
\$145,920



Businesses
8,160



Employees
76,311



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A photograph of a Rite Aid Pharmacy building. The building is a single-story structure with a combination of brick and white paneling. The word "RITEAID" is prominently displayed in large, white, three-dimensional letters on the brick facade, with the Rite Aid logo to its left. Above the entrance, the word "PHARMACY" is written in blue capital letters on the white paneling. The entrance is a large glass door with a green-tinted display window. The building is situated on a corner lot, with a paved parking area in the foreground featuring white diagonal parking lines. The sky is clear and blue.



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

