

**503 CLIFTON ROAD**  
**BETHEL PARK, PA**

**BUNCHER**  
COMPANY  
Developing with a Purpose.



## PROPERTY FEATURES

### IMMEDIATELY AVAILABLE

- 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

