

2199 E. STATE STREET

HERMITAGE, PA 16148

62,000 +/- SQ. FT. | 6.3 ACRES



BUNCHER

REALTY SERVICES

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Purchase Opportunity

Presented by Buncher Realty Services & JLL

FLEX / WAREHOUSE

2199 E. STATE STREET | HERMITAGE, PA 16148

Value add opportunity for flex space, warehouse / showroom, retail, experiential retail, fitness, grocery, medical and more!

SALE PRICE: \$2.65M

Square Footage: 62,000 +/- SF

Stories: One (1)

Real Estate Taxes: \$29,448/yr

Assessed Value: \$288,000

Ceiling Height: 24'

Column Spacing: 40' x 50'

Loading Docks: Four (4)

Dock High Doors: Three (3)

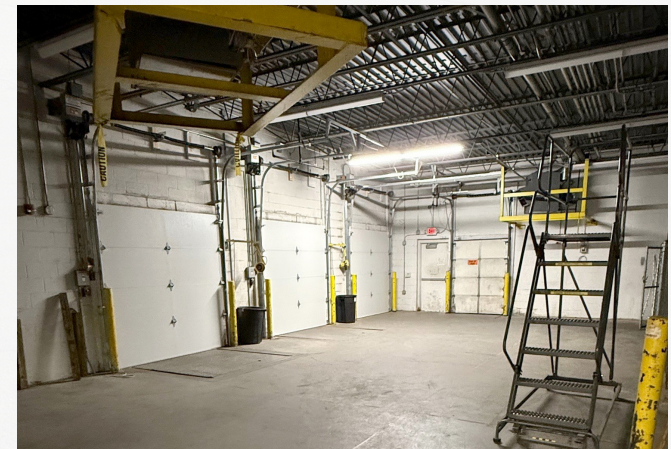
Drive In Door: One (1)

Acreage: 6.300 AC

Zoning: CC - City Center

Sprinkler System: Wet

Generator: Exterior



STRATEGIC LOCATION

HERMITAGE, PA 16148

Former grocery store currently used as flex/warehouse building. Quick access to **ROUTE 18 & 62**. Central regional location less than 70 miles from **DOWNTOWN PITTSBURGH**, 75 miles from **ERIE**, 75 miles from **CLEVELAND**, and less than 60 miles from **PITTSBURGH INTERNATIONAL AIRPORT**.

20 MINUTE DEMOGRAPHICS



POPULATION:
63,908 PEOPLE



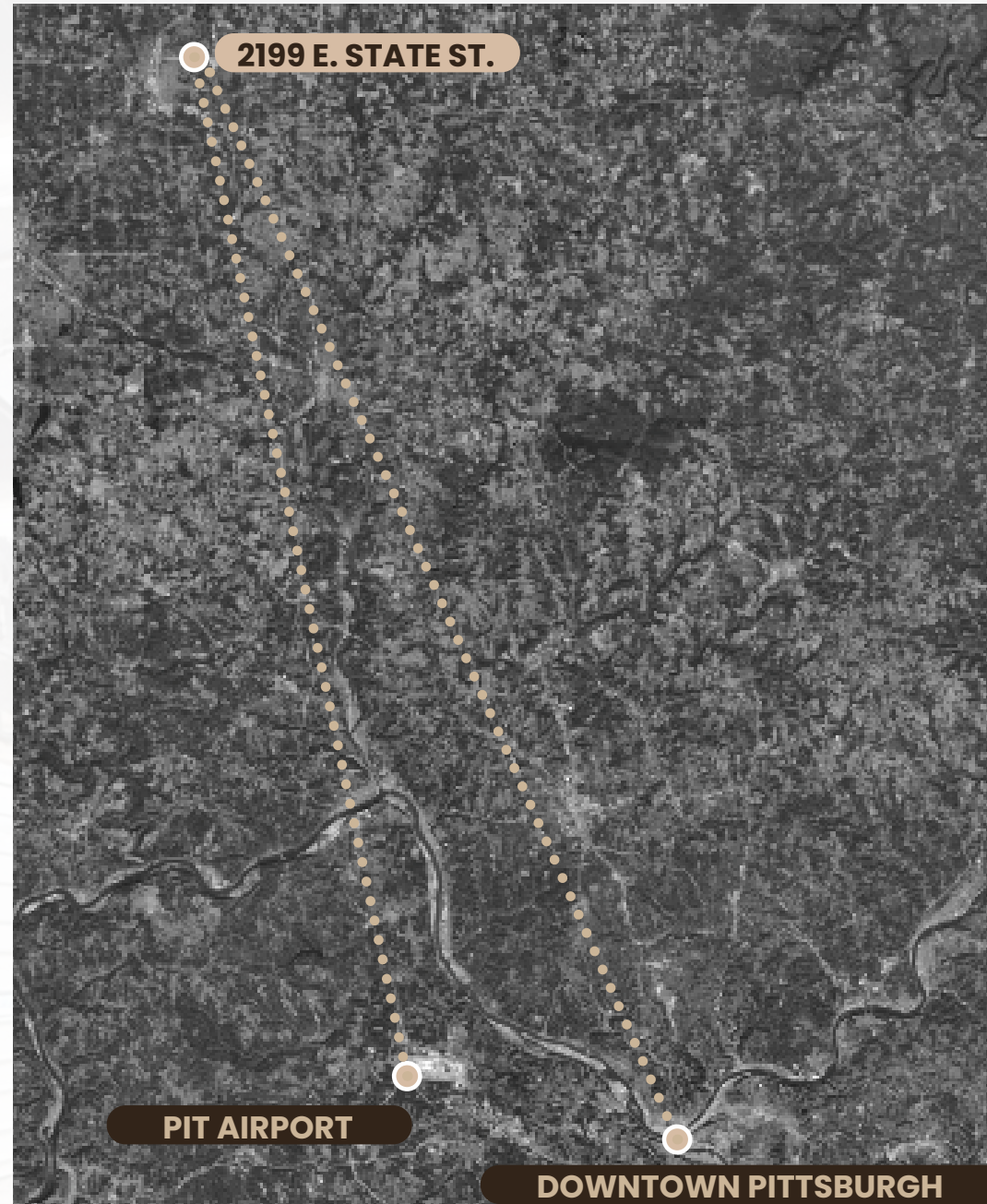
AVERAGE HOUSEHOLD INCOME:
\$80,981



HOUSEHOLDS:
28,601 HOMES



EMPLOYEES:
25,156 EMPLOYEES



2199 E. STATE STREET

Contact Us:

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