

RETAIL STOREFRONT FOR LEASE

299 Beverly Road | Pittsburgh, PA 15216 | Mt. Lebanon



- 1,393 sq. ft. former coffee shop available for lease with an additional 1,300 sq. ft. of lower level storage
- Surrounded by street parking and additional public parking lot in the rear of the building
- New roof and HVAC installed in 2024
- Incredible demographics and foot traffic
- Over 500,000 visits per year made to Beverly Road, the popular stretch of small shops in Mt. Lebanon

Join neighbors...



2025 DEMOGRAPHICS

	1 mile	3 miles	5 miles
households	11,479	57,573	131,248
population	24,787	128,256	295,059
average hh income	\$142,870	\$124,765	\$116,961
average home value	\$408,094	\$337,182	\$323,016
total daytime population	21,616	118,805	340,186

Inner Light

JOHN JACKSON
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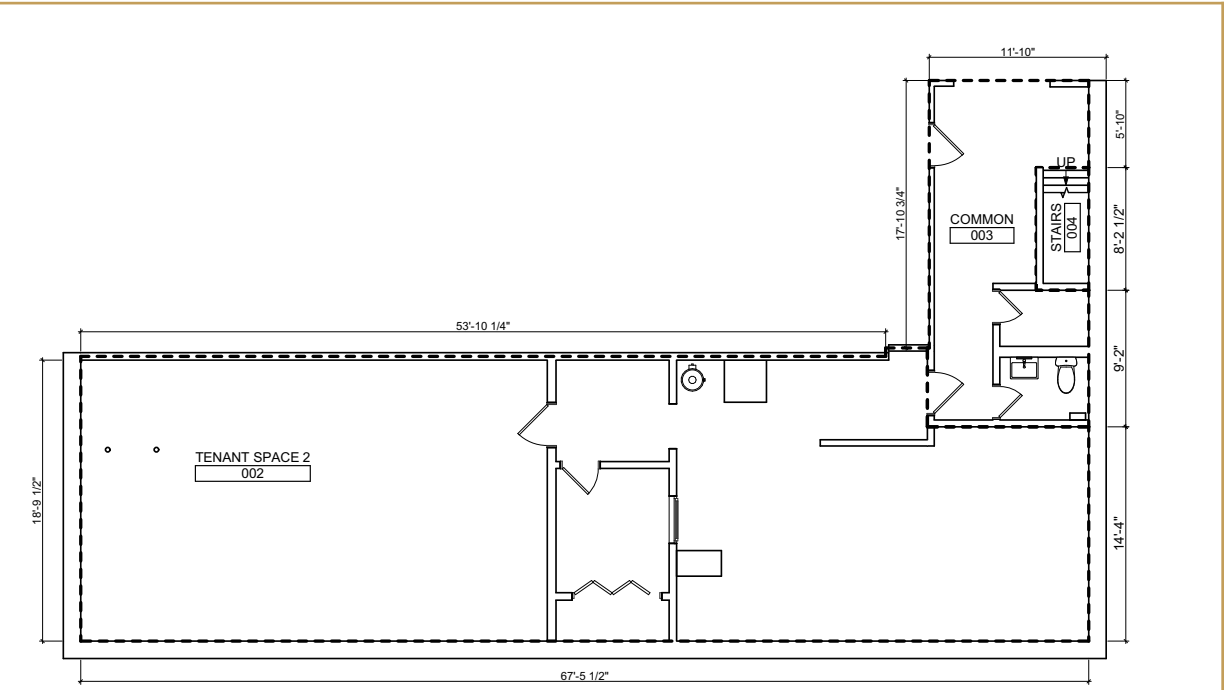
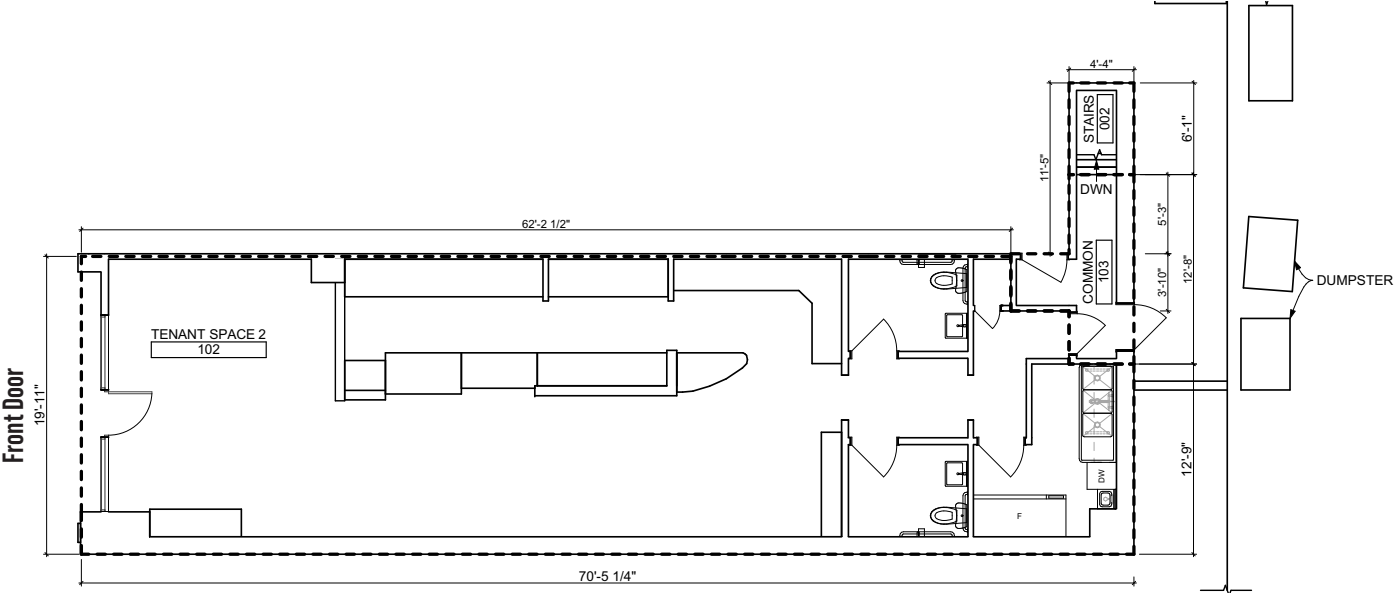
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LEGACY
REALTY PARTNERS



First Floor Plan



Lower Level Plan

