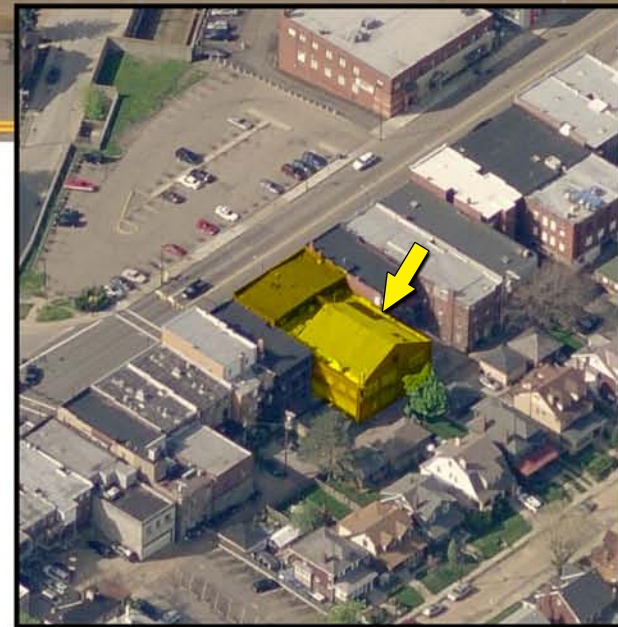




**LANGHOLZ WILSON ELLIS**  
Commercial Real Estate Services

# For Sale or Lease

## 3257 W Liberty Ave Dormont Borough



- Two-story and lower level office/warehouse building
- 15,500 +/- SF
- 3,180 SF warehouse (could be used for indoor parking)
- Highly visible site on W. Liberty Ave in Dormont at the McFarland Road intersection
- 1/2 block from the Dormont Junction 'T' Station and Park & Ride
- 85-car public parking lot directly across the street
- Additional metered street parking on W. Liberty Ave
- Easily converted to retail or apartments

For further information, contact:

**Sandy Cikovic**  
(scikovic@LWEre.com)

**412-261-2200**

606 Liberty Avenue • Suite 300 • Pittsburgh, PA 15222 • Phone: 412-261-2200 • Fax: 412-261-2075 • www.LWEre.com

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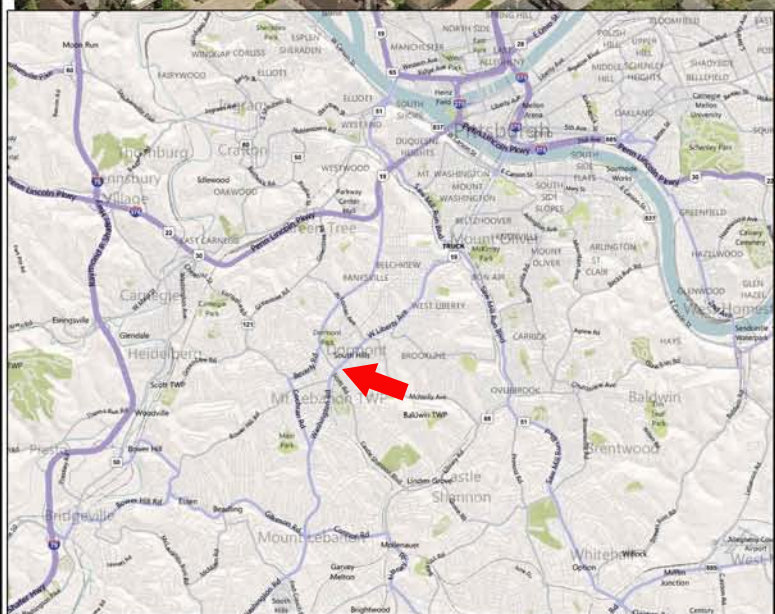
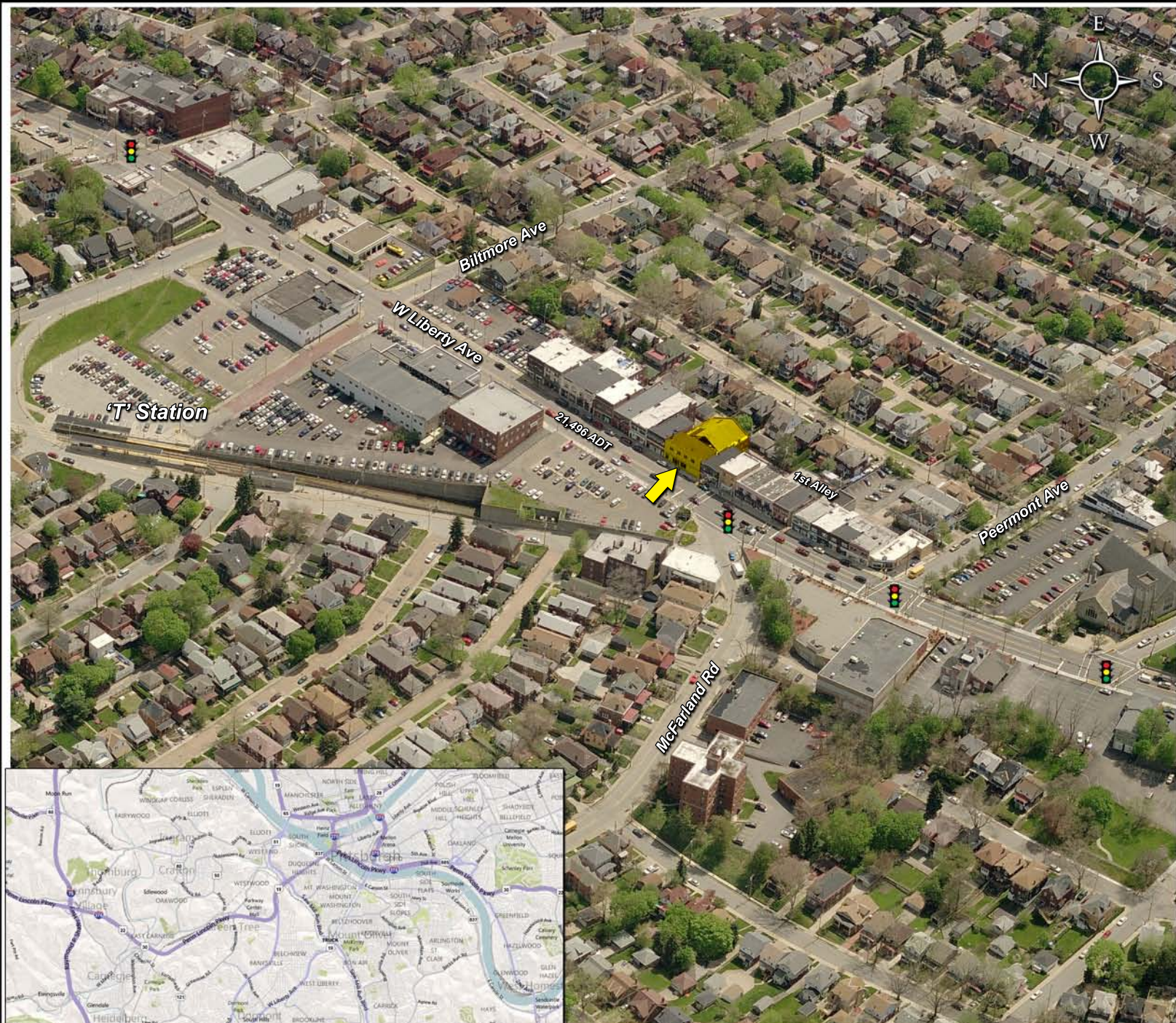


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## 3257 W Liberty Ave

### Dormont Borough



<u>Demographics</u>	<u>1 mi</u>	<u>3 mi</u>	<u>5 mi</u>
Population (12/08 postal)	24,210	147,524	312,115
Households (12/08 postal)	10,791	63,866	132,641
Avg. HH Income (2008 est.)	\$66,633	\$67,042	\$62,720
Median HH Income (2008 est.)	\$56,992	\$56,376	\$51,824