

FOR LEASE

9,988 SF
Storefront Retail Space

Building & Pylon
Signage Available



3475 William Penn Hwy
Monroeville, PA 15235

VESTIAN

Bennett WILLIAMS
COMMERCIAL REAL ESTATE

3475 William Penn Hwy

Property Overview

Pep Boys holds these properties under long term ground leases. The tire and auto repair operations will continue, the former parts sales areas have already been vacated, sizes fall in the range of 3,200 to 11,500 SF.

Uses sought include medical, such as dialysis or Plasma centers, day care for children, doggie day care, discount retail, furniture, tools, hardware and automotive uses that don't compete with the tire and repair operations, such as collision centers, auto glass or auto parts.

Cash allowances can be negotiated, provided the rent is commensurate with a reasonable return on the additional investment.

- Highly visible from all directions
- Ample parking
- Typically located among nationally recognized retailers
- Size of space can be flexible

Nearby Retailers

Shop 'n Save®



sam's club 

Gabe's

**BEST
BUY.** 

SHEETZ

*Auto
Zone*®

CONTACT

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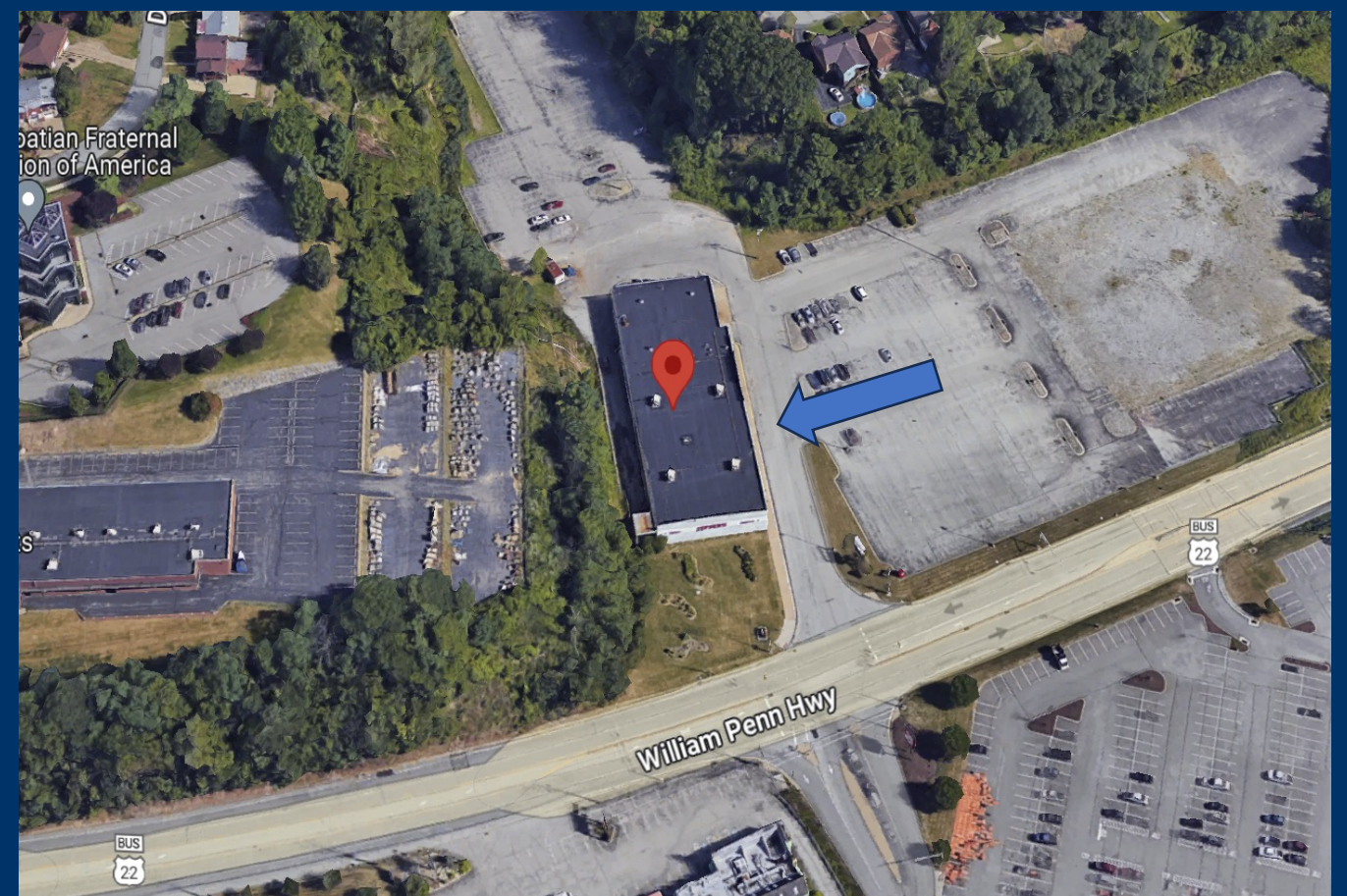
Cale Bruso

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PROPERTY OVERVIEW

Address	3475 William Penn Hwy Monroeville, PA 15235
Available SF	9,988 SF Storefront Retail Space
Occupied SF	11,805 SF Auto Service Space
Total Building SF	21,793 SF
Possession	Immediate
Signage	Building and Pylon Signage Available
Asking Rate	Contact Broker
Comments	<ul style="list-style-type: none">• Dedicated Main Entrance• Building Height 30'• Sprinklered• HVAC throughout



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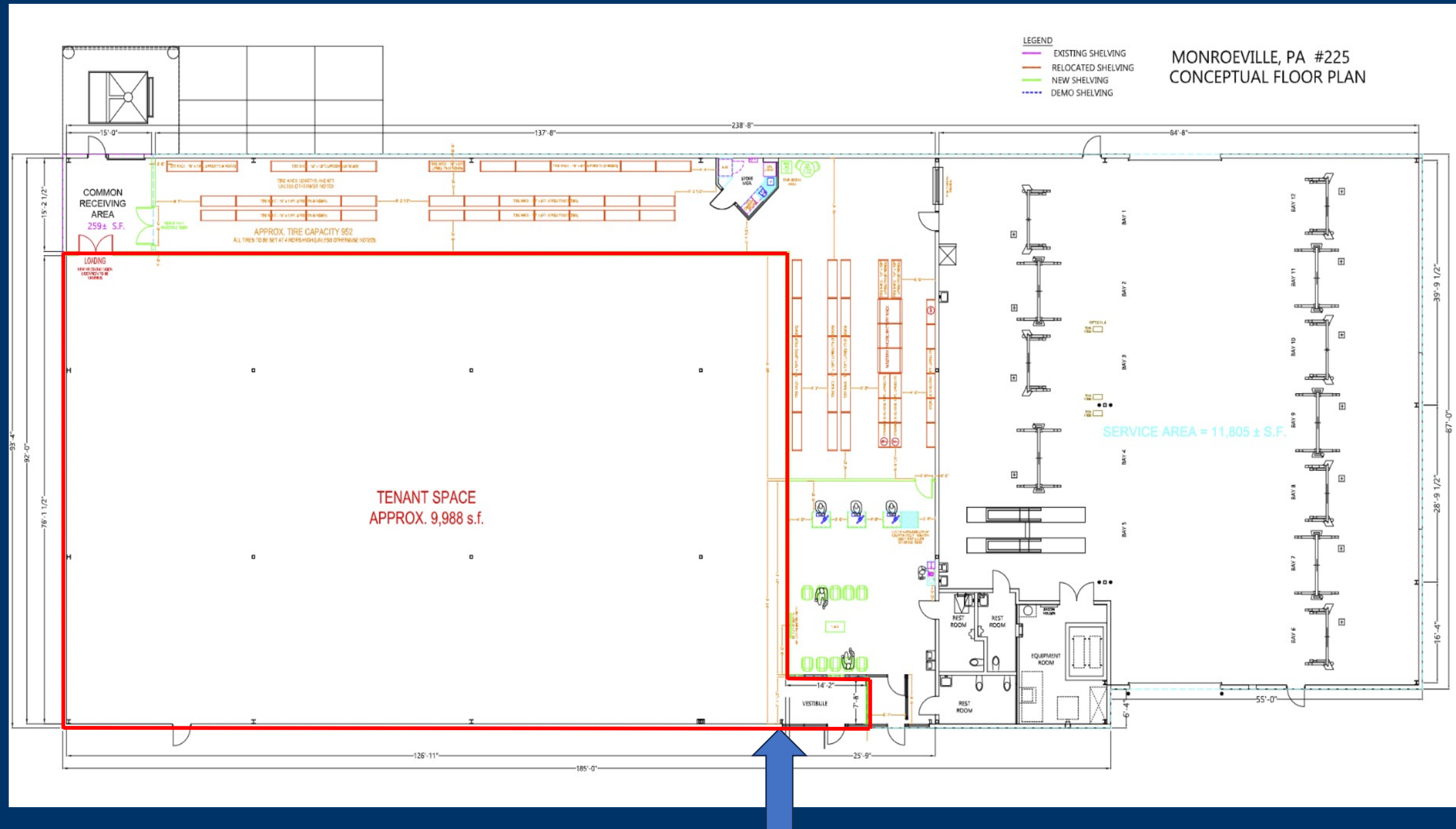
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Market Aerial



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Building & Pylon Signage Renderings



**Signage renderings provided for illustrative purposes only.
Actual design and placement may vary based on location and specific property requirements.*

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