

FOR LEASE

9,754 SF
Storefront Retail Space

Building & Pylon
Signage Available



5055 Library Rd. Rt. 88
Bethel Park, PA 15102

VESTIAN

Bennett WILLIAMS
COMMERCIAL REAL ESTATE

5055 Library Rd. Rt. 88

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



CONTACT

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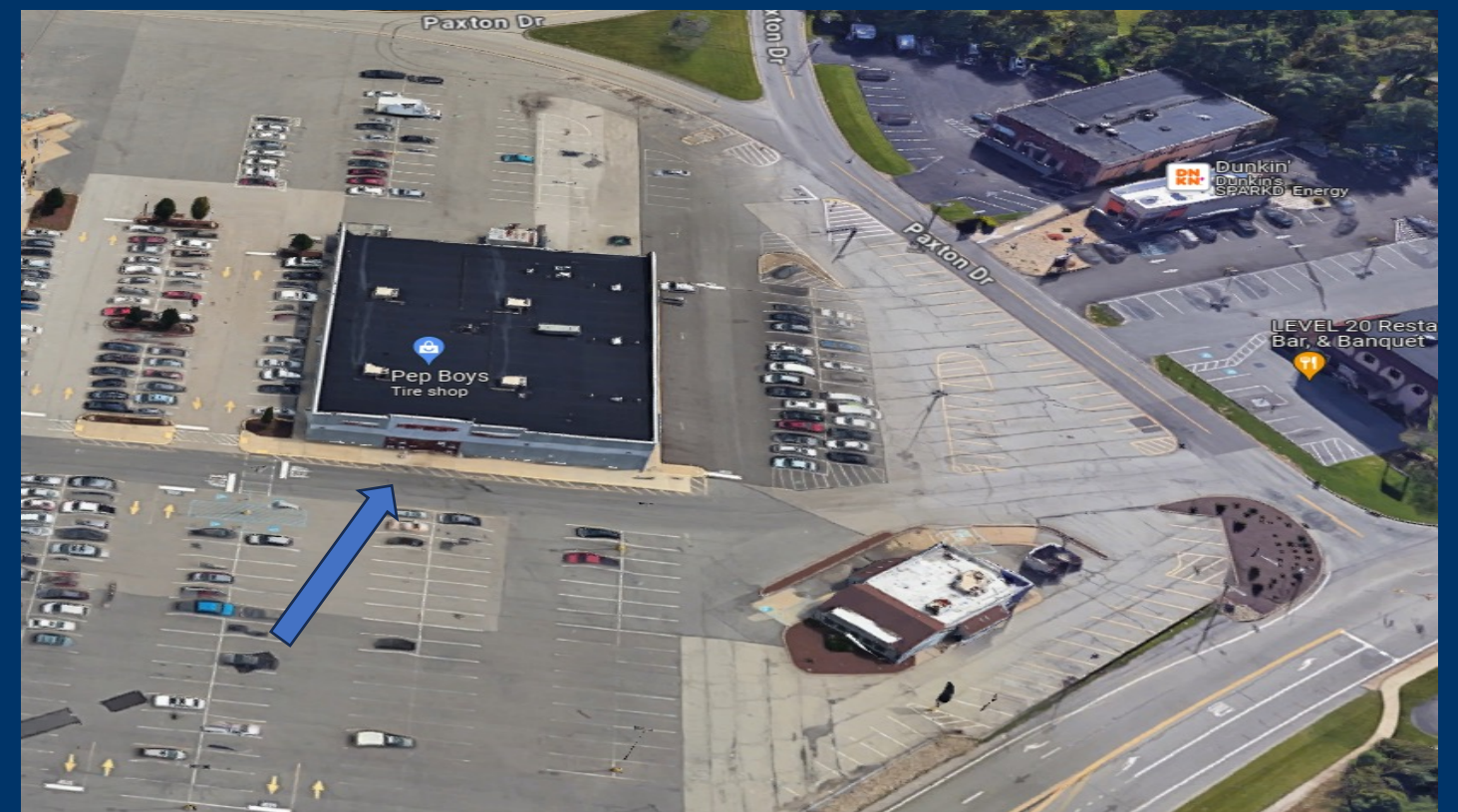
Cale Bruso

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PROPERTY OVERVIEW

Address	5055 Library Rd. Rt. 88 Bethel Park, PA 15102
Available SF	9,754 SF Storefront Retail Space
Occupied SF	8,807 SF Auto Service Space
Total Building SF	18,561 SF
Year Built	1965
Possession	Immediate
Signage	Building and Pylon Signage Available
Asking Rate	Contact Broker
Comments	<ul style="list-style-type: none">• Dedicated Main Entrance• Sprinklered• HVAC throughout



CONTACT

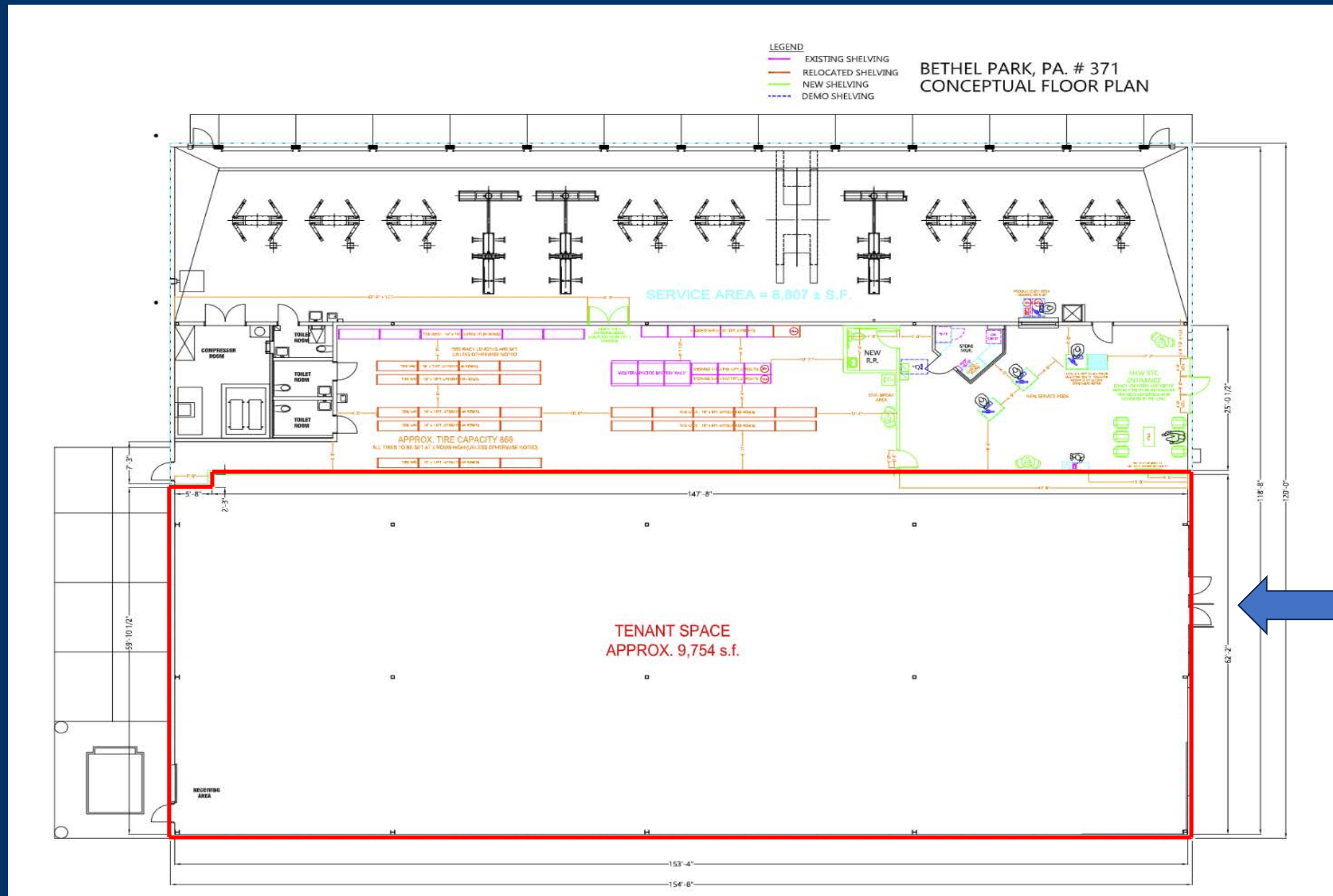
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Market Overview



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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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**FOR LEASING INFORMATION,
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