

# 410 COOKE LANE

PITTSBURGH, PA • 15234

±13,824 SF AVAILABLE  
**FOR LEASE**

 **FIRST**  
Commonwealth Bank.

**SITE**

 **Public**  
Storage®

COOKE LN ±2,500 VPD

  
First National Bank

CASTLE SHANNON BLVD ±13,000 VPD



ADAM HAGERMAN | CALE BRUSO | BRAD ROHRBAUGH | CHAD STINE

FOR LEASE INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT [WWW.BENNETTWILLIAMS.COM](http://WWW.BENNETTWILLIAMS.COM)



COMMERCIAL BROKERAGE. *Redefined.*

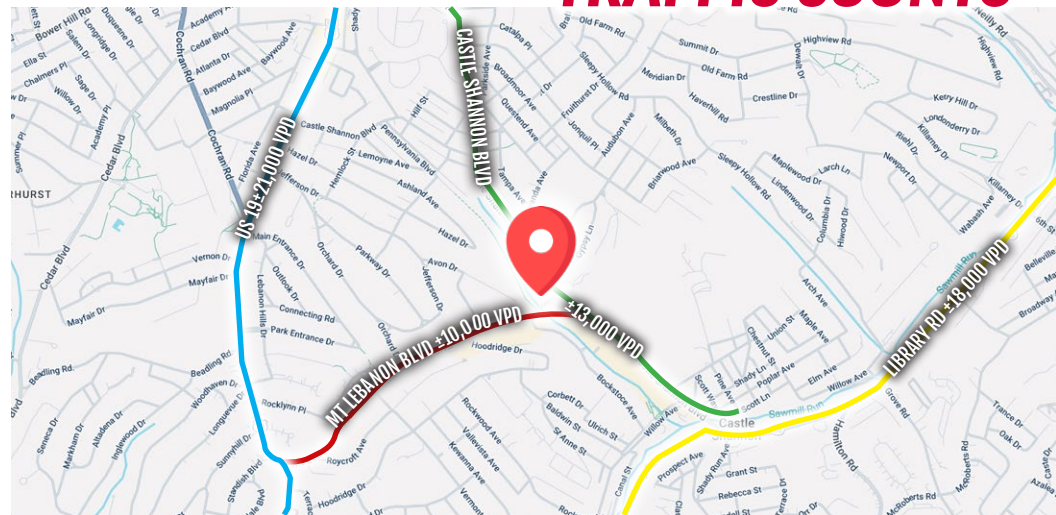


# PROPERTY OVERVIEW

Now available for lease is a former Rite Aid located in a highly visible retail corridor in the Pittsburgh suburb of Baldwin Borough. This ±13,824 square foot freestanding building offers a prime opportunity for a variety of retail, medical, or service-oriented uses. The property is strategically positioned on a signalized intersection at the corner of Brownsville Road and Cooke Lane, offering easy ingress and egress along with exceptional exposure to daily traffic. The building is situated on a 1.66-acre lot with a generous surface parking lot for customer convenience. Nearby retailers include Planet Fitness, Subway, McDonald's, BJ's Brewhouse, Target, and Whole Foods.



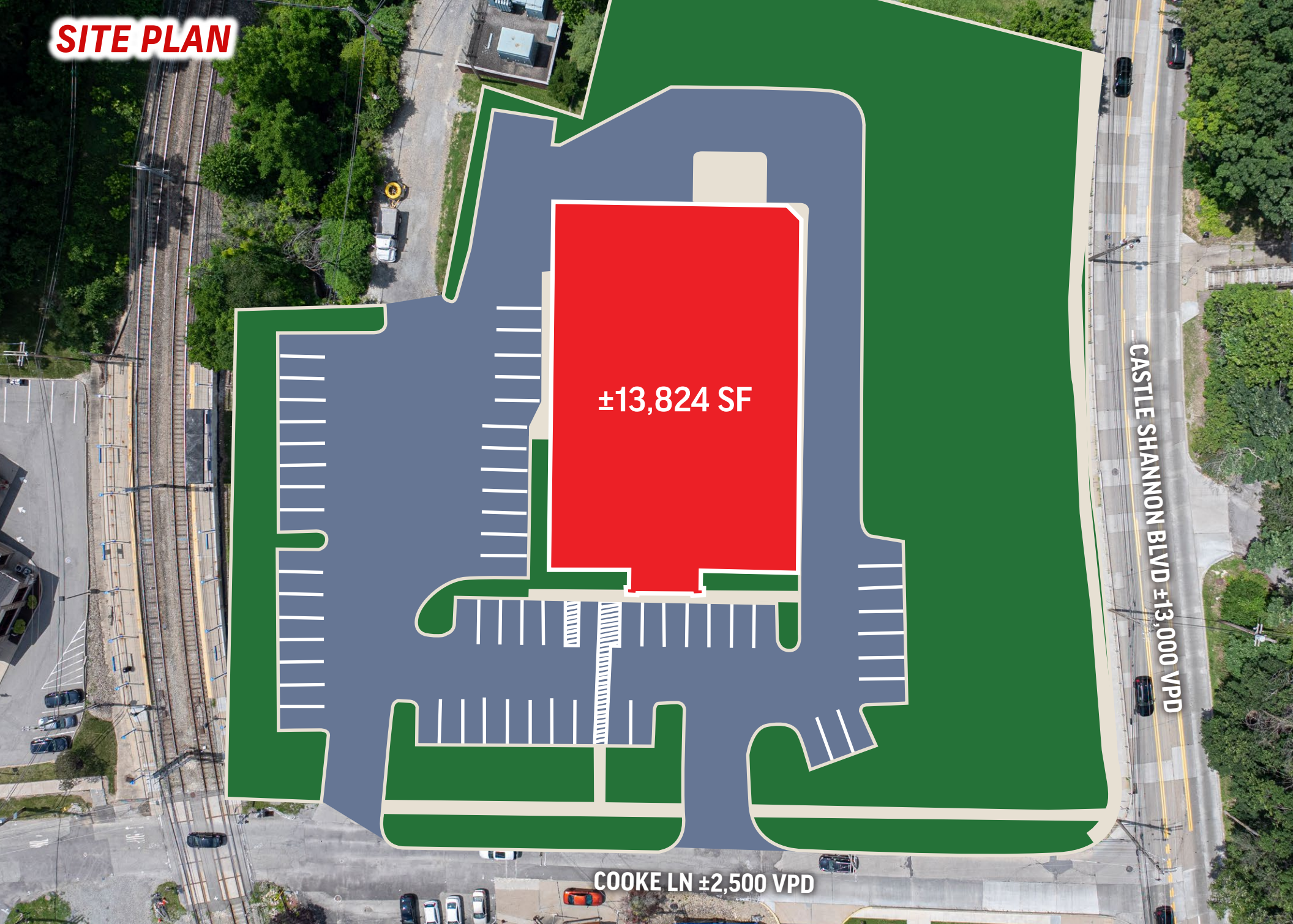
## TRAFFIC COUNTS



| DEMOGRAPHICS     | 3 MILE    | 5 MILE    | 7 MILE    |
|------------------|-----------|-----------|-----------|
| POPULATION       | 130,816   | 280,879   | 466,728   |
| TOTAL EMPLOYEES  | 39,922    | 116,518   | 288,139   |
| AVERAGE HHI      | \$127,571 | \$117,563 | \$115,126 |
| TOTAL HOUSEHOLDS | 58,321    | 125,081   | 206,569   |



# SITE PLAN



±13,824 SF

CASTLE SHANNON BLVD ±13,000 VPD

COOKE LN ±2,500 VPD



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# MARKET OVERVIEW

## SITE



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# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### EXTON OFFICE:

1 E. Uwchlan Ave.  
Suite 409, Exton, PA 19341

### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205  
State College, PA 16803

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1  
West Chester, PA 19380

### NEW JERSEY OFFICE:

236 E. Route 38, Suite 130  
Moorestown, NJ 08057

## LISTING AGENTS:



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## About Bennett Williams

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

