



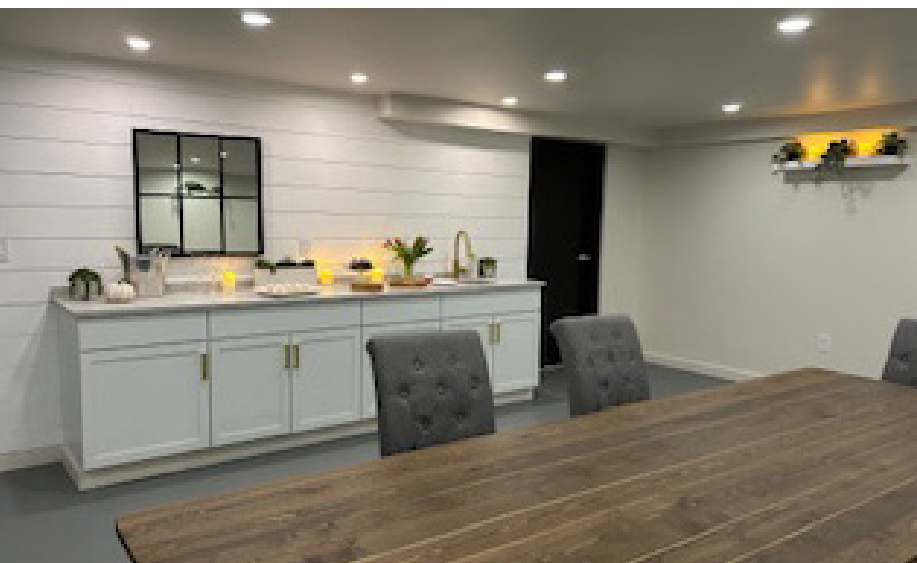
PROPERTY HIGHLIGHTS

- 850 sq. ft. available - lower level office /flex space for lease
- Perfect for office / event / studio / flex space
- Situated on the lower level of the Anthos Bakery in Castle Shannon
- One block from Ice Castle skating arena
- Excellent location in Castle Shannon, near the Willow Avenue T Station (3.4M riders annually on Pittsburgh's T system)

OFFICE / FLEX SPACE FOR LEASE

**850 Sq. Ft.
Space Available**

**3808 WILLOW AVENUE
CASTLE SHANNON, PA 15234
SOUTH HILLS OF PITTSBURGH**



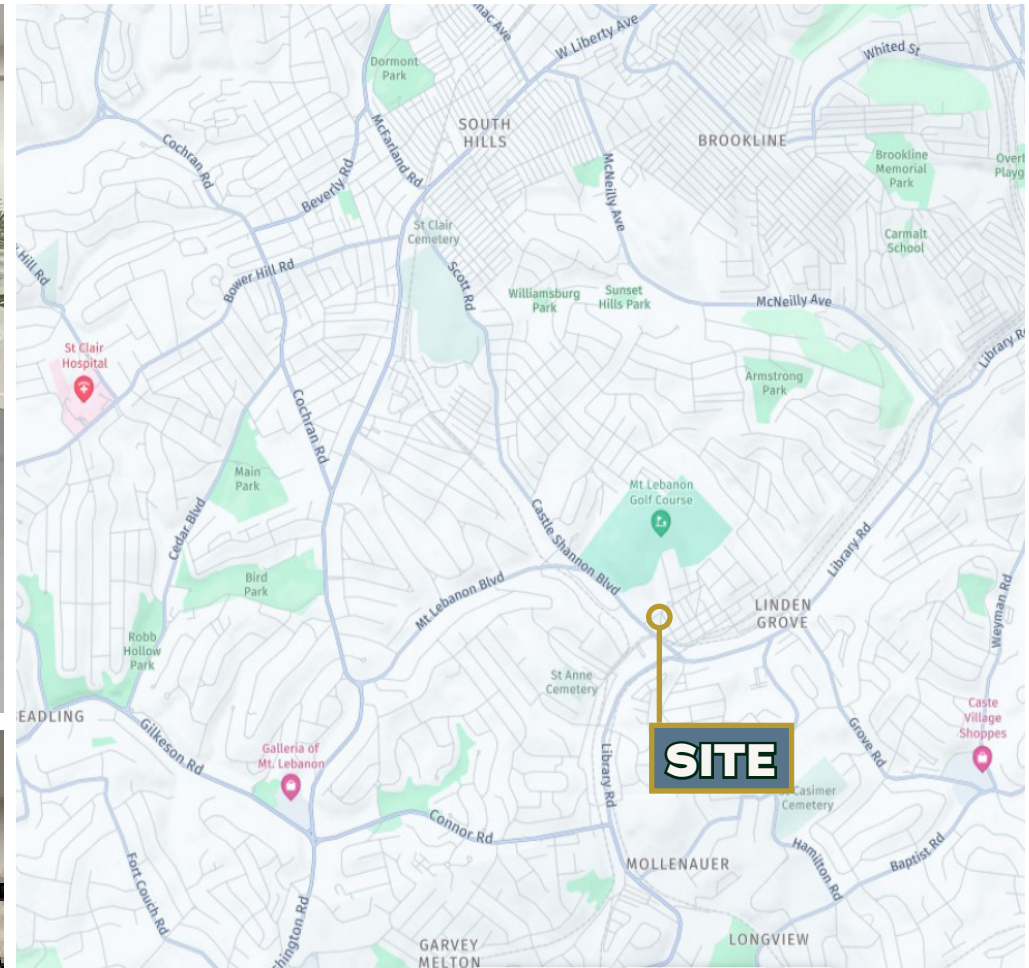
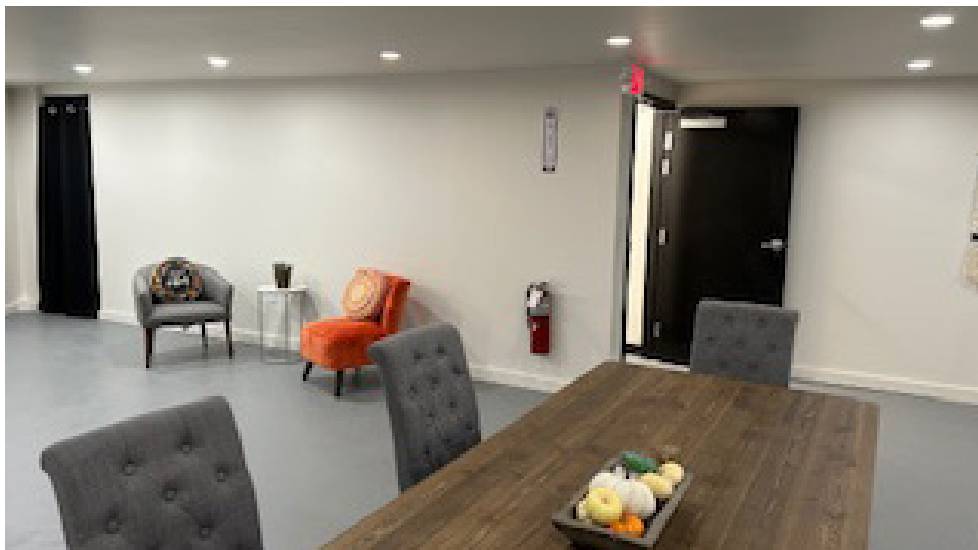
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BALLYMONEY
REAL ESTATE



	one mile	three mile	five mile
population	14,738	134,065	284,595
households	6,515	58,864	124,387
average hh income	\$123,649	\$116,428	\$111,964
daytime population	10,637	110,997	244,767