PITTSBURGH, PENNSYLVANIA

PROPERTY DETAILS

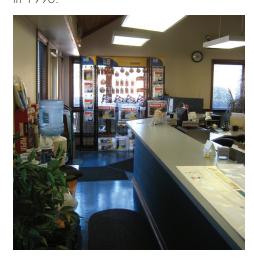|	
Address:	15 Landings Road Pittsburgh, Pennsylvania
Year Built:	1990
Total Units:	468
Net Rentable:	52,200 sq. ft.
Acres:	3.47

PROPERTY OVERVIEW

This property is an approximately 468 unit self storage facility situated on approximately 3.47 acres offering 55,200 square feet of leasable space, an office and residence apartment in six one-story buildings and one two-story building. The units include drive-up accessible units, climate controlled units, RV/boat parking and security features. Construction was completed in 1990.
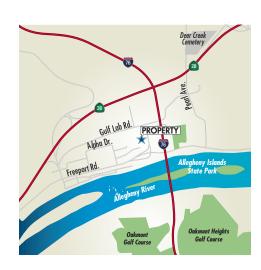

LOCATION

The property is located 14 miles to the northwest of downtown Pittsburgh, is within easy access of I-76 toll road and is clearly visible to between 15,000 to 30,000 cars per day. The property is on a secondary street approximately 100 ft from the I-76 toll-road and State Route 28 interchange. Within a three-mile radius of the property the 2009 population estimate was 30,772, with an average household income of $71,091, ranking the area above the national average.

The Pittsburgh metropolitan area is the second most populous metropolitan area in Pennsylvania with an estimated population of 2,355,712 as of 2007. The city is consistently ranked high in livability surveys. In 2009, Pittsburgh was named most livable city in the United States and 29th-most-livable city worldwide by The Economist. Pittsburgh House Price index, as reported by the FHFA, has sustained positive growth for every quarter since Q3 1995 to the most current reported Q2 of 2009. The city's downtown retains substantial economic influence, ranking 25th in the nation for jobs within the urban core and 6th in job density. While Pittsburgh is historically known for its steel industry, today its economy is well diversified among several industries including healthcare, education, technology, robotics, and financial services. It is home to a number of corporate headquarters including Westinghouse, H. J. Heinz Company and PNC Financial Services.