

STOREFRONT FOR LEASE @ BILL GREEN'S SHOPPING CENTER

ROUTE 51 CLOVERLEAF | PLEASANT HILLS, PA



JOIN NEIGHBORS...

Walgreens

FINE WINE & GOOD SPIRITS



ATRIA'S

We're always changing courses.

KeyBank

PrimoHoagies

OLD FASHIONED STYLE
ITALIAN SPECIALTY SANDWICHES

SITE DETAILS

- 1,356 SF Storeroom available immediately
- 20' Storefront
- Route 51 signalized access and visibility
- Densely populated: 3 mile 63,675 residents
- Located at the highest traffic count intersection in the Century III retail market



densely populated 3 mile radius: 63,675



**42,988 ADT along rt 51
35,428 ADT along lebanon church
17,800 ADT along old clairton**

for more information
KEVIN D. LANGHOLZ

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412.261.7112 (dd)

412.261.2200 (office)

HANNA
COMMERCIAL REAL ESTATE

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Allegheny
County
Airport

Bill Greens Shopping Center

- PrimoHoagies
- Cosmo's Prof
- AMERICA'S BEST CONTACT LENS
- ATRIA'S
- UPS
- RED WING
- Sport Clips
- FINE WINE & GOOD SPIRITS

42,988

Lebanon Church Rd

35,428

Century III Plaza

Century Square

Burlington

BIG LOTS!

885

14,206

Claiton Rd

17,800

51

26,257

Former Century III Mall

Southland Shopping Center

- Starbucks
- Aspen Dental
- T-Mobile

E Bruceton Rd

Route 51 Plaza

25,814

Wis Run Rd

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Bill Green's SHOPPING CENTER

Walgreens

pharmacy healthcare clinic

FINE WINE & GOOD SPIRITS
PREMIUM COLLECTION

AMERICA'S BEST
CONTACTS & EYEGLASSES

KeyBank

COFFEE TREE
ROASTERS

WING STOP

Cosmo Prof

PETVET365

AVAILABLE

COLDWELL BANKER
REAL ESTATE SERVICES

SportClips
HAIRCUTS

Modern NAILS

PrimoHoagies
ITALIAN SPECIALTY SANDWICHES

The UPS Store

ATRIA'S

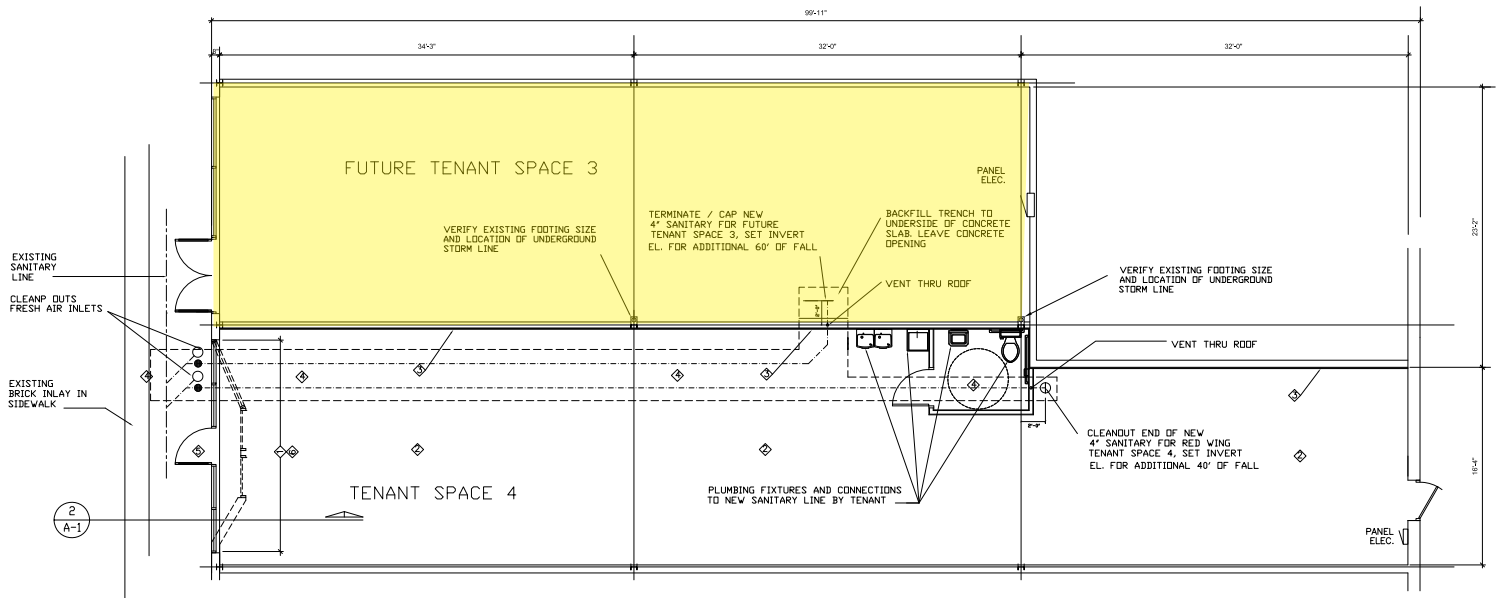
TENANTS & AVAILABILITY

1	4,500 SF	Atria's
3	1,356 SF	AVAILABLE
4	1,950 SF	PetVet 365
5	2,000 SF	WingStop
6	2,500 SF	Primo Hoagies
7	3,000 SF	Coldwell Banker
8	3,753 SF	America's Best Contacts & Eyeglasses
9a	1,287 SF	Sports Clips
9b	1,800 SF	Modern Nails
10	11,900 SF	Wine & Spirits Premium Collection
11	3,800 SF	Cosmo Prof
12A	1,830 SF	UPS Store
12B	1,830 SF	Coffee Tree Roasters
13	Outparcel	Key Bank



Key Plan

No Scale



for more information

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	2 MILE	3 MILE	5 MILE
 Population	34,967	63,675	190,243
 Households	15,340	28,239	84,474
 Avg HH Income	\$90,760	\$88,506	\$88,258
 Median HH Income	\$75,725	\$73,638	\$67,887



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