

# NORMAN CENTRE II

1775 NORTH HIGHLAND ROAD | PITTSBURGH, PA 15241

SOUTH HILLS VILLAGE MARKET  
STOREFRONT



*Underway!*  
New Facade and Pylon Sign!

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**CHAINLINKS**  
RETAIL ADVISORS

**AVAILABLE SF**

10,000+ SF - Subdividable

**TRAFFIC COUNTS**

36,190 ADT along Washington Road (Route 19)

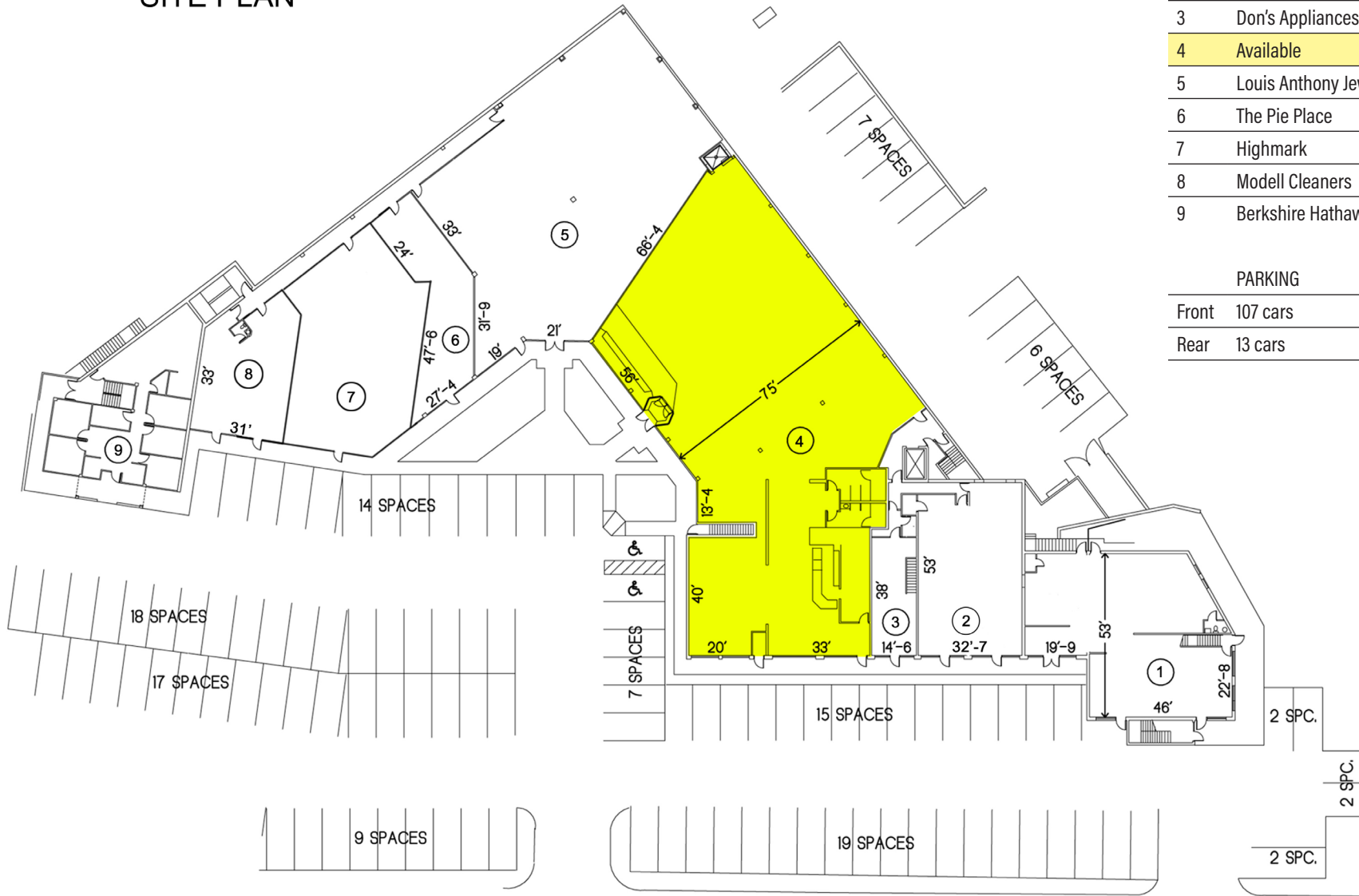
**COMMENTS**

- Strong signage and branding opportunity
- Located in the heart of the South Hills retail market, adjacent to the South Hills Village Mall
- Strong demographics and traffic counts

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## SITE PLAN



TENANT	SF
1 Fleet Feet	2,838
2 Wild Birds	2,044
3 Don's Appliances	667
4 Available	10,000+ SF
5 Louis Anthony Jewelers	5,351
6 The Pie Place	1,360
7 Highmark	2,545
8 Modell Cleaners	1,377
9 Berkshire Hathaway	1,734

PARKING	
Front	107 cars
Rear	13 cars

Storefront View - New Facade Underway



Storefront View - Current Status



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	1 MILE	3 MILE	5 MILE
POPULATION	9,224	95,295	237,307
HOUSEHOLDS	4,119	40,409	103,948
AVERAGE HH INCOME	\$129,746	\$114,998	\$97,932
MEDIAN HH INCOME	\$87,143	\$81,468	\$69,399

