

RETAIL AVAILABLE

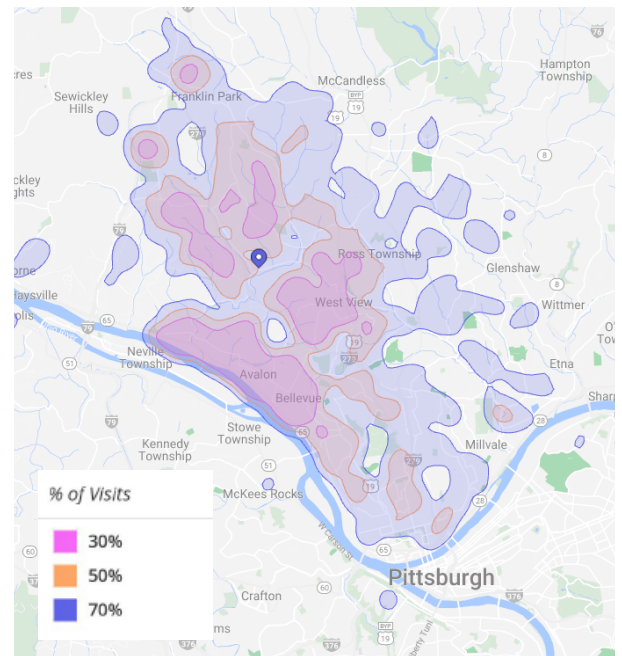
MT. NEBO POINTE SHOPPING CENTER

MT. NEBO @ LOWRIES RUN ROAD | PITTSBURGH, PA 15237



PROPERTY FEATURES:

- Retail Storefronts for lease ranging from 683 SF to 7,000 SF
- Located and visible to the I-279 Camp Horne Road Exit
- Ranked in the 69th percentile of all national shopping centers with over 2.9M yearly visits (placer.ai)
- Excellent opportunity to join an established, high-volume shopping center
- Join Target, Sam's Club, Anthropologie Outlet, Dollar General, Sherwin Williams, Anytime Fitness, Verizon, PNC, First National Bank, Coughlin's Law and more!
- I-279 traffic counts: 84,675 cars daily
- Over 1,700 surface parking spaces



CONTACT:

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HANNA COMMERCIAL REAL ESTATE

11 STANWIX ST., SUITE 1024
PITTSBURGH, PA 15222

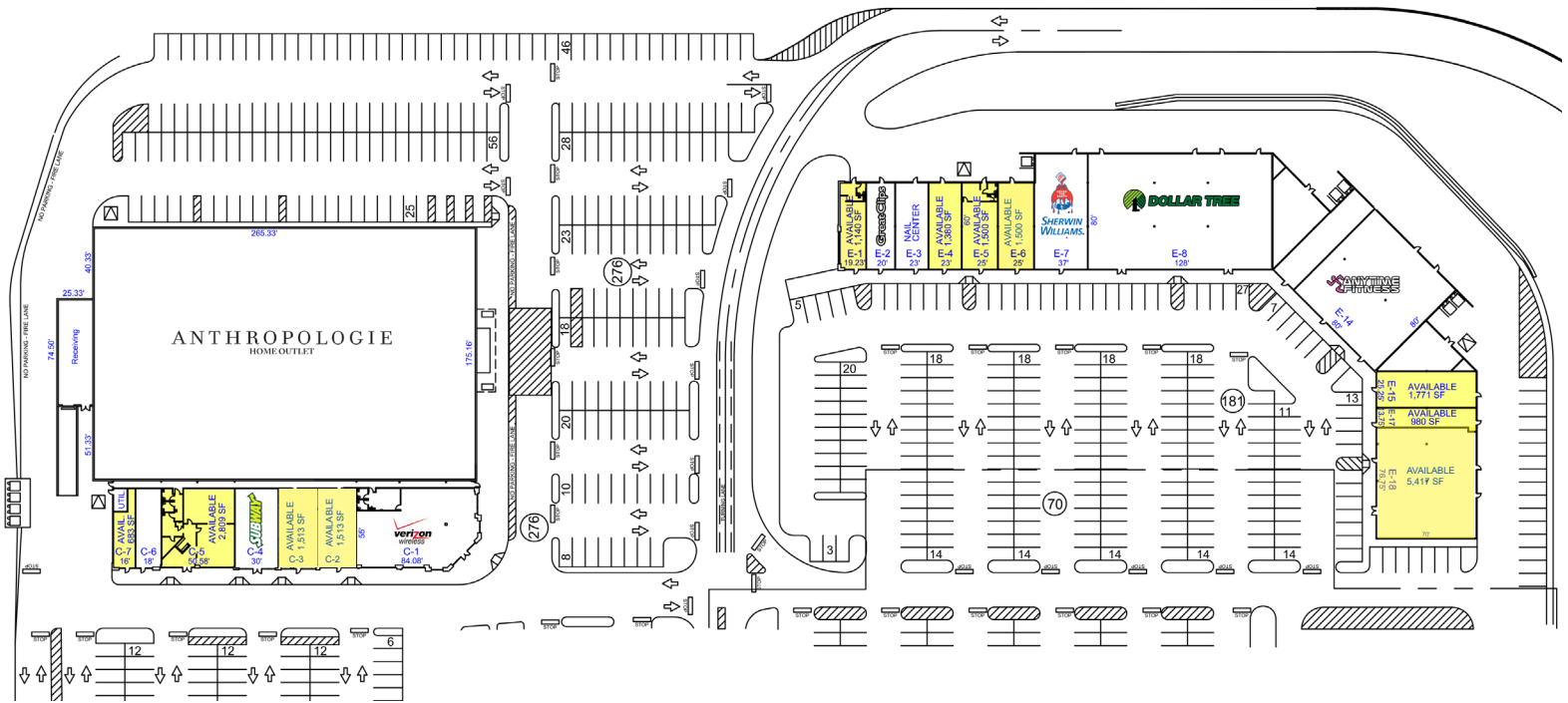
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UA	TARGET	123,735
B	ANTHROPOLOGIE HOME OUTLET	48,251
C-1	VERIZON	4,539
C-2	AVAILABLE	1,513
C-3	AVAILABLE	1,513
C-4	SUBWAY	1,622
C-5	AVAILABLE	2,809
C-6	SPORTS CLIPS	1,002
C-7	AVAILABLE	683

UC	SAM'S CLUB	136,000
E-1	AVAILABLE	1,140
E-2	GREAT CLIPS	1,213
E-3	NAIL CENTER	1,380
E-4	AVAILABLE	1,380
E-5	AVAILABLE	1,500
E-6	AVAILABLE	1,500
E-7	SHERWIN WILLIAMS	2,960
E-8	DOLLAR TREE	10,279

E-12	ANYTIME FITNESS	1,623
E-14	ANYTIME FITNESS	6,400
E-15	AVAILABLE	1,771
E-17	AVAILABLE	910
E-18	AVAILABLE	5,417
PAD 1	FIRST NATIONAL BANK	2.45 ACRES
PAD 2	COUGHLIN'S LAW	1.51 ACRES
PAD 3	PNC BANK	1.1 ACRES



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Ranking Overview

Mt. Nebo Pointe
250 Mt Nebo Dr, Pittsburgh, PA 15237

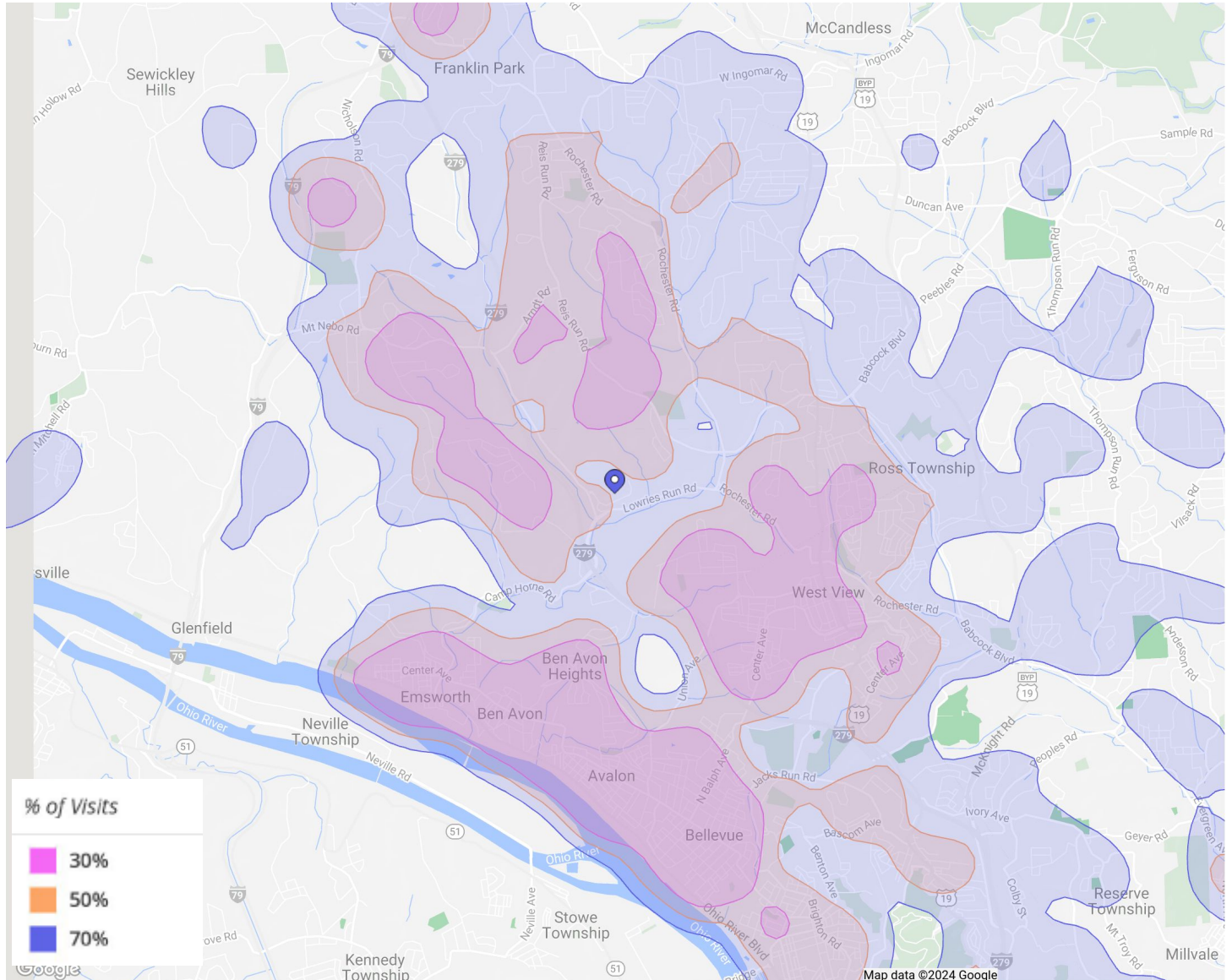


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Mt. Nebo Pointe

250 Mt Nebo Dr, Pittsburgh, PA 15237

Benchmark: Nationwide



Overview

	30 % of Visits	50 % of Visits	70 % of Visits
Population	37,451	71,450	138,784
Pop density (per sq mile)	3,270	2,939	2,788
Area (sq mi) - based on Census Block Groups	11.45	24.31	49.78

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