



Developed by



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**THE PIAZZA THE
IN SOUTH FAYETTE**



WELCOME TO "BOOMTOWN"



Burns Scalo Real Estate is building what South Fayette is missing. We're creating a mixed-use shopping and dining hub in the **very of heart South Fayette** to where convenience-seeking residents and professionals who are shaping Pittsburgh's "**boomtown**" want to **live, work and play**. Not only is The Piazza filling their void, but we're also giving brands exclusive access to these coveted demographics, as no other open-air center of this kind currently exists in this booming submarket. **Be part of The Piazza. Be part of South Fayette.**



BUSINESS INSIGHTS

- 1,100+ businesses
- \$1.64 billion+ certified real estate value (commercial & residential)
- Total assessed commercial value increased more than 50% over the past decade
- Home to the Pittsburgh region's first Top Golf and Carvana locations
- A significant pipeline of future office and commercial development



SCHOOL DISTRICT INSIGHTS

- High performing school district based on State and nationwide metrics
- Consistently awarded top district by multiple authoritative publications and bodies
- Fastest-growing school district in Allegheny County and one of the fastest in PA (+17% 2012-2018)



CONVENIENCE
WITHOUT COMPROMISE

CONVENIENCE WITHOUT COMPROMISE



Burns Scalo Real Estate is **unwavering in its commitment** to bring in-demand brands and experiences closer to the residents of South Fayette Township. The Piazza is a convenient, open-air destination, **allowing consumers to save time, money, and commutes** to other retail and restaurant destinations.

Locals and business professionals crave nearby access to a diverse collection of brands, dining options, open-air, and experiences. Commuters and others on-the-go, will thrive thanks to **The Piazza's convenient location** with the ability to make quick in-and-out stops possible.



CLOSER TO WHAT MATTERS MOST



Until The Piazza, South Fayette hasn't had anything like this retail center – offering retailers and restaurateurs the opportunity to forge relationships with locals who choose to live, work and play in this thriving community.

South Fayette is filled with **young suburban families** eager for a casual and convenient place to call their own. The Piazza is supported by more than 1,100 local businesses with professionals who are hungry for an ideal place to shop and dine, not to mention a regional draw from I-79 daily commuters seeking popular retail brands. A new wave of **trend-setting millennials** flock to South Fayette with spending power who want up-and-coming dining options, indoor-outdoor gathering spaces, and curb-side pick-up opportunities that cater to their generational tastes.

DEMO SNAPSHOT

10 MINUTE DRIVE TIME

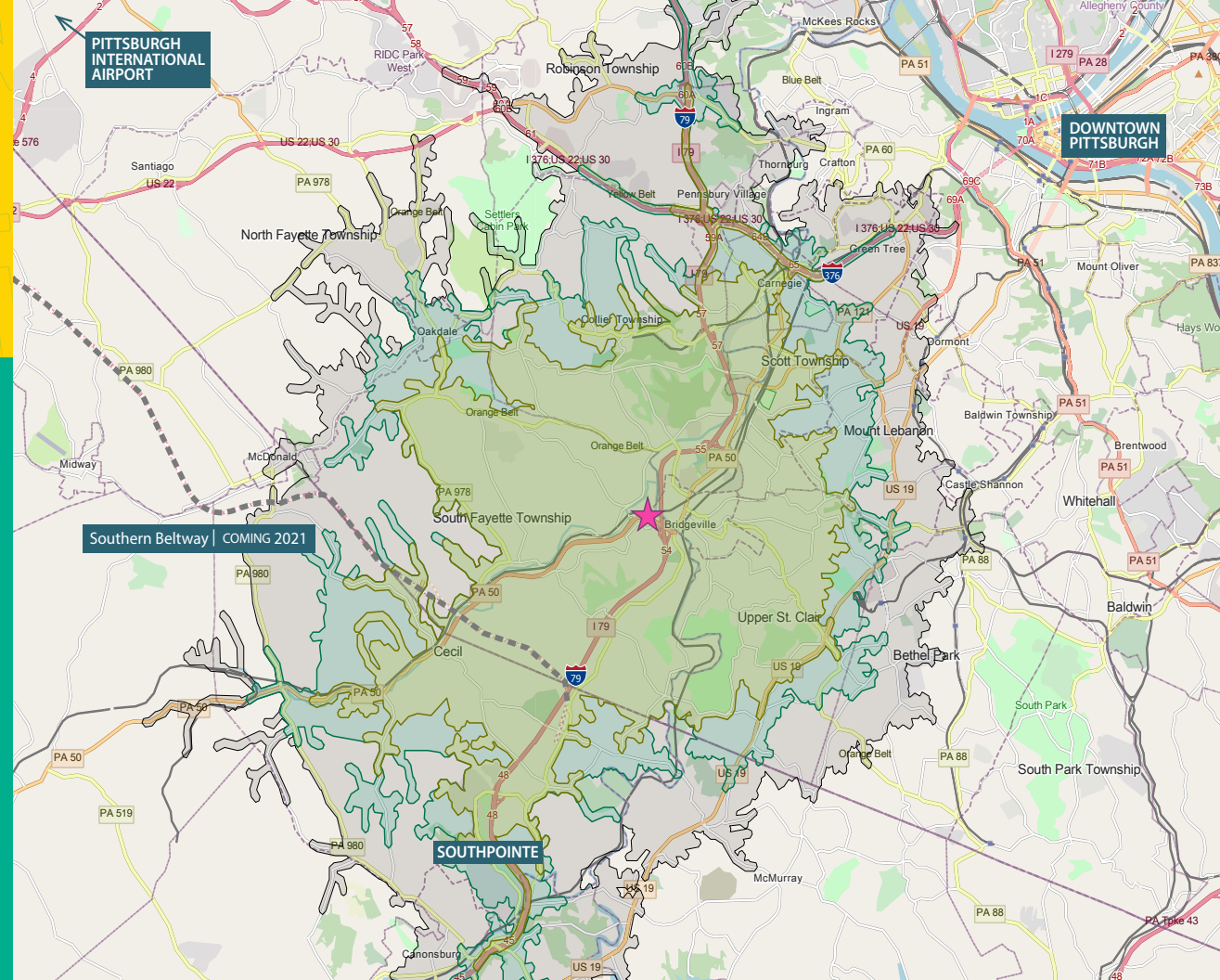
EST POPULATION	42,812
EST HOUSEHOLDS	18,065
EST AVG HH INCOME	\$109,251
EST MED HH INCOME	\$74,807
DAYTIME POPULATION	42,286

12 MINUTE DRIVE TIME

EST POPULATION	70,771
EST HOUSEHOLDS	30,559
EST AVG HH INCOME	\$108,065
EST MED HH INCOME	\$75,100
DAYTIME POPULATION	78,746

15 MINUTE DRIVE TIME

EST POPULATION	137,028
EST HOUSEHOLDS	58,555
EST AVG HH INCOME	\$112,693
EST MED HH INCOME	\$79,087
DAYTIME POPULATION	147,827





THE PIAZZA SITE PLAN



The Piazza is designed around a central plaza connecting Hickory Grade Road to Millers Run Road, adjacent to the Bridgeville I-79 interchange. New dining and retail space with a second story opportunity in Building 3 overlooking the plaza activating its community vibe. **Relaxing green spaces** and water features provide a graceful transition to the surrounding neighborhood. The proposed mix of uses brings a **highly demanded retail & restaurant experience** to South Fayette Township and provides existing and new residents the opportunity to **work, dine, shop, and play** all within a vibrant walkable setting.



ONLY BURNS SCALO REAL ESTATE COULD MAKE ALL OF THIS HAPPEN



Burns Scalo Real Estate invests in, develops, and manages commercial real estate properties across the Pittsburgh Region. Since founded in 1956 we have been one of the most active and successful real estate investors in the market.

Vertically integrated and regionally focused, our business model has allowed us to build the market knowledge and expertise to deliver high-quality projects within the communities we serve.

Burns Scalo Real Estate is making South Fayette Township a better, more convenient place to live by bringing its proven track record of successful development to the creation of The Piazza. We invite you to join us.

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