



# NOW LEASING!

**THE SHOPPES AT BURSCA** | 3127 Washington Pike, Bridgeville, PA 15017 | South Fayette Twp

## ABOUT

With the growing residential population, proximity to downtown Pittsburgh, and the construction of the Southern Beltway, South Fayette Township is becoming the region's next "Boomtown."

The Shoppes @ Bursca provide the perfect opportunity for your business to be part of the action.

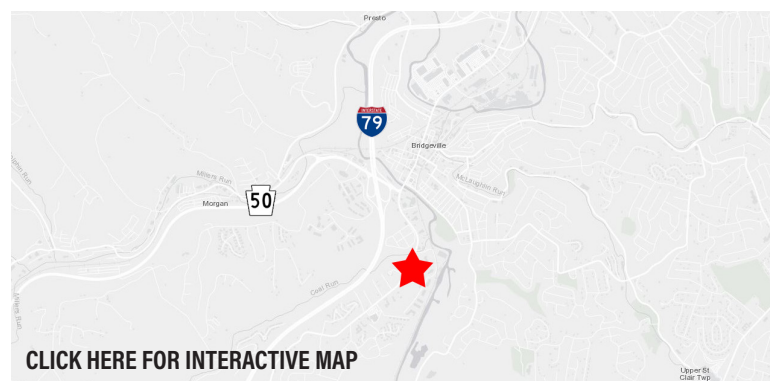
## HIGHLIGHTS

- Located in the new heart of the South Hills, part of the MSAs fastest growing community
- Highly visible retail space + branding at brand new traffic light intersection
- 19K VPD on Washington Pike
- Quick access to I-79
- Connectivity to Burns & Scalo owned Bursca Business Park

## CO-TENANTS



	2 mile	3 mile	5 mile
Population	21,507	46,857	153,706
Households	9,035	19,424	66,078
Average HH Income	\$124,964	\$129,009	\$115,602
Median HH Income	\$83,673	\$90,280	\$83,385



## LEASING

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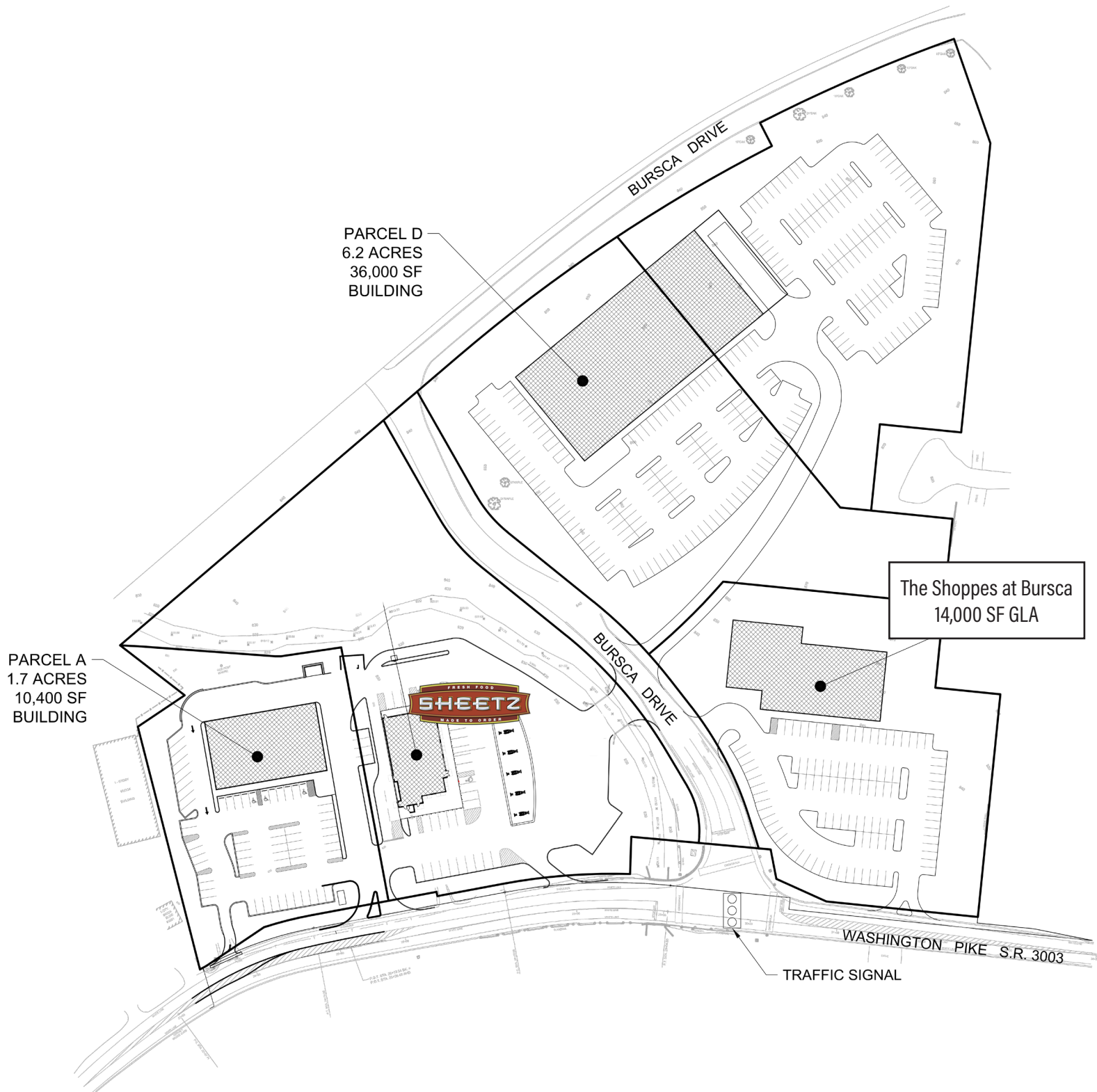
KEVIN D. LANGHOLZ [klangholz@HannaLWE.com](mailto:klangholz@HannaLWE.com)

412.261.2200



## DEVELOPER | OWNER

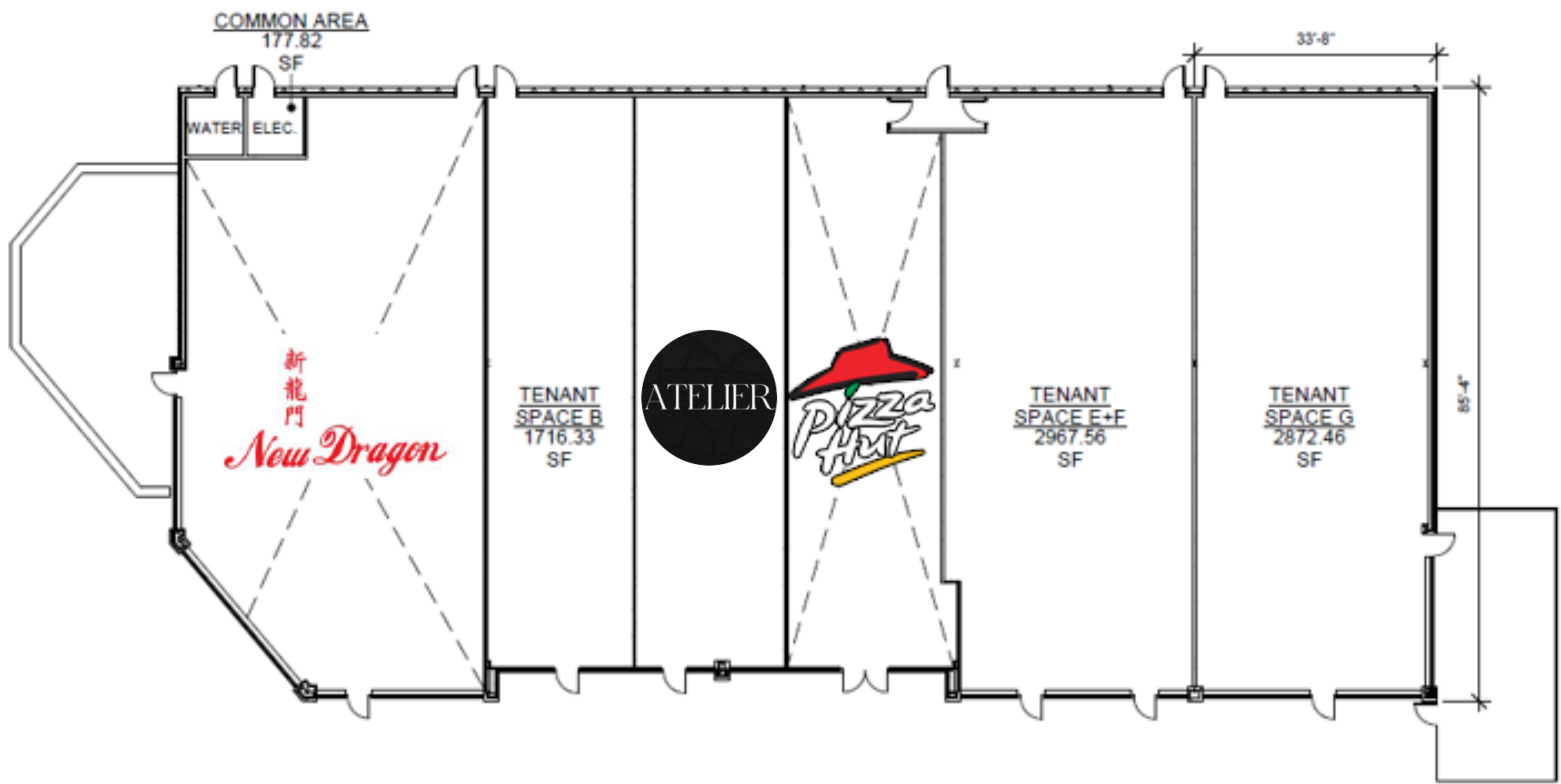
412.250.3000



# AVAILABILITIES

THE SHOPPES AT BURSCA | 3127 Washington Pike, Bridgeville, PA 15017 | South Fayette Twp





## LEASING PLAN

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RENDERING

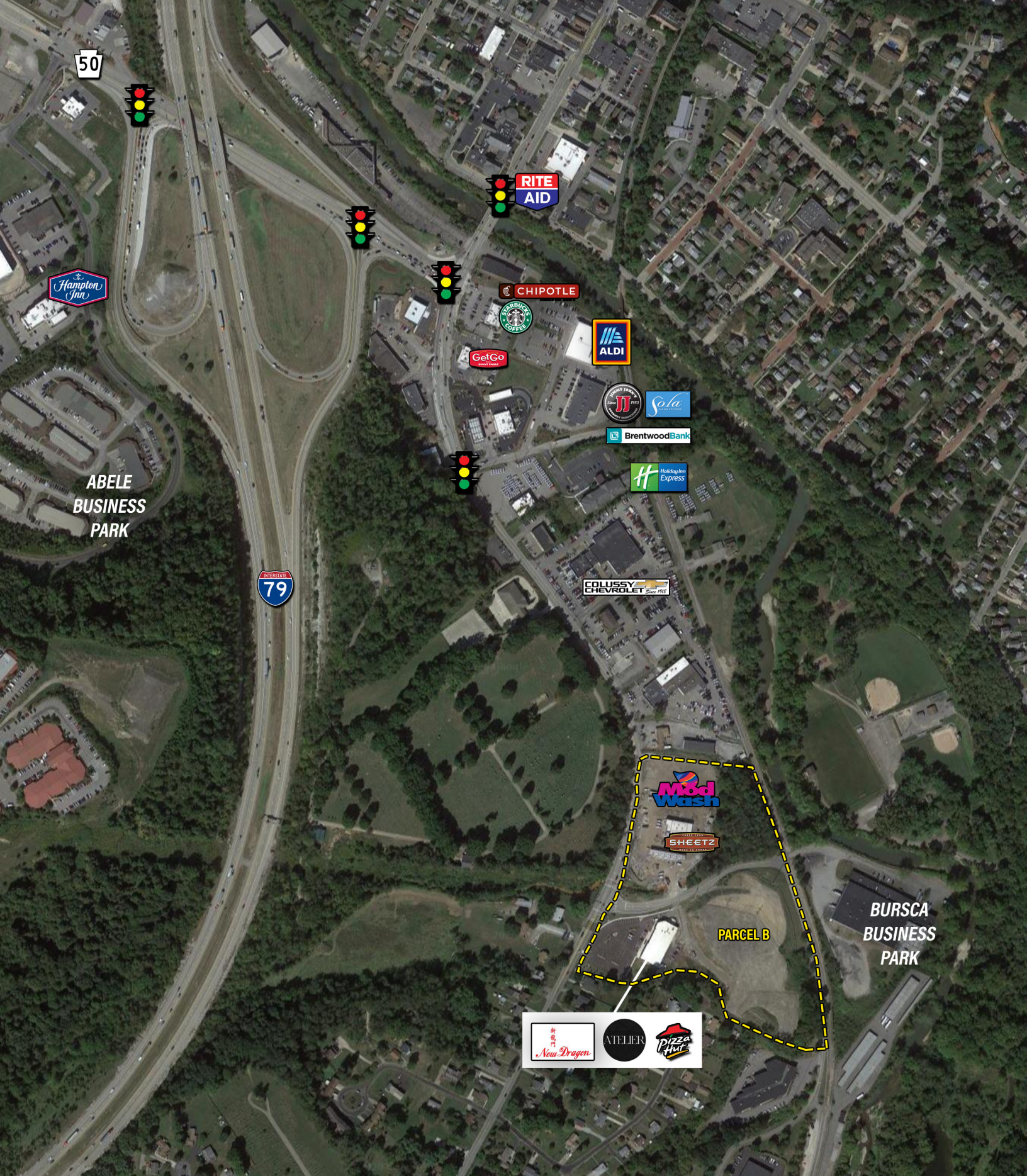


RENDERING

## OUTDOOR DINING CONCEPT

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# MARKET AERIAL

## THE SHOPPES AT BURSCA



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