

# DISTRICT POINT

MILLS DRIVE  
NORTH HUNTINGDON, PA

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**LEGACY**  
REALTY PARTNERS



412.866.L6CY (5429)









	SPACE	TENANT	SQ. FT.
648 SHOPS	1	Citizens Bank	2,450
	2	Knockouts Haircuts	1,018
	3	Jersey Mikes	1,200
	4	Waffles Incaffinated	2,219
714 SHOPS	5	Tropical Smoothie	1,520
	6	Crumble Cookies	1,755
	7	The Colony Agency	1,168
	8	Moe's Southwest Grille	2,468
780 SHOPS	9	LOI	1,400
	10	AVAILABLE	1,243
	11	AVAILABLE	1,243
	12	AVAILABLE Endcap & 30' x 30' patio	3,001
832 SHOPS	13	AVAILABLE	1,400
	14	AVAILABLE	1,243
	15	AVAILABLE	1,243
	16	AVAILABLE Endcap & 30' x 30' patio	3,001

### THE ANNEX OFFICE SPACE

	SPACE	TENANT	SQ. FT.
	1st Floor	AVAILABLE	7,000
	2nd Floor	AVAILABLE	7,000
	3rd Floor	LOI	7,000
	4th Floor	AVAILABLE	3,000
	4th Floor	AVAILABLE	4,000

### OUTPARCELS

	SPACE	TENANT	ACRES
	17	AVAILABLE - BTS / LL	2.29
	18	AVAILABLE - BTS / LL	2.19



# your future neighbors within District Point



crumbl  
cookies



THE  
GODDARD  
SCHOOL®



tropical SMOOTHIE CAFE



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# your future neighbors in the area



SEPHORA



**FIVE GUYS®**  
BURGERS and FRIES



Walgreens

FINE WINE & GOOD SPIRITS

**KOHL'S**

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**North Huntingdon Square**

**FIREPIT**  
WOODFIRE GRILLS

**PET SUPPLIES PLUS**

**giant eagle**

**DOLLAR TREE**

**Panera BREAD**

**TARGET**

**Eat'n Park**

**FIVE GUYS**  
BURGERS and FRIES

**ANYTIME FITNESS**

**SUPERCUTS**

**Bob Evans**

**UPMC**  
LIFE CHANGING MEDICINE

**Norwin Hills Shopping Center**

**Hallmark**

**Excelsior Health**

**FINE WINE & GOOD SPIRITS**

**ALDI**

**MADERO**

**PNC**

**District Point**

**Walmart**

**urbanAir**  
RECREATION LEASE

**Hampton**  
by Hilton

**H**  
Holiday Inn Express

**Citizens Bank**

**tropical CAFE**

**Waffles, INC.**  
of Waffles

**KeyBank**

**crumbl**  
COOKIES

**RODDARD SCHOOL**  
OF THE ARTS

**SHEETZ**

**MOEs**  
COMFORTS

**Jockey Mike's Subs**

Barnes Lake Rd

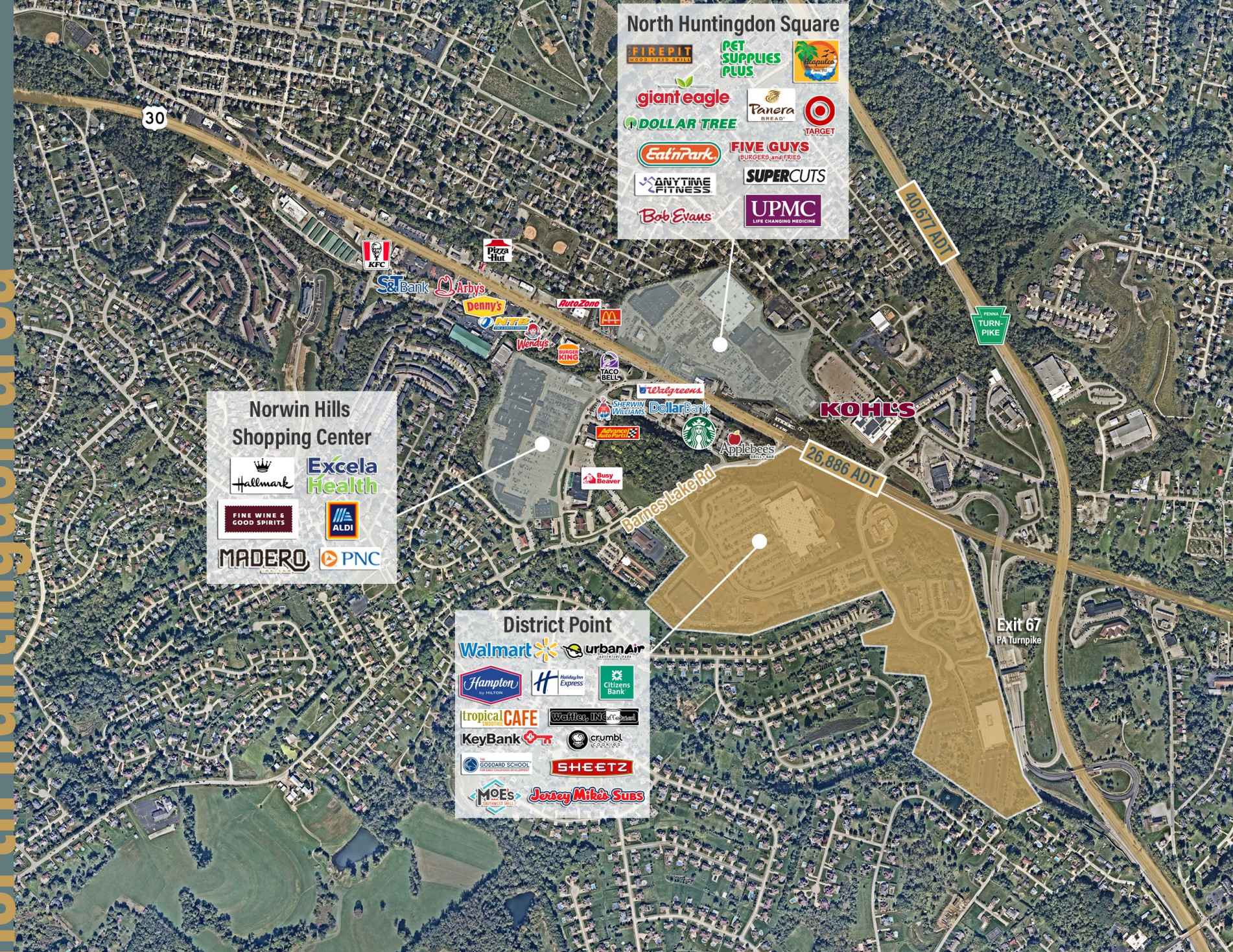
26,886 ADT

40,617 ADT

PENNA TURNPIKE

Exit 67  
PA Turnpike

KOHL'S





# why district point?

## #1

TROPICAL SMOOTHIE IN PA  
*(Visits per SF/State)*  
*Placer.ai*



1.5M SQUARE FEET OF OFFICE SPACE  
IN 5 MILES OF PROPERTY  
*CoStar*

## 95%

TOP 5% OF NEIGHBORHOOD  
CENTERS NATIONWIDE  
*Placer.ai*



LOCATED AT THE PA TURNPIKE INTERCHANGE  
(40,677 ADT) AND PA ROUTE 30 (27,995 ADT)

## 3.2M

VISITS IN LAST 12 MONTHS  
*Placer.ai*



432K PEOPLE LIVE WITHIN  
30 MINUTES OF PROPERTY







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