



lga PARTNERS

NEWBURY MARKET

Connecting Communities in the South Hills

Route 50 & Newbury Drive
Presto Sygan & Kensington Street
South Fayette, PA 15017



The Vision

Unparalleled connection to Pittsburgh's MSA. Amazing visibility from Interstate 79 with direct access from Route 50. Newbury Market is located within Pittsburgh's fastest growing suburban market - South Fayette.

- o Newbury Market is approximately 300 acre, \$450 million project is located south of the city of Pittsburgh in South Fayette.
- o The site is bounded by Interstate 79 and Route 50 and Southern Beltway which is a \$735 million project completed in 2022
- o The site has 1,400 yards of frontage on Interstate 79, and 150,000 vehicles pass by the site each day.
- o Our vision is to connect communities within the South Hills of Pittsburgh. Able to connect from Pittsburgh International Airport to Route 50 - as well as Bethel Park, Mt. Lebanon, Upper St. Clair, Peters Township, Scott, Collier, Castle Shannon, Dormont and Green Tree.



The Access

I 376 Business

PA Tpke 576



PITTSBURGH INTERNATIONAL AIRPORT

Robinson Township

North Fayette Township

South Fayette

Nevillewood

NEWBURY MARKET

Canonsburg

I 79

North Strabane

I 79

I 279

McCandless Township

Ross Township

Oakmont

I 579

PITTSBURGH CBD

18 min. / 13 miles

Mount Lebanon

US 19

Upper St. Clair Township

Bethel Park

Peter's Township

CONNECTING COMMUNITIES IN THE SOUTH HILLS

- South Fayette
- Upper Saint Clair
- Peters Township
- Mount Lebanon
- Canonsburg
- North Strabane
- Robinson Township
- Washington

The Trade Area Overview

Newbury Market is located at I-79 & Route 50

2.5 MILES

NEVILLEWOOD

SOUTH FAYETTE TOWNSHIP SCHOOL DISTRICT
2.25 miles from site
Enrollment: 3,220
Budget: \$62.3 million

GATEWAY SHOPS
First Watch • Blaze Pizza
AT&T • Dollar Bank • Five Guys
Tropical Smoothie • Supercuts
Millie's • Whalen Dermatology
King Orthodontics • Envy Nail Spa

CHARTIERS VALLEY SHOPPING CENTER
Home Depot • Giant Eagle Supermarket
Phoenix Theatres Luxury 14
Dunham's Sports • Chuck E Cheese

ABELE BUSINESS PARK
1,000,000 SF office, showroom, medical, technical, and distribution center

NEWBURY MARKET
Carvana • Top Golf
BJ's Warehouse • 84 Lumber
TESLA Showroom

TRADER JACK'S FLEA MARKET
Pittsburgh's largest outdoor flea market
Average 225,000 annual visitors

THE PIAZZA
UPMC Children's Hospital of South Fayette • Firebirds

CHARTIERS VALLEY HIGH SCHOOL
Chartiers Valley School District
Enrollment: 3,419
Budget: \$67.3 million



SOUTH FAYETTE COMMONS
Dunkin' • Taco Bell
Washington Financial Bank

EXIT 54

RACEWAY PLAZA SOUTH
Lowe's Home Improvement
Walmart • Shop 'n Save • Rite Aid
Wolz & Wind Ford • First National Bank

WASHINGTON PIKE & ROUTE 50
ALDI • Sola Salon • Chipotle Mexican Grill
Starbucks • Jimmy Johns • Brentwood Bank
3Minute Fitness • NAPA Auto Pars
MedExpress Urgent Care • ProTech Auto Group

EXIT 55

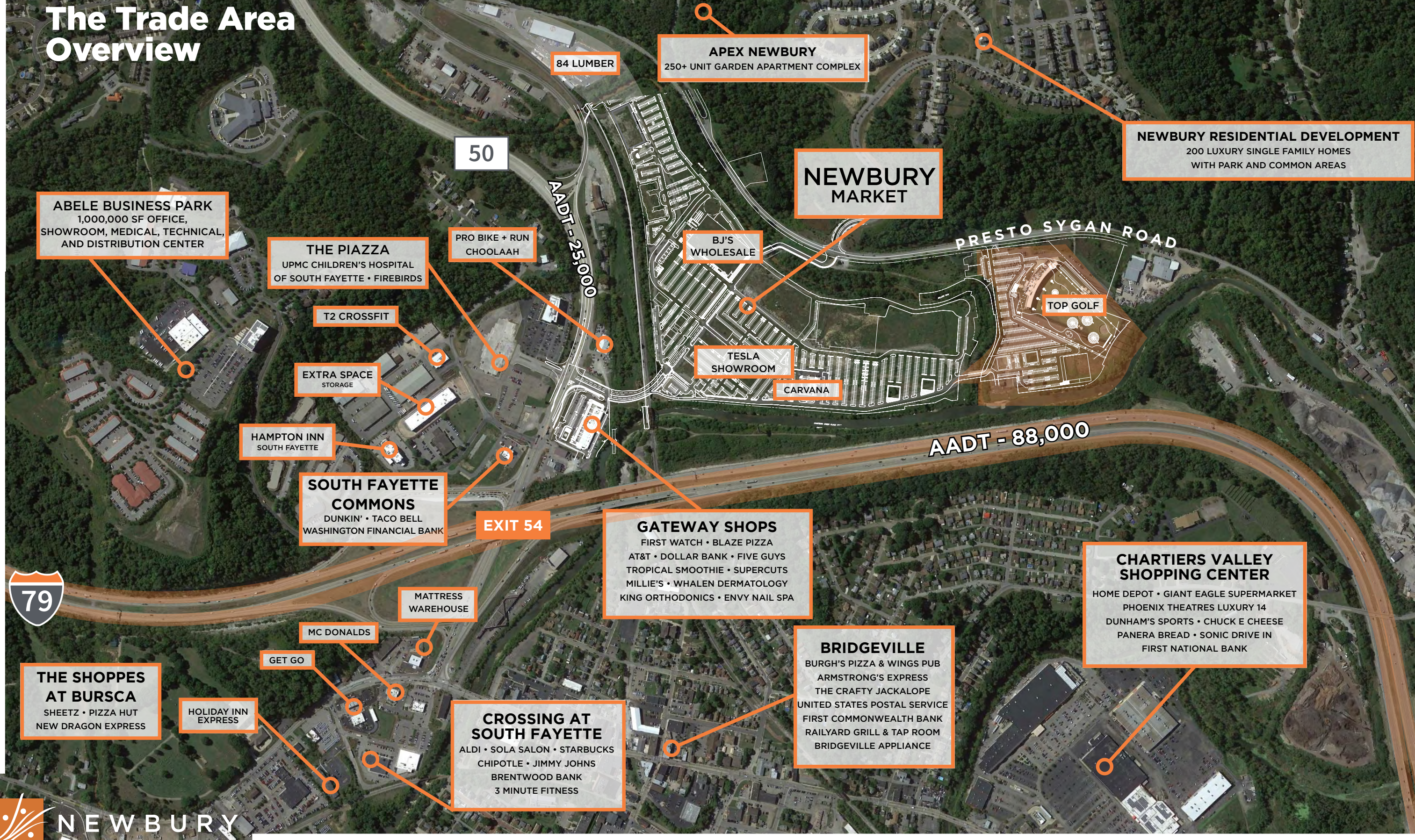
BRIDGEVILLE
Burgh's Pizza & Wing Pub • Armstrong's Express
The Crafty Jackalope • United States Postal Service
First Commonwealth Bank • Bridgeville Appliances
Railyard Grill & Tap Room

GREAT SOUTHERN SHOPPING CENTER
TJ Maxx • HomeGoods • Office Max • Big Lots
Pet Supplies Plus • Fresh Thyme Farmers Market
LA Fitness • Bridgestone

COLLIER TOWN SQUARE
Starbucks • Katsur Dental & Orthodontics
Pittsburgh Bottle Shop • Penn Station Subs
Moe's Southwest Grill • Comcast
Walnut Grill • UPS Store



The Trade Area Overview



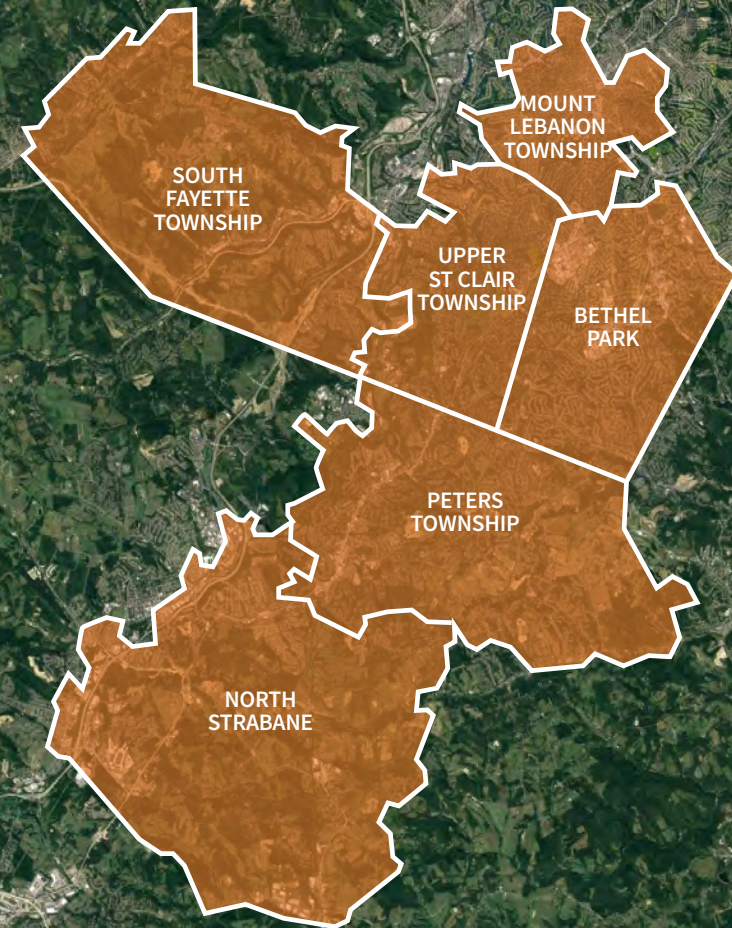
Traffic Improvements

1. Construct additional left turn lane from Washington Pike onto SR 50; Upgrade traffic signals
 2. Widen bridge over Chartiers Creek to allow for left turn lane from Washington Pike onto SR 50; Upgrade traffic signals
 3. Upgrade traffic signal timing
 4. Construct additional left turn lane from I-79 southbound off ramp onto SR 50; Upgrade traffic signals
 5. Lengthen right turn land for I-79 southbound on ramp; Upgrade traffic signal timing
 6. Construct full access drive at Newbury main entrance with dedicated left turn and right turn lanes on SR 50; Install traffic signals
 7. Upgrade traffic signal timing
 8. Install traffic signals
 9. Install traffic signals (by Apex Newbury)
 10. Widen Presto Sygan Road and construct left turn lanes into Newbury Market and Newbury Ridge site drives; Install traffic signals
 11. Widen Presto Sygan Road and construct left turn lane to Newbury Market site drive.
 12. Improve alignment of roads at intersection; Install traffic signals
 13. Install new bridge over Millers Run
 14. Widen existing bridge at access drive
 15. Construct new railroad bridge where main entrance drive passes under existing railroad
- * Construct additional left turn lane from SR 50 onto Thoms Run Road (not shown on this map)*

Suburban Consumer Study



Pittsburgh International Airport

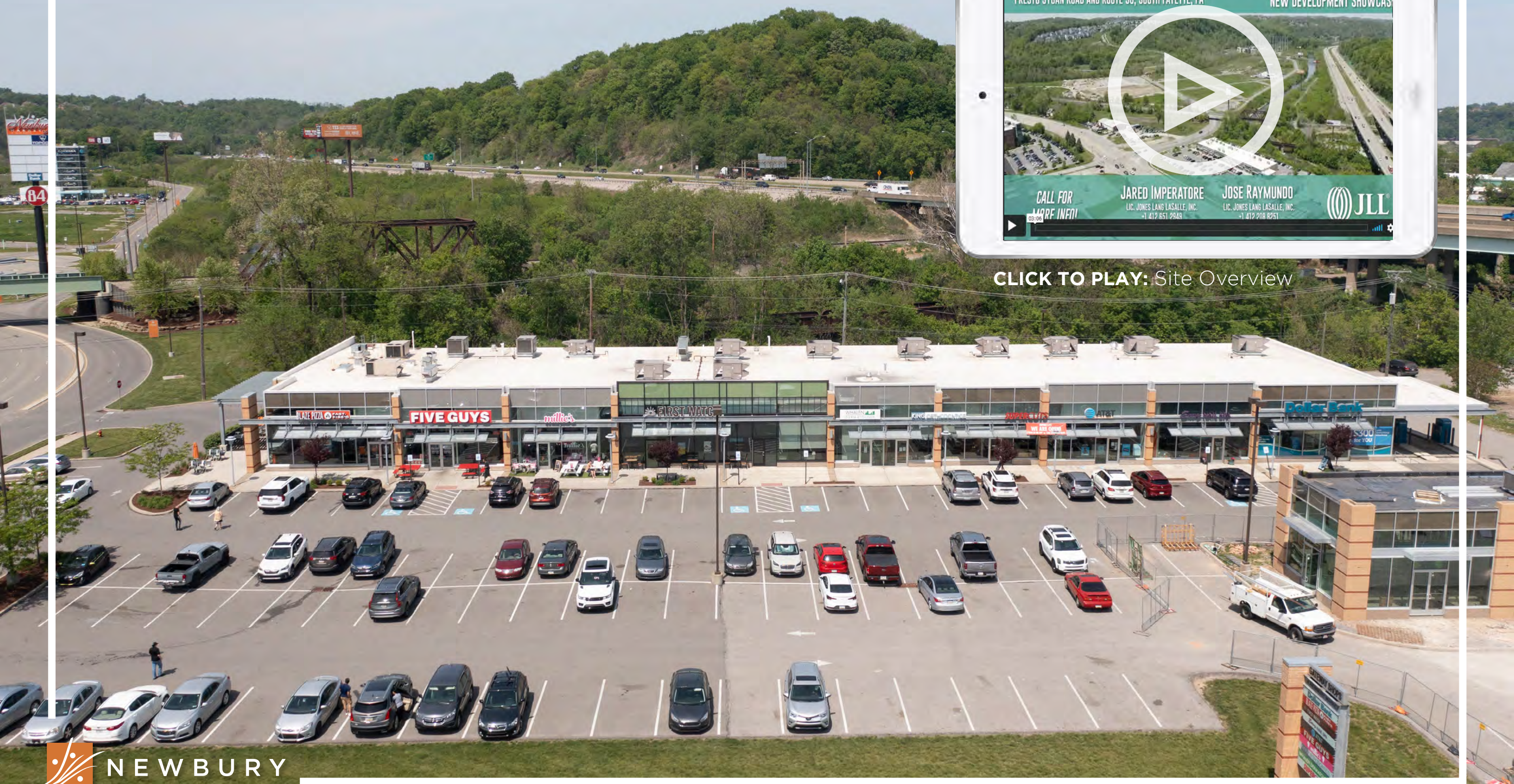


	SOUTH FAYETTE TWP	UPPER ST CLAIR TWP	MOUNT LEBANON TWP	BETHEL PARK	PETERS TWP	NORTH STRABANE TWP	TOTAL
Total Population	15,884	19,505	33,380	32,086	22,475	15,043	138,373
Median Age	42.5	46.0	45.6	48.2	44.8	44.8	45.0
Avg. Household Income	\$105,338	\$163,555	\$128,699	\$92,240	\$146,153	\$102,309	\$123,049
Median Home Value	\$208,971	\$267,760	\$226,107	\$167,388	\$331,333	\$234,079	\$239,273
Consumer Spending (Retail Goods)							
Spending Potential Index (US Avg = 100)	124	184	148	109	167	121	142
Average Amount Spent	\$27,093	\$40,284	\$32,276	\$23,862	\$36,422	\$26,333	\$31,045
Total Spent	\$171 M	\$288 M	\$432 M	\$325 M	\$281 M	\$161 M	\$1.7 B
LifeMode Groups							
Top Tier (1A) Households	1,228	7,144	4,370	1,605	7,710	1,766	23,823
Households % (US Avg = 9.9%)	19.5%	100%	30.5%	11.8%	100%	28.8%	43.1%
Top Tier Index (US Avg = 100)	196	1,008	307	119	1,008	291	488
Food Away from Home							
Spending Potential Index (US Avg = 100)	125	180	147	107	164	118	140
Average Amount Spent	\$4,390	\$6,339	\$5,166	\$3,748	\$5,773	\$4,162	\$4,930
Total Spent	\$27.7 M	\$45.3 M	\$74.0 M	\$51.0 M	\$44.5 M	\$25.5M	\$268.0 M
Alcoholic Beverages							
Spending Potential Index (US Avg = 100)	127	195	157	111	174	123	148
Average Amount Spent	\$712	\$1,089	\$881	\$621	\$975	\$686	\$828
Total Spent	\$4.5 M	\$7.8 M	\$12.6 M	\$8.4 M	\$7.5 M	\$4.2 M	\$45.1 M
Industry Summary - Food & Beverage							
Demand (Retail Potential)	\$29,771,977	\$48,635,347	\$77,960,179	\$54,156,377	\$38,110,504	\$25,638,811	\$284,273,195
Supply (Retail Sales)	\$16,841,700	\$16,803,950	\$43,932,950	\$68,790,466	\$46,277,540	\$18,756,859	\$211,402,465
Retail Gap	\$12,930,277	\$31,831,397	\$34,027,229	(\$14,634,089)	\$1,832,964	\$6,881,952	\$72,869,730

The Video



[CLICK TO PLAY: Site Overview](#)



84
LUMBER

Elmhurst
115,000 sf

BJ's OP #3

Fueling Facility

BJ's OP #2b

BJ's OP #2a

BJ's OP #1

PRO BIKE RUN

GATEWAY SHOPS

GATEWAY SHOPS AT NEWBURY MARKET

BJ'S

Future Development

TESLA

CARVANA

Retail Anchor
147,630 sf

Parcel I

FUTURE DEVELOPMENT

PRESTO SYGAN ROAD



TOPGOLF

Topgolf OP #1

Topgolf OP #2

Topgolf OP #3

INTERSTATE 79



6,000 sf
6,000 sf
30,600 sf

CHARTER

Route 50 & Newbury Drive
Presto Sygan & Kensington Street
South Fayette, PA 15017



NEWBURY MARKET

Connecting Communities
in the South Hills



Jared Imperatore

+1 412 651 2949

jared.imperatore@am.jll.com

Jose Raymundo

+1 412 720 0102

jose.raymundo@am.jll.com

