



9898 University Boulevard

INTERSECTION OF I-376 BUSINESS LOOP
& UNIVERSITY BOULEVARD

MOON TOWNSHIP, PA

university centre

4,497 SF Perfectly-Situated
Retail Space Available

CBRE

Unbeatable Location



Location

Adjacent to Pittsburgh International Airport, University Centre features a comprehensive mix of retail, service, and restaurant tenants. This 25,000 SF development is the ideal location to serve residents, travelers, students, commuters – everyone!



7.9 million SF of office space within 5 miles



600 car park-and-ride spaces adjacent to site



139 rooms at the Hilton Garden Inn adjacent to site



1,512 hotel rooms within 2 mile radius of site

WITHIN 5 MILES

Demographics

\$128,544
AVERAGE HOUSEHOLD INCOME

67,759
POPULATION

81,617
DAYTIME POPULATION

Site Plan

Ideal for doctor offices, physical therapy, chiropractic, urgent and immediate care, hair salons, day spas, general merchandise, professional services, and restaurants

[View Drone Video](#)



Excellent

Co-Tenancy



The Company You'll Keep



Neve Nails

Lee's
MARLA CHIPS



FIVE GUYS
BURGERS and FRIES



The
MilkShake
FACTORY 1914

tropical **CAFE**
SMOOTHIE





Unparalleled Access



Moon Township



Moon Township is a short 16-mile drive northwest of Downtown Pittsburgh via Interstate 376.



University Centre offers easy access from University Boulevard and Interstate 376 Business Loop.



Situated in an actively expanding market, University Centre is positioned to maximize exposure to all of the traffic generators in the area. No matter what you need – you can find it in Moon Township!

WAL★MART
SUPERCENTER

giant eagle

SHEETZ
FRESH FOOD
MADE TO ORDER

**DUNKIN'
DONUTS**

CHIPOTLE
MEXICAN GRILL

McDonald's

Arby's

STARBUCKS

PRIMANTI BROS.

Bob Evans

Eat'n Park

Sheraton
HOTELS & RESORTS

**Hilton
Garden Inn**

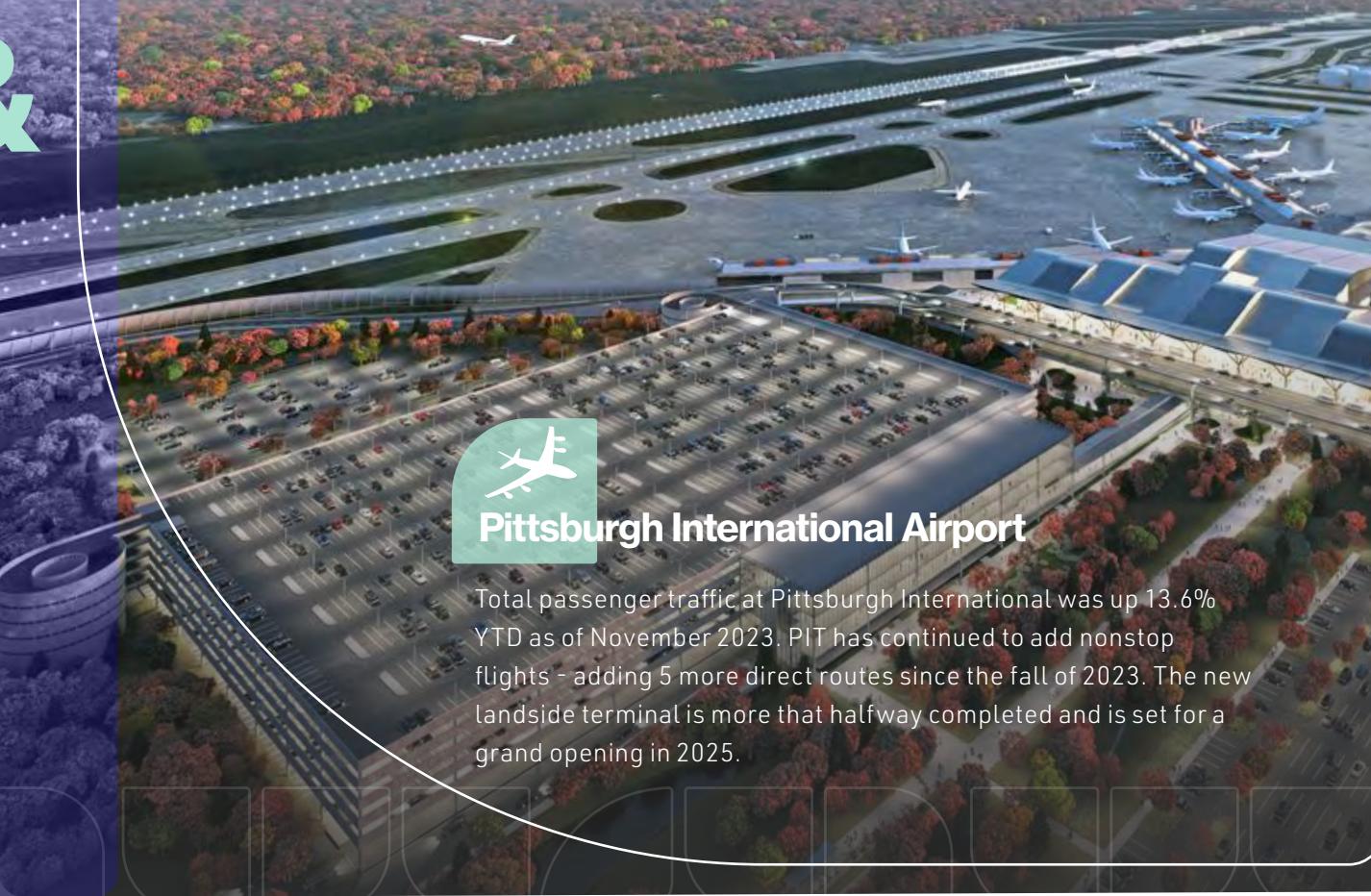
**COURTYARD
Marriott**

**DOUBLE TREE
BY HILTON**

Vibrant & Bustling

Fueled by the airport, office parks, schools, commuters, and substantial military presence, University Centre is primely positioned among popular local, regional, and national retailers.

Pittsburgh International Airport is undergoing renovations valued over \$1 Billion to handle more than 10 Million travelers each year.



Pittsburgh International Airport

Total passenger traffic at Pittsburgh International was up 13.6% YTD as of November 2023. PIT has continued to add nonstop flights - adding 5 more direct routes since the fall of 2023. The new landside terminal is more than halfway completed and is set for a grand opening in 2025.



Robert Morris University

RMU is a quick 10-minute drive from University Centre. The University recently opened a new \$50M basketball and volleyball event center.

 **3,451**
STUDENTS

 **1921**
FOUNDED

 **500+**
FACULTY/STAFF



Steven M. Esposito

First Vice President

+1 412 716 4865

steve.esposito@cbre.com

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