

CENTURY III MARKET / PLEASANT HILLS BOROUGH  
**GROUND LEASE AVAILABLE**

320 CLAIRTON BLVD., PITTSBURGH, PA 15236



**PROPERTY FEATURES:**

- 1.2 acres (0.75 acres usable) available for ground lease
- 11,000 SF existing building
- Signalized Intersection of Route 51 & Mall Dr.
- Great visibility & direct access from Route 51
- Adjacent to Pep Boys
- 26,691 ADT along Route 51



CONTACT:  
**JAMES YARISH**  
jyarish@hannacre.com  
412-261-7116



**HANNA COMMERCIAL REAL ESTATE**  
11 STANWIX ST., SUITE 1024  
PITTSBURGH, PA 15222  
[HANNACRE.COM](http://HANNACRE.COM)

All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental, or other conditions, prior sale lease, financing or withdrawal without notice. Hanna Commercial will make no representation, and assume no obligation, regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property.

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## PLEASANT HILLS BOROUGH DEMOGRAPHIC SNAPSHOT: 5 MILE RADIUS



**175,190**  
POPULATION



**\$84,565**  
AVERAGE HOUSEHOLD INCOME



**6,711**  
BUSINESSES



**\$2.3B**  
CONSUMER SPENDING

DEMO SNAPSHOT	1 MILE	3 MILE	5 MILE
EST POPULATION	8,435	55,515	175,190
EST HOUSEHOLDS	3,710	24,019	76,151
EST AVG HH INCOME	\$93,618	\$91,550	\$84,565
CONSUMER SPENDING	\$119.8M	\$756.5M	\$2.3B

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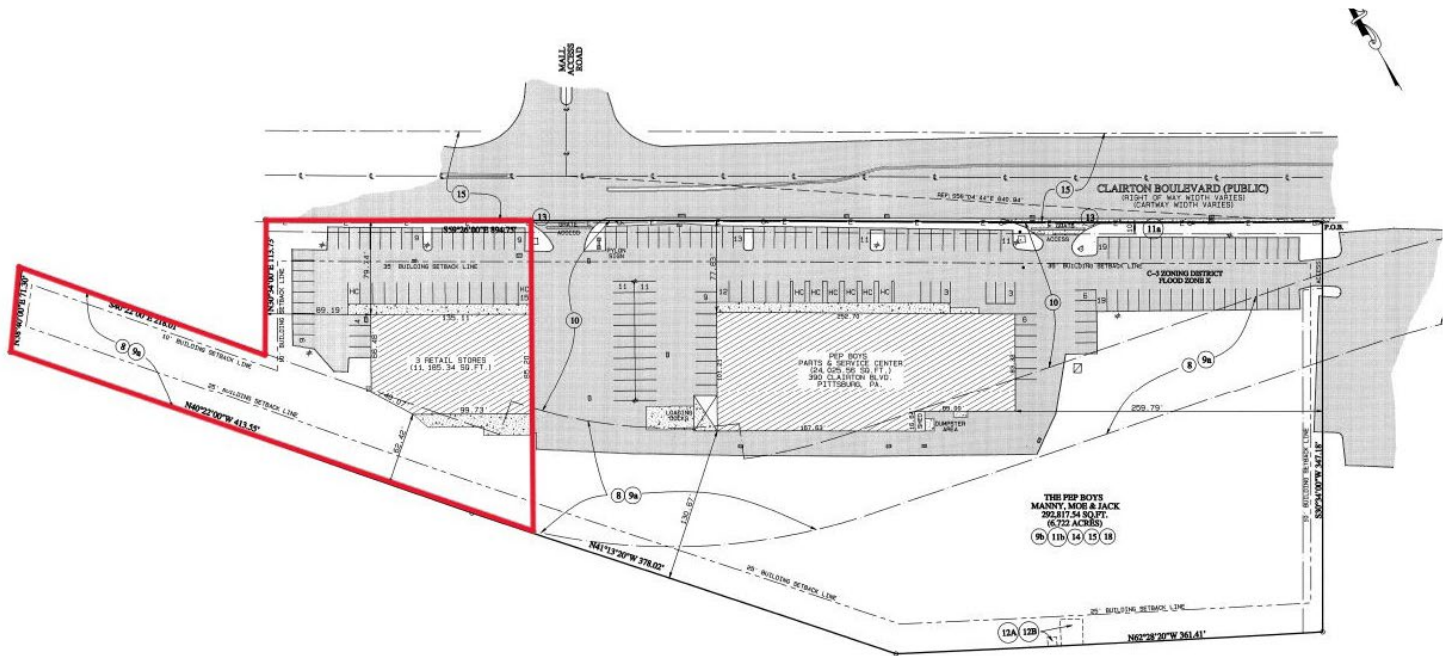
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