

# ONLY 1 PAD REMAINING

**NalBurns Scalo**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

**THE PIAZZA**



# ONLY 1 PAD REMAINING

## THE PIAZZA

50,000 SF Retail/Restaurant

Located in South Fayette, PA

Completed in 2023

At the Piazza, there is currently only one pad remaining, highlighting the area's **rapid development** and popularity among businesses. As demand for commercial space has surged, this last available pad has become a **prime opportunity** for potential investors or retailers looking to establish their presence in a **bustling community**. With a vibrant mix of shops and eateries already flourishing, this remaining pad presents a unique chance to join a thriving commercial landscape.

Be part of The Piazza. Be part of South Fayette.





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THE PIAZZA  
SOUTH FAYETTE TOWNSHIP

# WELCOME TO "BOOMTOWN"

NAI Burns Scalo has built what South Fayette is missing. We've created a mixed-use shopping and dining hub in **the very heart of South Fayette** to where convenience-seeking residents and professionals who are shaping Pittsburgh's "**boomtown**" want to **live, work and play**. Not only is The Piazza filling their void, but we're also giving brands exclusive access to these coveted demographics, as no other open-air center of this kind currently exists in this booming suburb.

## BUSINESS INSIGHTS

- 1,100+ businesses
- \$1.64 billion+ certified real estate value (commercial & residential)
- Total assessed commercial value increased more than 50% over the past decade
- Home to the Pittsburgh region's first Top Golf and Carvana locations
- A significant pipeline of future office and commercial development

## SCHOOL DISTRICT INSIGHTS

- High performing school district based on State and nationwide metrics
- Consistently awarded top district by multiple authoritative publications and bodies
- Fastest-growing school district in Allegheny County and one of the fastest in PA (+17% 2012-2018)



# CONVENIENCE WITHOUT COMPROMISE

NAI Burns Scalo is **unwavering in its commitment** to bring in-demand brands and experiences closer to the residents of South Fayette Township.

The Piazza is a convenient, open-air destination, **allowing consumers to save time, money, and commutes** to other retail and restaurant destinations.

Locals and business professionals crave nearby access to a diverse collection of brands, dining options, open-air, and experiences. Commuters and others on-the-go, will thrive thanks to **The Piazza's convenient location** with the ability to make quick in-and-out stops possible.

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## RETAIL TENANTS:

Pizzaiolo Primo, Raising Canes, Firebirds Wood Fired Grill, The Milkshake Factory, Mezeh, Primanti Bros, Bartram House Cafe & Bakery, GNC, European Wax Center, Image Studios, and Stride Fitness

# AROUND EVERY CORNER.

Located just off the Bridgeville exit of I-79 at PA-50, with **excellent visibility and access**, The Piazza stands as the South Hills' newest suburban specialty strip center.

Exposed to more than **110,000 cars daily**, I-579 – an \$800 million highway connector between the airport and Washington County – plus a widening project along PA-50, creates superior traffic flow and bring thousands of more people to the area. The Piazza also is only 20 minutes from Pittsburgh International Airport, 15 minutes from Downtown Pittsburgh, and 10 minutes to Southpointe Business Park, adding another around-the-corner convenience. Altogether, this adds up to **one very connected location**.



**<5 Minutes to  
I-79 and PA-50**



**20 Minutes to Pittsburgh  
International Airport**



**15 Minutes to  
Downtown Pittsburgh**



**10 Minutes to  
Southpointe Business Park**



# CLOSER TO WHAT MATTERS MOST

Until The Piazza, South Fayette hasn't had anything like this retail center – offering retailers and restaurateurs the opportunity to forge relationships with locals who choose to live, work and play in this thriving community.

South Fayette is filled with **young suburban families** eager for a casual and convenient place to call their own. The Piazza is supported by more than 1,100 local businesses with professionals who are hungry for an ideal place to shop and dine, not to mention a regional draw from I-79 daily commuters seeking popular retail brands. A new wave of **trend-setting millennials** flock to South Fayette with spending power who want up-and-coming dining options, indoor-outdoor gathering spaces, and curb-side pick-up opportunities that cater to their generational tastes.

## DEMOGRAPHIC SNAPSHOT

### WITHIN 2 MILES

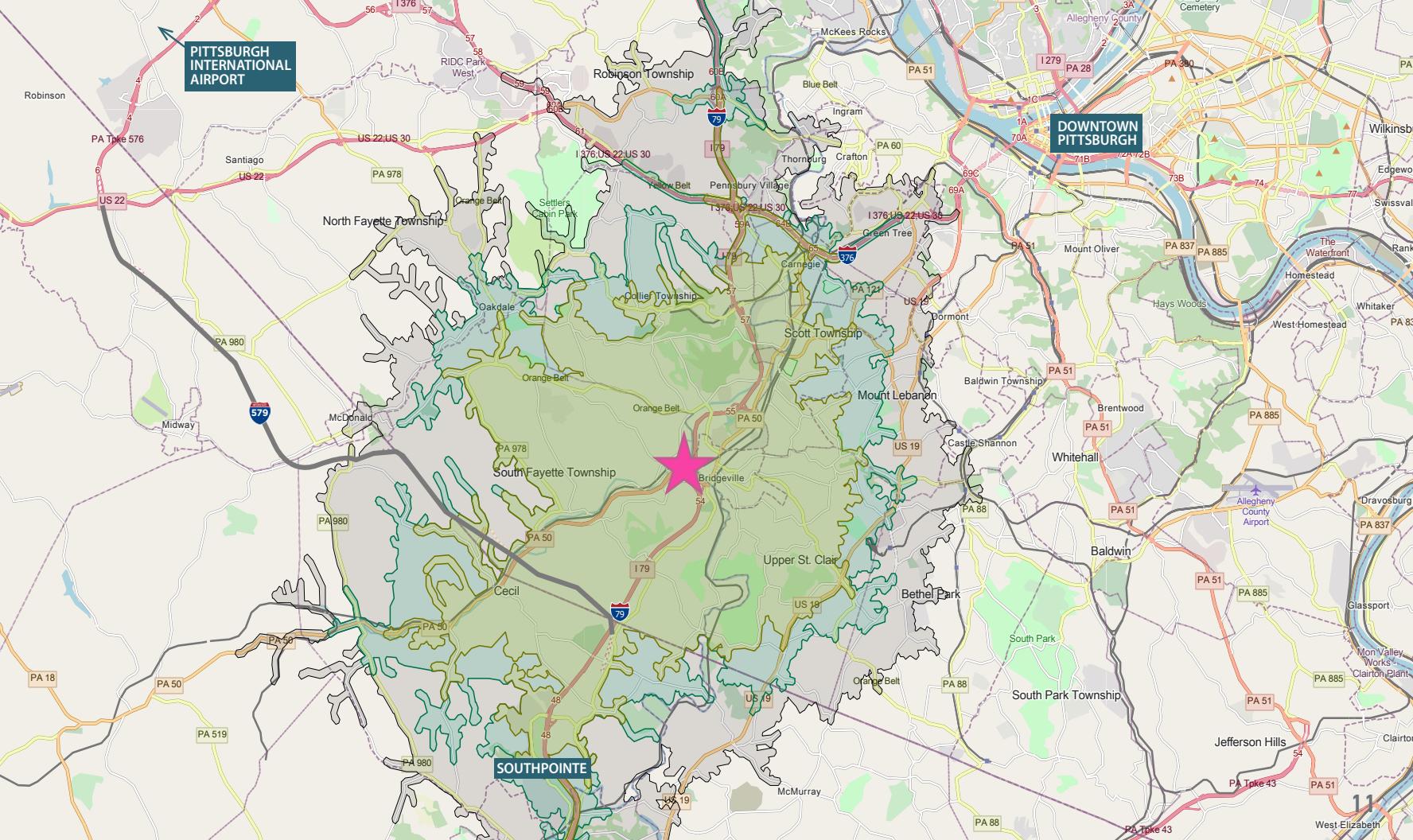
EST POPULATION	17,137
EST HOUSEHOLDS	7,125
EST AVG HH INCOME	\$124,386
EST MED HH INCOME	\$100,000
BUSINESSES	1,196

### WITHIN 5 MILES

EST POPULATION	137,458
EST HOUSEHOLDS	57,533
EST AVG HH INCOME	\$123,467
EST MED HH INCOME	\$97,816
BUSINESSES	7,788

### WITHIN 10 MILES

EST POPULATION	525,637
EST HOUSEHOLDS	227,689
EST AVG HH INCOME	\$101,839
EST MED HH INCOME	\$78,173
BUSINESSES	34,288





## ONLY NAI BURNS SCALO COULD MAKE ALL OF THIS HAPPEN

NAI Burns Scalo invests in, develops, and manages commercial real estate properties across the Pittsburgh Region. Since founded in 1956 we have been one of the most active and successful real estate investors in the market.

Vertically integrated and regionally focused, our business model has allowed us to build the market knowledge and expertise to deliver high-quality projects within the communities we serve.

NAI Burns Scalo is making South Fayette Township a better, more convenient place to live by bringing its proven track record of successful development to the creation of The Piazza. We invite you to join us.

CONTACT US FOR  
MORE INFORMATION:



**Joe Sheerer**  
412.925.8356  
[jsheerer@naiburnsscalo.com](mailto:jsheerer@naiburnsscalo.com)



**Gus Scalo**  
412.721.7713  
[gscal@naiburnsscalo.com](mailto:gscal@naiburnsscalo.com)

VISIT OUR WEBSITE:



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