

# FOR LEASE HEIGHTS PLAZA

1732-1862 Freeport Road  
Natrona Heights PA 15065



## PROPERTY HIGHLIGHTS:

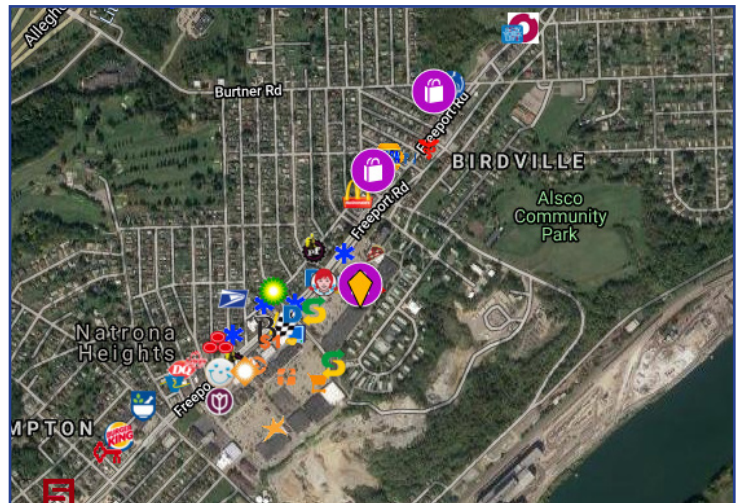
Regional Shopping Center  
Size of Center: 380,000 Square Feet  
Zoning: (C-1) Commercial  
Traffic Count: 16,675 vehicles per day  
Parking: Approximately 1,750 parking spaces  
Tenant Mix Includes: Retail/Medical Tenants:

Dollar Bank	Federal Savings Bank	Fortune Star Buffet & Grill
Lung & Wellness Centers of WPA	Senator Lindsey M. Williams	J & S Pizza
Planet Fitness	University of Pittsburgh Physicians	Nail Elegance
UPMC Community Medicine, Inc.	Heights Gynecology	Subway Restaurants, Inc.
US Postal Service	US Postal Service	Big Lots Stores, Inc.
Wendy's of Greater Pittsburgh	Pittsburgh National Bank	Allegheny Clinic
Pittsburgh National Bank	Giant Eagle, Inc. (Community Supermarket)	DaVita Dialysis
		Plaza Laundry, LLC
		UPMC Urgent Care
		Dollar Bank ATM

Available Space: 500-28,000 Square Feet  
Rental Rate: \$10.00 per square foot + all utilities plus NNN/CAM

## DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2020 Population	7,661	29,717	57,256
Median Household Income	\$52,317	\$53,514	\$51,788



**PRC**  
COMMERCIAL

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