

# OUTLOT FOR GROUND LEASE / SALE

1680 Washington Road, Pittsburgh, PA 15241



- 0.314 acres available for ground lease or sale | 2,818 sq. ft. building would fit on site
- Located along Route 19 / Washington Road - the most traveled thoroughfare in the South Hills of Pittsburgh
- Minutes from Simon owned South Hills Village Mall
- Join Ethan Allen, Beal Bank, Fidelity, Citizens Bank, Great Clips, and Treasure Hunt
- Desirable demographics | 93,972 people live within 3 miles of the site and an average home value of \$420,914 within one mile of site

## 2025 DEMOGRAPHICS

	1 mile	3 miles	5 miles
households	4,205	38,535	100,894
population	9,412	93,972	235,297
average hh income	\$136,030	\$146,705	\$127,133
average home value	\$420,914	\$389,244	\$354,866

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**The Galeria**

- WILLIAMS SONOMA *SoLo*
- Panera BREAD BRAVO!
- POTTERY BARN *cmc*
- MITCHELL'S FISH MARKET *Starbucks*

**Norman Centre 2**

- PIE
- FLEET FEET
- Don'S Appliances
- Model PIADA
- Highmark DIRECTV

**Norman Centre**

- FedEx
- H&R BLOCK
- ATARASHI

**Siena @ St. Clair**

- restore Sport Clips
- Envy
- drybar
- FIRST WATCH
- honda
- hobby
- ATHLETA
- HAND STONE
- DICK'S SPORTS & OUTDOORS
- PORCH

**WHOLE FOODS MARKET**

**Village Square Mall**

- BOOKS
- KOHL'S
- Office DEPOT

**South Hills Village**

- DICK'S SPORTS & OUTDOORS
- Target
- macy's
- LOFT
- OLD NAVY
- AMERICAN EAGLE
- BALLY HOUSE
- LOVESAC
- ULTA
- VON MAUR
- BONDABO
- BARNES & NOBLE
- DSW
- lululemon
- ASHLEY

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