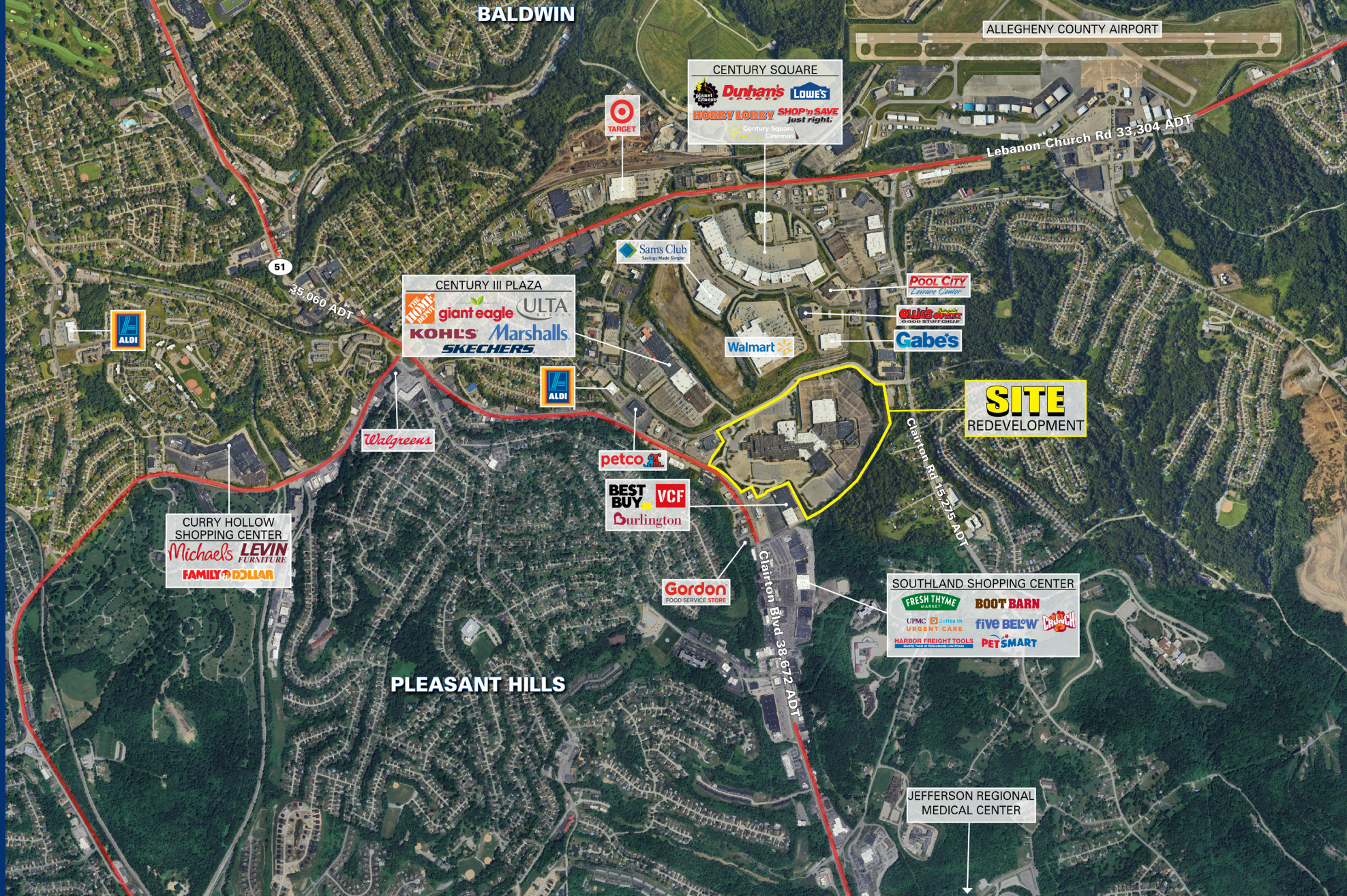


3075 CLAIRTON BLVD | WEST MIFFLIN, PA

CENTURY III MALL REDEVELOPMENT

PARCELS FOR SALE & LEASE



PROJECT DETAILS

CENTURY III MALL REDEVELOPMENT • REDEVELOPMENT OPPORTUNITY

AVAILABLE SPACE

89.88 Acres
 Large anchor land sites for sale
 Junior anchor space for lease
 Outparcels for lease and ground lease
 Residential/Medical office land for sale

TRAFFIC COUNTS

Clairton Blvd - 38,672 ADT
 Clairton Rd - 15,275 ADT
 Lebanon Church Rd - 33,304 ADT

PROPERTY HIGHLIGHTS

Become a part of the historic redevelopment of the former Century III Mall
 Seeking big box, junior anchor, outparcel and inline tenants.
 Proven high-density trade area with established shopping patterns

AREA RETAILERS

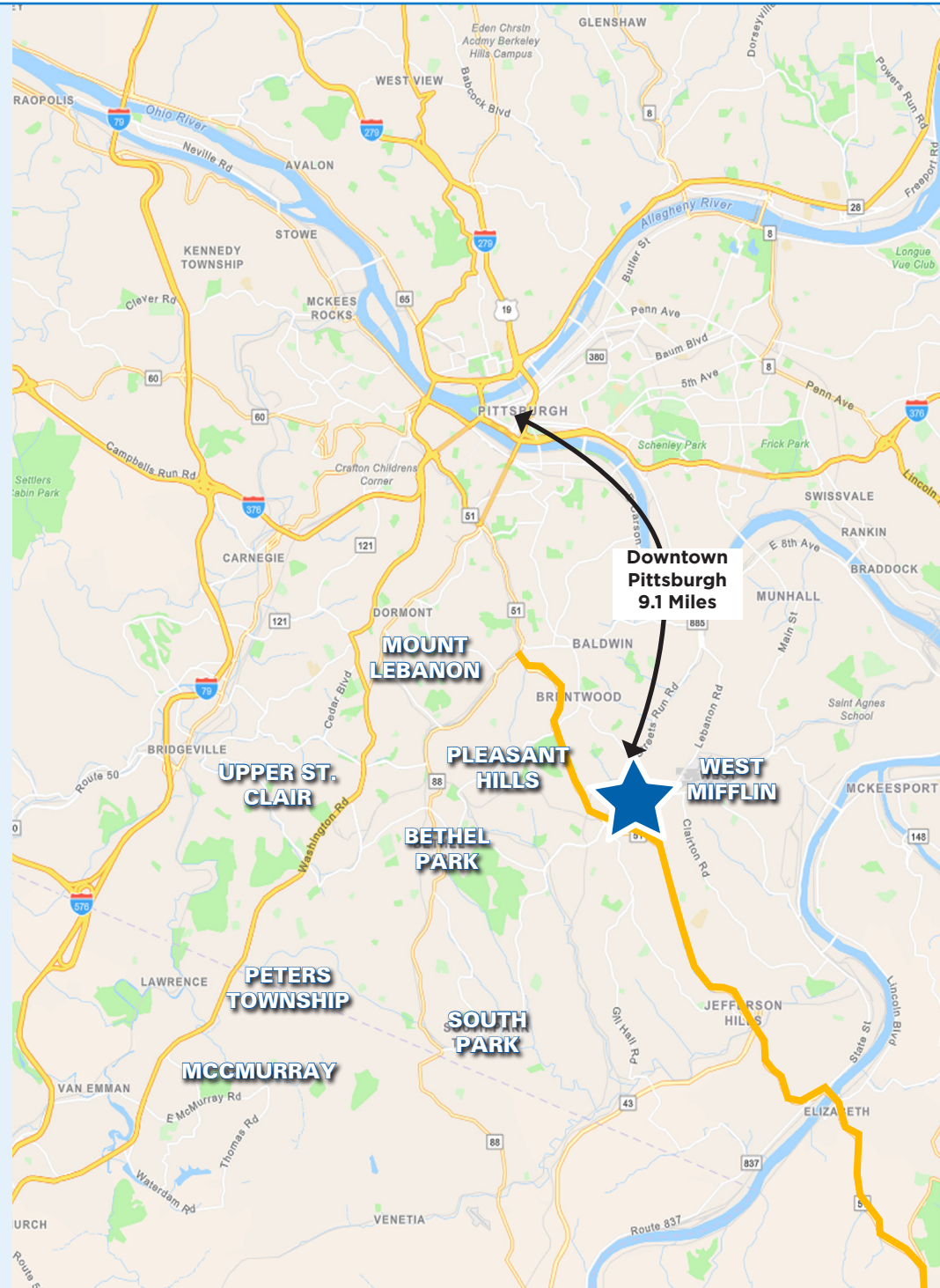
Target, Walmart, Sam's Club, Home Depot, Lowe's, Giant Eagle, Fresh Thyme, Kohl's, Marshall's, Burlington, Boot Barn, ULTA, Crunch Fitness, Planet Fitness

COUNTY

Allegheny

MARKET

West Mifflin



	3 MILE	5 MILE	7 MILE	TRADE AREA
POPULATION	66,100	189,238	437,009	368,579
DAYTIME POPULATION	61,451	156,581	464,358	386,169
MEDIAN HH INCOME	\$83,706	\$76,359	\$74,117	\$67,912

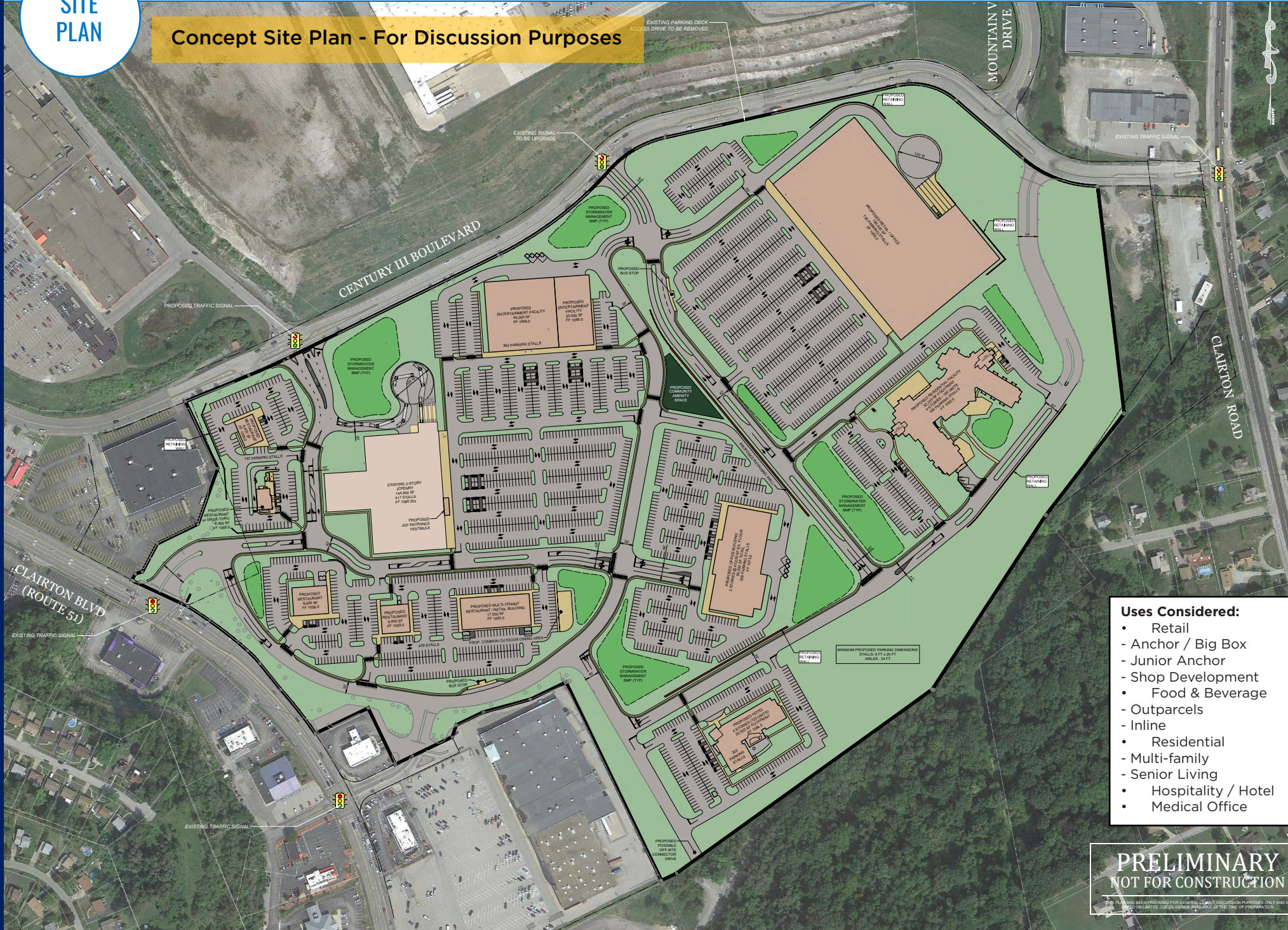
*Placer retail node trade area; 80% of visits. Demographics: ESRI, 2025.

ZOOM
AERIAL



SITE PLAN

Concept Site Plan - For Discussion Purposes



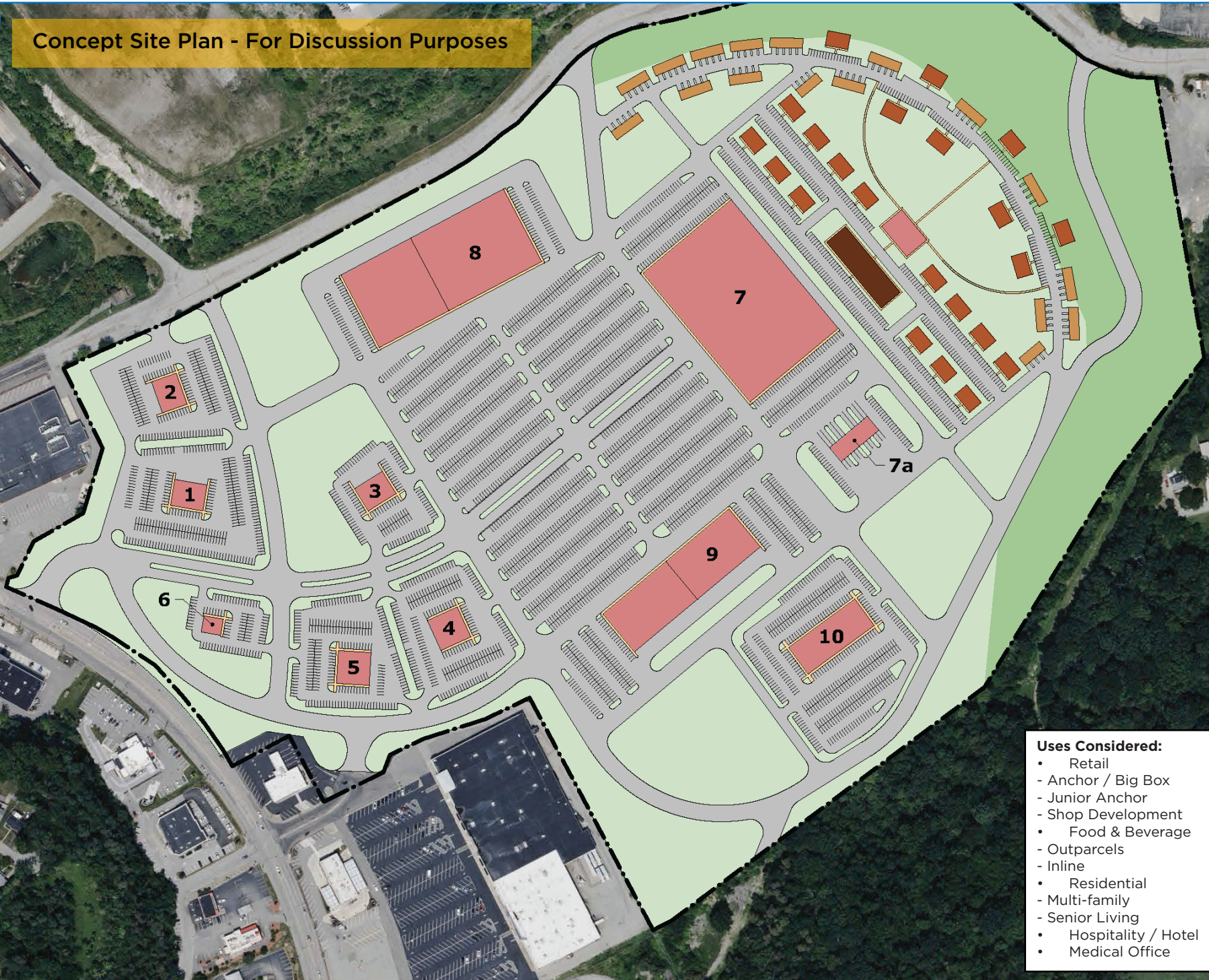
- Uses Considered:**
- Retail
 - Anchor / Big Box
 - Junior Anchor
 - Shop Development
 - Food & Beverage
 - Outparcels
 - Inline
 - Residential
 - Multi-family
 - Senior Living
 - Hospitality / Hotel
 - Medical Office

PRELIMINARY
NOT FOR CONSTRUCTION

THIS PLAN HAS BEEN PREPARED FOR GENERAL LAYOUT DISCUSSION PURPOSES ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF ATLANTIC RETAIL.



Concept Site Plan - For Discussion Purposes



Uses Considered:

- Retail
- Anchor / Big Box
- Junior Anchor
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WEST MIFFLIN, PENNSYLVANIA

CENTURY III MALL REDEVELOPMENT

PARCELS FOR SALE & LEASE

OWNER/ DEVELOPER

BRIGHTSIDE CRE
MOONBREAM LEASING & MANAGEMENT

ENGINEERING

WOOLPERT | WOOLPERT.COM

ARCHITECT

LGA PARTNERS | LGA-PARTNERS.COM

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- CHARLOTTE
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