

Penn Crossing

2000-2044 Penny Lane Drive
Jeannette, Pennsylvania 15644
broadreachretail.com



Property Features

- High-volume grocery-anchored shopping center
- Average household income: ~\$142,629
- 25 miles east of downtown Pittsburgh
- Limited competition within a 3-mile radius due to the city's topography
- Residential community rapidly on the rise: Village at Kistler Ridge, Wellington Townhomes, & Blackthorne Estate

Join these Retailers



Retail Spaces for Lease

Suite	Size	Available
Pad	800 sf	NOW
C	1,400 sf	NOW
G	1,400 sf	NOW
H	1,029 sf	NOW
H2	1,629 sf	NOW
Q3	5,371 sf	NOW

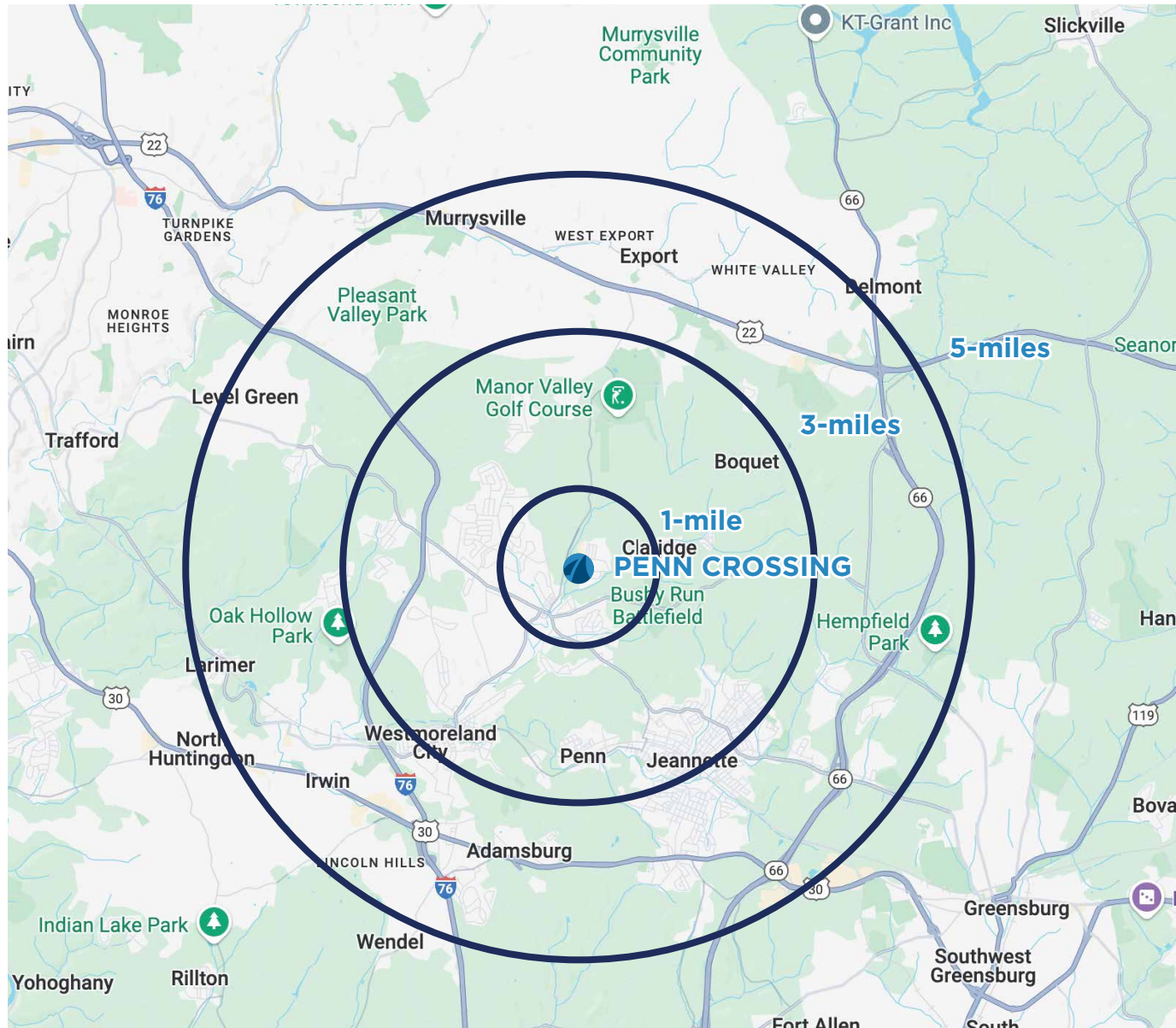
Disclaimer: While Broad Reach Retail Partners, LLC and its affiliates believe the information contained herein to be true and accurate, they make no claims or warranties. Any prospective tenant should conduct thorough, independent due diligence.

For Leasing Information, contact: **Kimberly Wagner**
kwagner@broadreachretail.com 443.225.4479



Location

Penn Crossing Shopping Center
2000-2044 Penny Lane Drive
Jeannette, Pennsylvania 15644



Demographics (2023 Estimates)

- 1-Mile Radius
 - Population: 3,412
 - Average Household Income: \$159,776
- 3-Mile Radius
 - Population: 25,521
 - Average Household Income: \$110,018
- 5-Mile Radius
 - Population: 68,933
 - Average Household Income: \$107,473

Property Highlights

- 107,401 square foot shopping center
- Anchor: Giant Eagle & Eastwood Hardware
- A mecca for local artists and musicians with a diverse culture and numerous annual parades and activities
- Great mix of national and local tenants

Disclaimer: While Broad Reach Retail Partners, LLC and its affiliates believe the information contained herein to be true and accurate, they make no claims or warranties. Any prospective tenant should conduct thorough, independent due diligence.

For Leasing Information, contact: Kimberly Wagner
kwagner@broadreachretail.com 443.225.4479



Site Plan



Penn Crossing Shopping Center
2000-2044 Penny Lane Drive
Jeannette, Pennsylvania 15644



Suite	Tenant	SF
Pad	Available	800
A	Sky Nails	1,400
B	Sun Tan Seekers	1,400
C	Available	1,400
D/E	Artisan Salon	2,800
F	Warrior Pizza	1,400
G	Available	1,400
H	Available	1,029
H2	Available	1,629
I	Sino Court Chinese	1,947
J-M	Eastwood Hardware	9,171
N	PA Wine & Spirits	3,000
O	Valmax Jewelers	1,332
P1	Valle Grill and Cantina	3,140
P2	Keystone Klub	1,656
Q1	Penn Beer Distributor	3,542
Q2	Happy Smoke	1,549
Q3	Available	5,371
R	Giant Eagle	63,435
Total		107,401

Disclaimer: While Broad Reach Retail Partners, LLC and its affiliates believe the information contained herein to be true and accurate, they make no claims or warranties. Any prospective tenant should conduct thorough, independent due diligence.

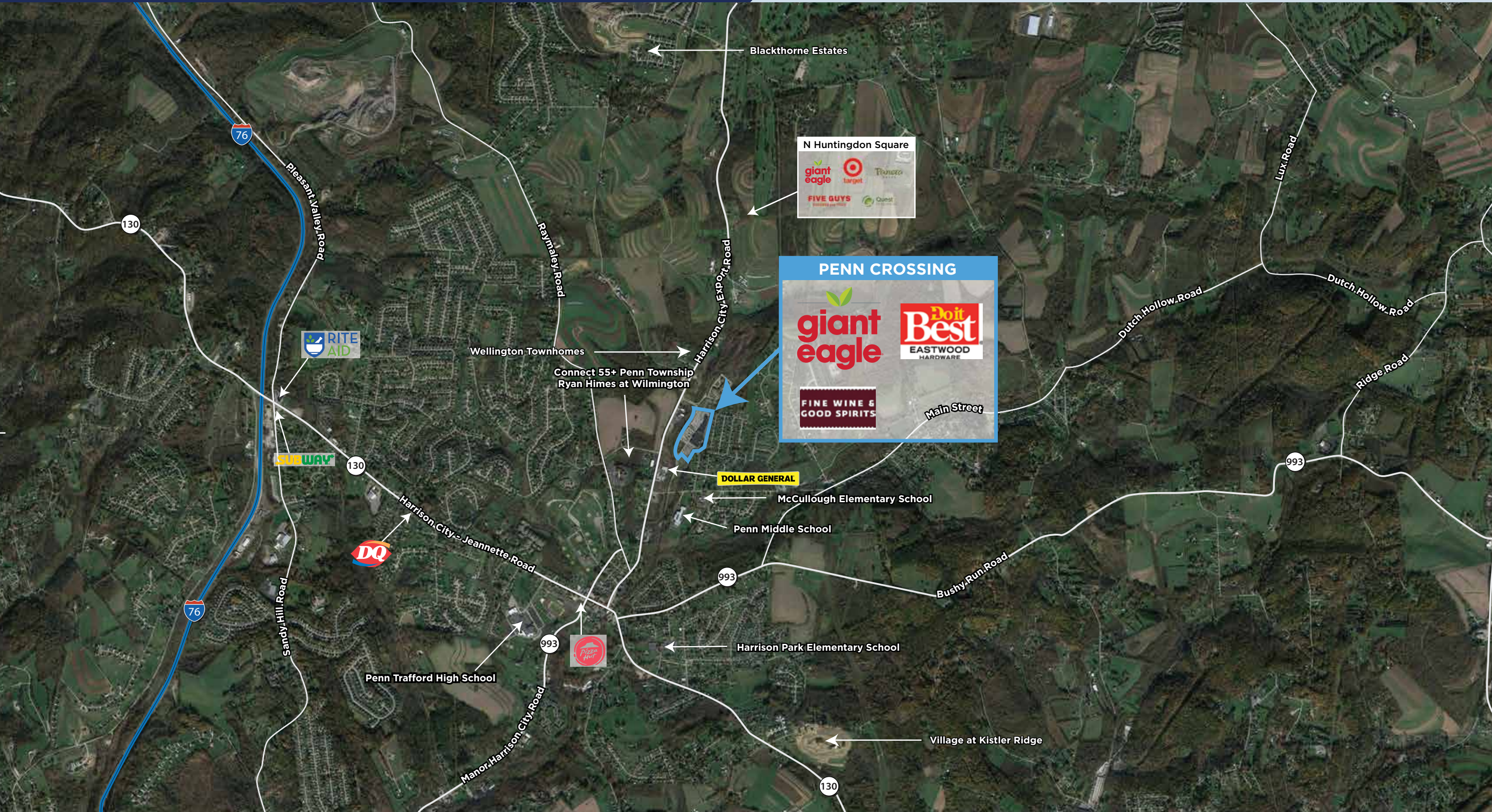
For Leasing Information, contact: Kimberly Wagner
kwagner@broadreachretail.com 443.225.4479



Market Aerial



Penn Crossing Shopping Center
2000-2044 Penny Lane Drive
Jeannette, Pennsylvania 15644



Disclaimer: While Broad Reach Retail Partners, LLC and its affiliates believe the information contained herein to be true and accurate, they make no claims or warranties. Any prospective tenant should conduct thorough, independent due diligence.

For Leasing Information, contact: Kimberly Todd
ktodd@broadreachretail.com 443.225.4479

