

Penn Crossing

2000 - 2044 Penny Lane Drive
Jeannette, Pennsylvania 15644



Location - Westmoreland County

- Located in Jeannette, PA, just 25 miles east of downtown Pittsburgh
- Limited competition within a 3-mile radius due to the topography of Jeannette
- The center serves a very affluent customer base, with an average household income of \$142,629 within 1 mile
- The city of Jeannette has a diverse culture and has recently become a mecca for local artists and musicians
- Jeannette is also home to numerous annual parades and community activities that drive visitors to the area

Center

- 107,339 sf community center anchored by a dominant Giant Eagle and Eastwood Hardware
- Strong mix of both national and regional tenants
- Available Spaces:

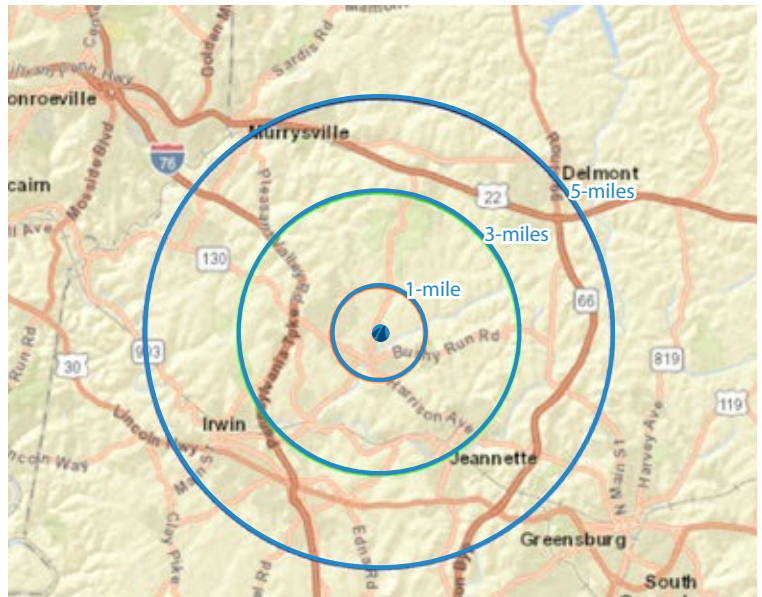
Pad	800 SF	Suite P1:	1,656 SF
Suite C:	1,400 SF	Suite Q2:	1,549 SF
Suite H:	1,029 SF	Suite Q3:	5,371 SF
Suite H2:	1,729 SF		

NOW LEASING:

800 SF - 5,371 SF

Demographics (2023 Estimates)

	1-mile radius	3-mile radius	5-mile radius
Population	3,412	25,521	68,933
Average HH Income	\$159,776	\$110,018	\$107,473



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.

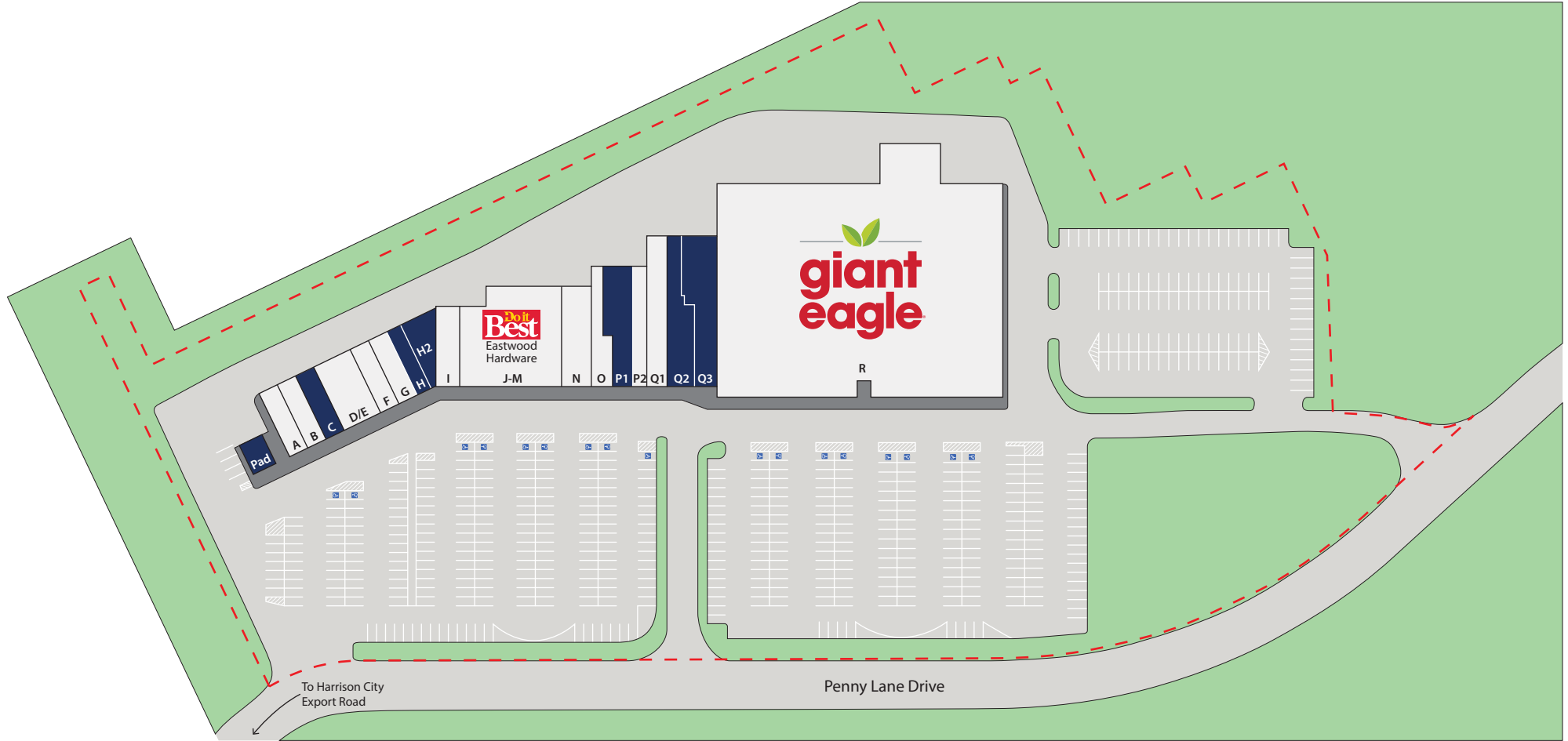
For leasing information, please contact:
Kimberly Todd
ktodd@broadreachretail.com | 443.225.4479

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Site Plan



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

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