

**PINE VALLEY
P L A Z A**

FANTASTIC SAM'S

MINUTEMAN PRESS

ALLSTATE

MANOR HOUSE KITCHENS

EDWARD JONES

REPEAT PRECISION

CRS PHYSICAL THERAPY

RETAIL PROPERTY FOR LEASE

PINE VALLEY PLAZA

PINE VALLEY PLAZA

2035 GOLDEN MILE HWY, PITTSBURGH, PA 15239

RETAIL PROPERTY FOR LEASE



LOCATION DESCRIPTION

Discover the vibrant community surrounding Pine Valley Plaza in Pittsburgh, PA. Situated along the bustling Golden Mile Highway, this prime location offers convenient access to a thriving retail market. Within close proximity, the Pittsburgh Mills and Monroeville Mall attract a steady flow of shoppers, while nearby restaurants and entertainment venues create a lively atmosphere. The area is also served by major highways, including Route 28 and the Pennsylvania Turnpike, enhancing accessibility for both local residents and commuters. With a strong retail presence and a diverse range of amenities, the location presents an exciting opportunity for retail and strip center tenants seeking to establish a dynamic presence in the Pittsburgh market.

PROPERTY HIGHLIGHTS

- Zoned HC (Highway Commercial) Retail Plaza
- Drive-Ins Possible
- Located along Route 286
- Minutes from PA Turnpike and 376 Parkway East

PROPERTY DESCRIPTION

Our 5-year rates:
\$18.00 per SF MG

Shorter-term pricing is available. Included in the above rates is our standard build-out. The space can be modified to fit your retail flex needs. Rates are based on a 5-year term with 3% annual increases.

OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (MG)
Available SF:	1,300 - 1,800 SF
Building Size:	45,713 SF

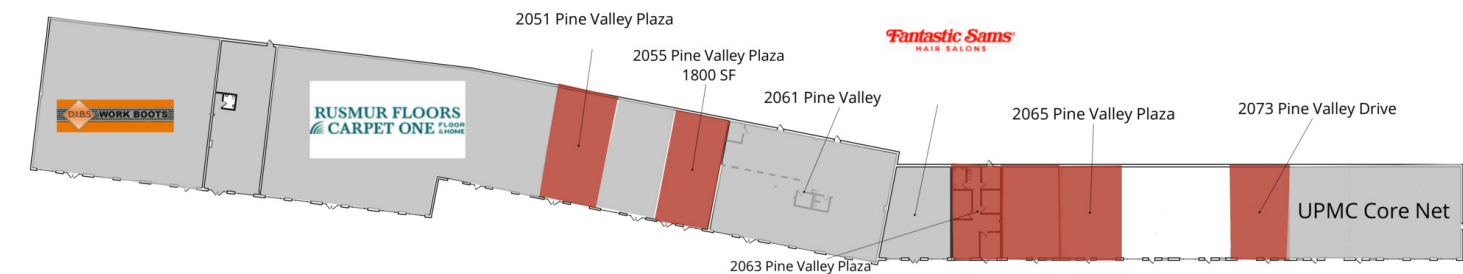
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,637	13,117	33,436
Total Population	5,757	29,329	72,852
Average HH Income	\$90,312	\$95,029	\$89,149

CLAYTON MORRIS
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LEGEND

■	Available
■	Unavailable

AVAILABLE SPACES

SUITE	SIZE	RATE
■ 2055 Golden Mile Hwy, Pittsburgh, PA 15239	1,800 SF	\$18.00 SF/yr
■ 2063 Golden Mile Hwy, Pittsburgh, PA	1,300 - 1,500 SF	\$18.00 SF/yr
■ 2063 Golden Mile Hwy, Pittsburgh, PA	1,300 - 1,500 SF	\$18.00 SF/yr
■ 2065 Golden Mile Hwy, Pittsburgh, PA 15239	1,480 SF	\$18.00 SF/yr
■ 2051 Golden Mile Hwy, Pittsburgh, PA 15239	1,800 SF	\$18.00 SF/yr
■ 2073 Golden Mile Highway, Pittsburgh, PA 15239	1,517 SF	\$18.00 SF/yr

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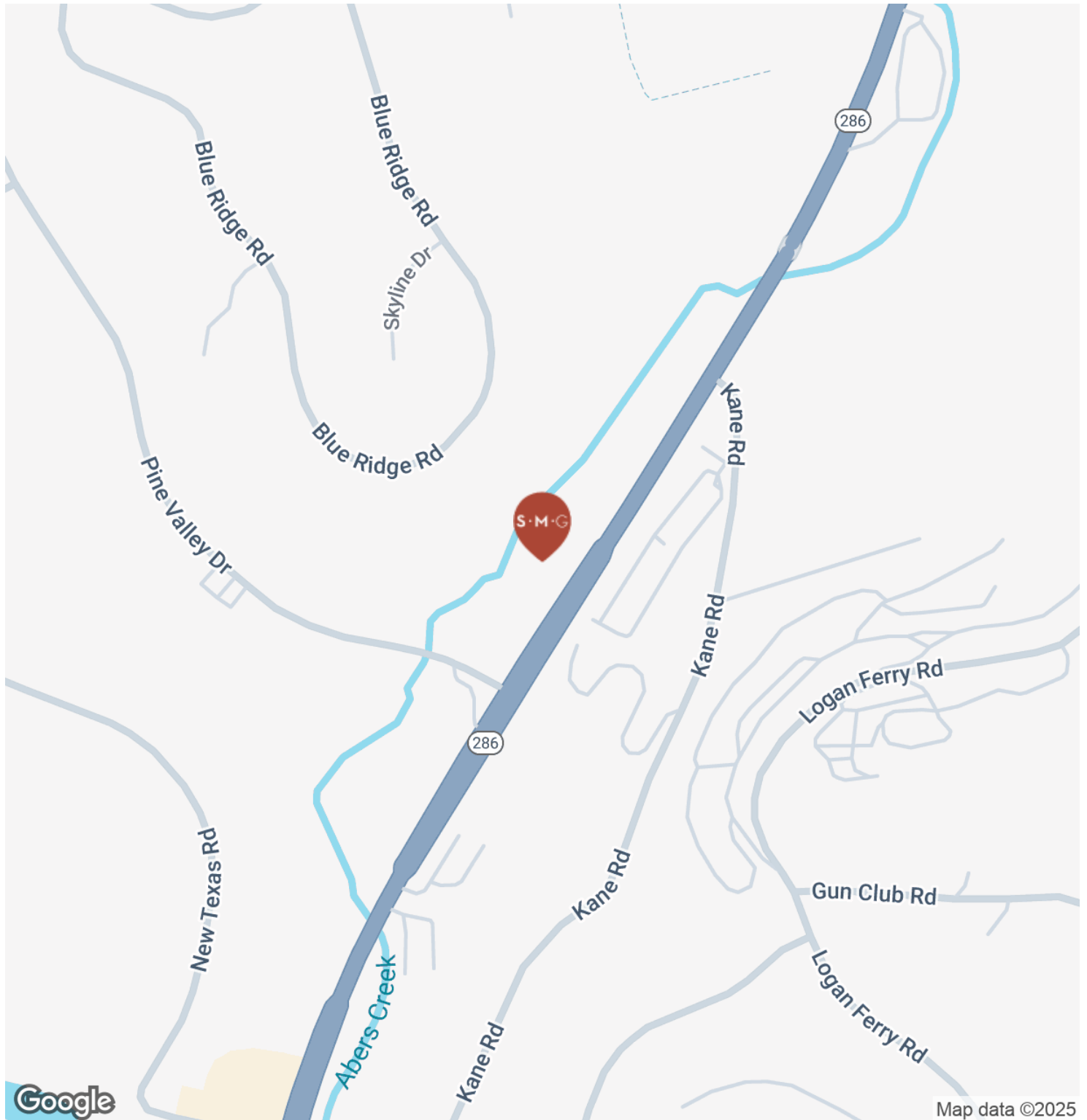
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