

For Lease

CBRE

Hillcrest Shopping Center

3220 Leechburg Road | Lower Burrell, PA 15068 | www.cbre.com/pittsburgh



53,770

Total Available SF

About Hillcrest Shopping Center

Hillcrest Shopping Center is a grocery-anchored community center consisting of two buildings and two outparcels totaling 234,095 SF. The property is anchored by local tenant, Community Supermarket, and discount department store, Roses. National tenants include Shoe Sensation, GameStop, NTB Tire & Service Center, and Subway.

Property Highlights

- + Multiple in-line spaces available up to 22,300 SF
- + 2,925 SF outlot available
- + Area tenants include Dunkin', Dollar General, Aaron's, U-Haul, Dollar Tree, and Sherwin Williams
- + Centrally located in Lower Burrell market with close proximity to all three schools within Burrell School District
- + Easily accessible from PA-56 (9,290 AADT) and located approximately 10 minutes from PA-28

Retail

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Unit	Tenant Name	Sq. Ft.
101	AVAILABLE	750
105	AVAILABLE	4,050
115	Katsur Dental	6,400
121	Burrell Community Church	12,800
131	AVAILABLE	1,650
133	AVAILABLE	4,000
143	Cost Cutters	2,000
153	AVAILABLE	10,100
155	AVAILABLE	12,200
163	GameStop	1,400
165	Smartbox Assistive Technology	1,043
168	Smartbox Assistive Technology	3,157
171	H&R Block	1,800
175	AVAILABLE	1,800
175B	Subway	2,400
179	AVAILABLE	12,795
191	Rudy's Table	3,000
195	Shoe Sensation	6,000
213	Speedy Furniture	5,400
215	OneMain Financial	1,600
233	AVAILABLE	1,500
237	Discount Vape & More	2,000
245	Cash for Gold	2,000
249	Fine Wine & Good Spirits	4,594
279	NTB Tire Kingdom	7,512
301	Rose's Discount Store	80,000
9991	Community Market	39,219
9992	AVAILABLE	2,925



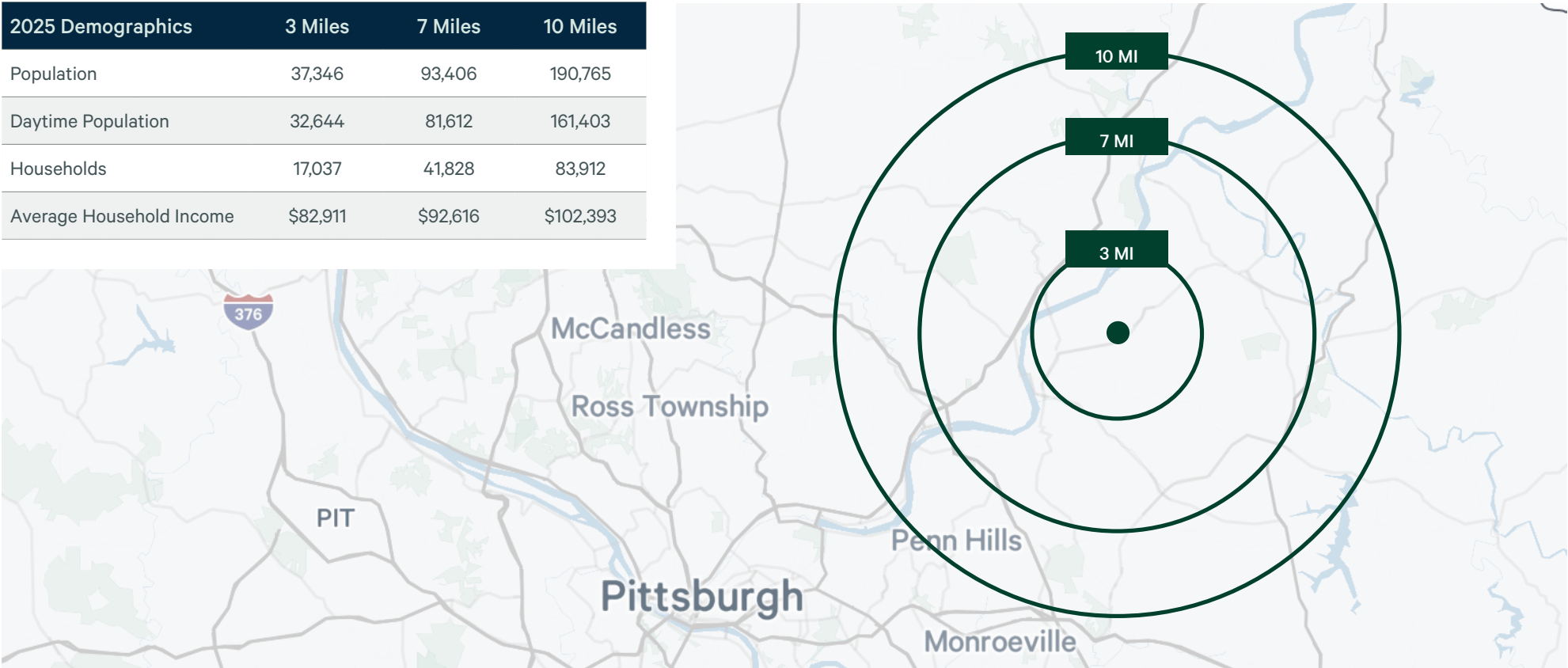
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2025 Demographics	3 Miles	7 Miles	10 Miles
Population	37,346	93,406	190,765
Daytime Population	32,644	81,612	161,403
Households	17,037	41,828	83,912
Average Household Income	\$82,911	\$92,616	\$102,393



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