

WEST MIFFLIN, PA

**±9,308 - 72,202 SF AND OUTPARCEL AVAILABLE FOR LEASE
PITTSBURGH MSA**



GROCERY ANCHORED SHOPPING CENTER UPDATED IN 2022

EXISTING
Roses
AVAILABLE FOR LEASE
±72,202 SF
(DIVISIBLE)

±9,308 SF

PAD AVAILABLE
6,285 VPD

SHADY LN
HOFFMAN BLVD
PYLON

giant eagle
700,000+ ANNUAL VISITORS

SUBWAY
PIZZERIA & GOOD EATS

DOLLAR TREE

PAPA JOHN'S
DOLLAR GENERAL
TACO BELL
CLONNEL ST

WEST MIFFLIN AREA HIGH SCHOOL
946 STUDENTS

**WEST MIFFLIN AREA
HIGH SCHOOL
946 STUDENTS**



get in touch.

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MARKET AERIAL

KENNYWOOD SHOPS
WEST MIFFLIN, PA
1300 HOFFMAN BOULEVARD

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130,000 KENNYWOOD SHOPS ANNUAL VISITORS



AMUSEMENT PARK
100,000+ VISITS PER MONTH!

10,423 VPD



SHADY LN



HOFFMAN BLVD

6,285 VPD

WEST MIFFLIN AREA
HIGH SCHOOL
946 STUDENTS

WEST MIFFLIN AREA
MIDDLE SCHOOL
803 STUDENTS

COMMONWEALTH AVE

PAPA JOHN'S
DOLLAR GENERAL
CLONNEL ST



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SITE PLAN



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DEMOGRAPHICS MAP & REPORT

Pittsburgh

Map data ©2025 Google

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DEMOGRAPHICS MAP & REPORT

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 5,473 | 77,547 | 208,012 |
| Average Age | 43 | 43 | 43 |
| Average Age (Male) | 41 | 41 | 42 |
| Average Age (Female) | 44 | 44 | 45 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 2,503 | 36,436 | 97,891 |
| # of Persons per HH | 2.2 | 2.1 | 2.1 |
| Average HH Income | \$70,254 | \$65,816 | \$79,650 |
| Average House Value | \$117,163 | \$126,141 | \$194,975 |

Demographics data derived from AlphaMap

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