

# Former TGIFridays

## Property Information

- + 8,400 SF former TGIFridays location
  - Rare second-generation restaurant opportunity
  - Outdoor patio included
- + Located on Mall Boulevard, just off of U.S. 22 Business at signalized intersection
  - Traffic Counts: 25,650 AADT  
U.S. 22 Bus. @ Mall Boulevard
- + Accessible via two entrances on Mall Boulevard and one on Oxford Drive
- + More than 100 parking spaces

- + Surrounding retailers include:
  - HomeGoods, Burlington, At Home, JoAnn Fabrics, Ollie's Bargain Outlet, and Goodwill
  - Olive Garden, Patron Mexican Grill, McDonald's, KFC, and Red Robin
- + Less than 0.5 miles from Monroeville Mall, home to Cinemark, Macy's, Barnes & Noble, Dick's Sporting Goods, Harbor Freight, Best Buy, and more

240 Mall Boulevard  
Monroeville, PA 15146



## Contact Us

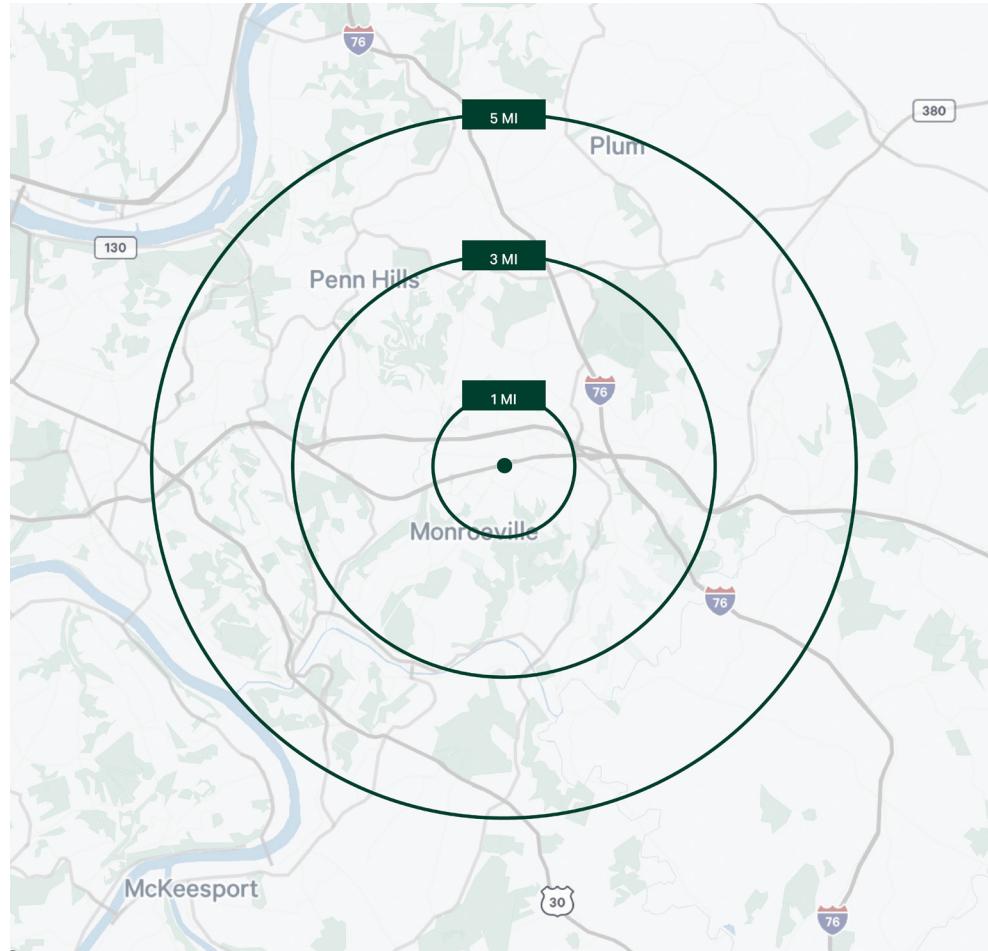
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For Lease



2025 Demographics	1 MILE	3 MILES	5 MILES
Population	6,657	53,598	151,270
Daytime Population	12,111	60,589	138,579
Households	3,174	24,535	70,214
Average Household Income	\$87,490	\$90,778	\$90,027

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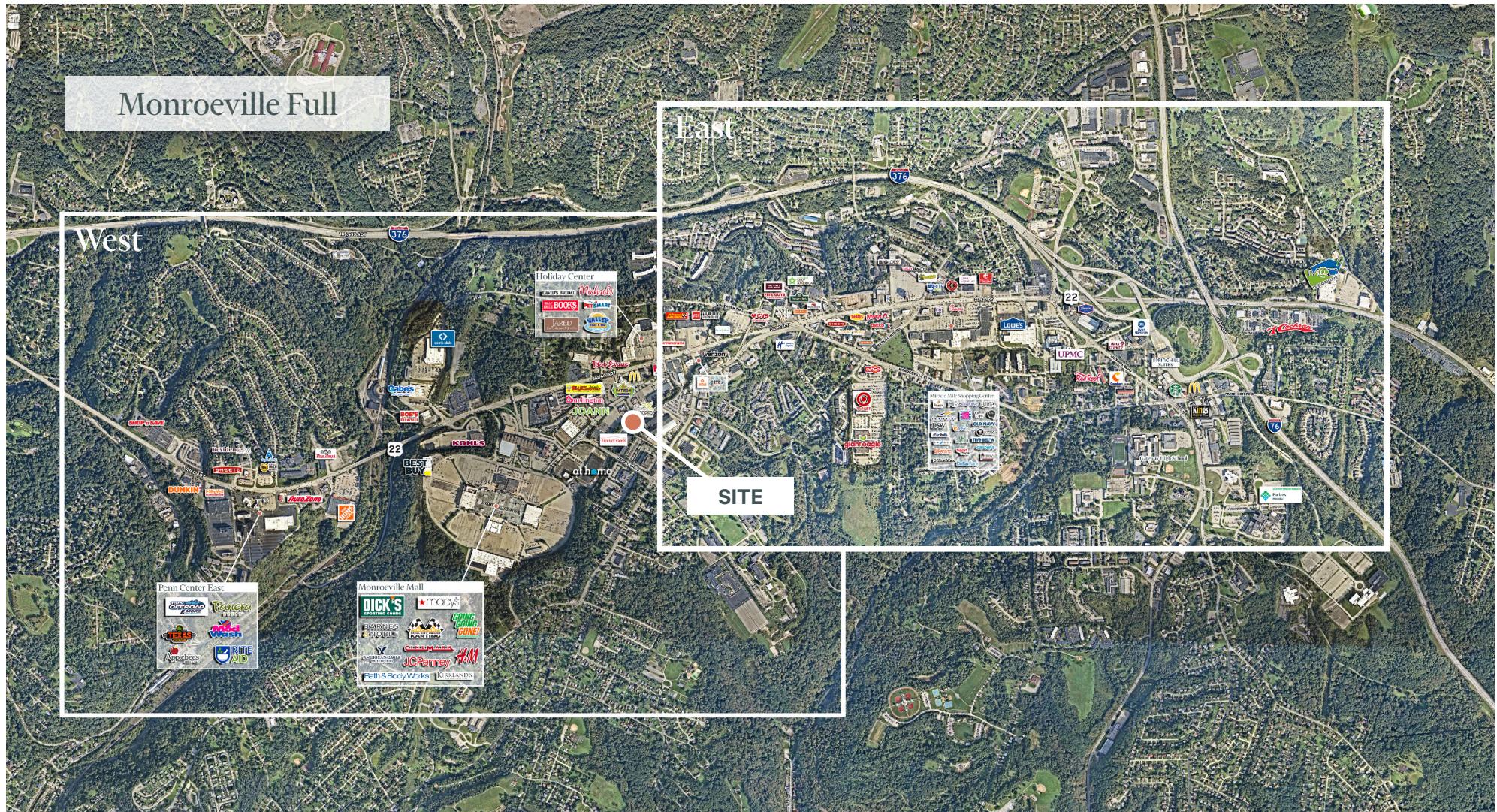
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