

# Former TGI Fridays

## Property Information

- + 8,400 SF former TGI Fridays 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

## Contact Us

### Robert Gold, CCIM

First Vice President  
+1 412 316 2397  
robert.gold@cbre.com

### Jake Gold

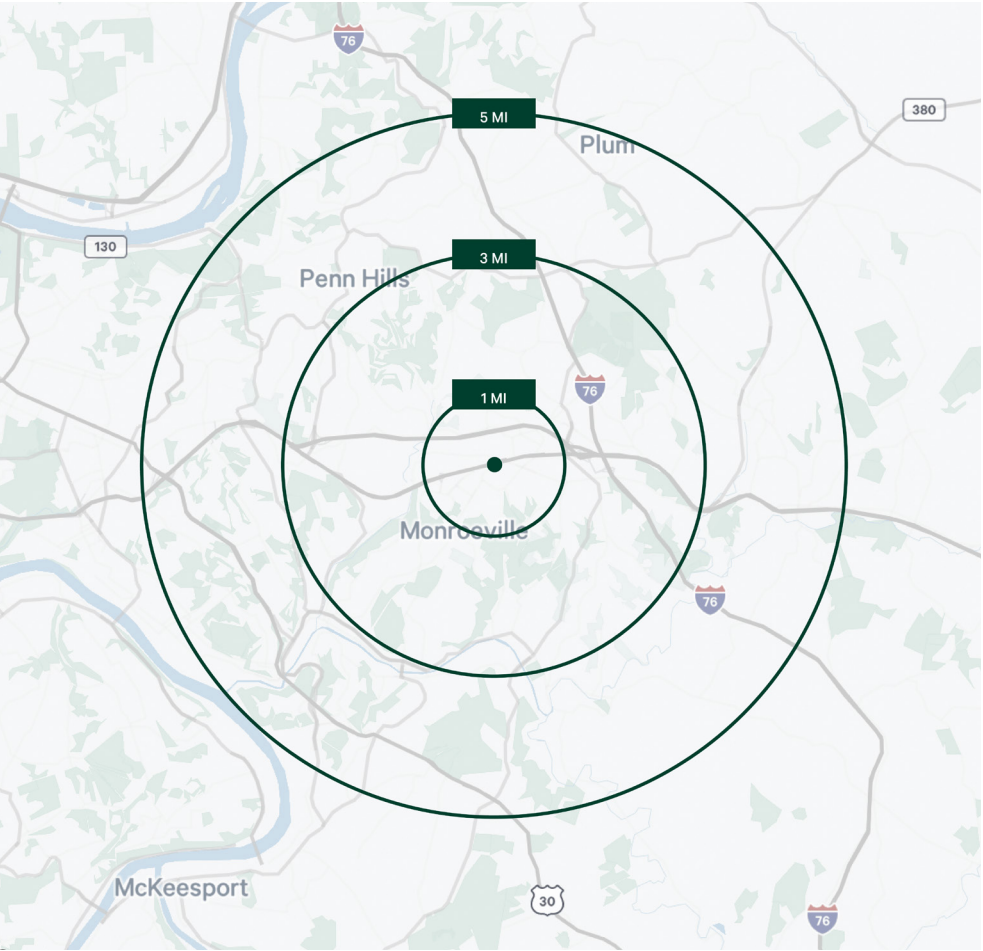
Senior Associate  
+1 412 394 9830  
jake.gold@cbre.com

240 Mall Boulevard  
Monroeville, PA 15146



Former TGIFridays  
240 Mall Blvd | Monroeville, PA 15146

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

## Former TGIFridays

240 Mall Blvd | Monroeville, PA 15146

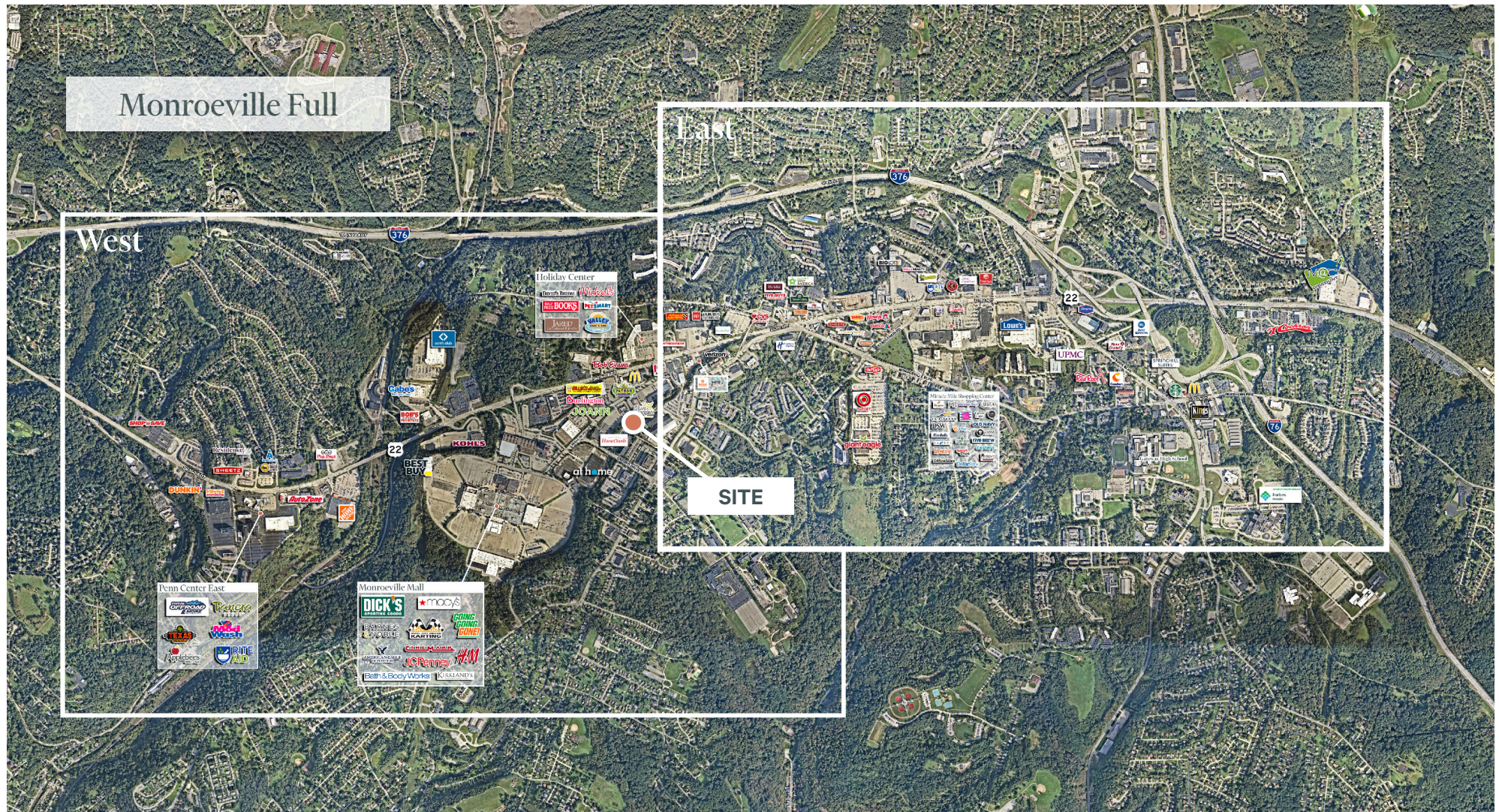
For Lease



## Former TGIFridays

240 Mall Blvd | Monroeville, PA 15146

For Lease



© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.