

For Sale

33,895 SF
Retail Property

Brownsville Plaza

5239 Brownsville Rd # 5255
Pittsburgh, PA 15236



Property Description

NAI Burns Scalo is pleased to present Brownsville Plaza, an ALDI-anchored neighborhood shopping center located at 5239–5255 Brownsville Road in Baldwin, PA. Ideally positioned just off Route 51 in a densely populated South Hills trade area, the well-maintained 33,895-square-foot retail center offers exceptional visibility, accessibility, and convenience for both retailers and customers. Situated on approximately 3.67 acres, Brownsville Plaza features 210 parking spaces, dual points of ingress and egress, and a prominent pylon sign along Brownsville Road. The property boasts over 300 feet of frontage on Brownsville Road and additional frontage on Knoedler Road, providing strong exposure to more than 11,500 vehicles per day. Its location on a public bus line and proximity to surrounding residential neighborhoods further enhance customer accessibility and daily traffic.



Andreas Kamouyerou
724.825.0888
akamouyerou@naiburnsscalo.com

Michael Kamouyerou
724.986.8112
mkamouyerou@naiburnsscalo.com

NAI Burns Scalo
Brokerage Services

Property Summary



Property Highlights

- Established neighborhood shopping center anchored by ALDI, generating consistent consumer traffic and serving the densely populated South Hills trade area.
- Strong-Performing ALDI Anchor with Attractive Lease Economics and Significant Renewal Optionality
- Investment-Grade Credit Profile (Unrated) ALDI is a privately held, nationally recognized grocery retailer with a strong institutional credit profile. While the company does not maintain a publicly available agency credit rating, ALDI is widely regarded within the net-lease investment market as a high-quality credit tenant.
- ALDI represents a highly creditworthy, nationally established grocery tenant with significant scale and a growing U.S. presence. The Property benefits from the stability & durability associated with a mission-critical grocery location occupied by a leading national retailer, providing investors with a compelling combination of tenant quality, income stability, and long-term real estate fundamentals.
- Prominent Brownsville Road frontage with excellent visibility and convenient access from multiple signalized intersections.
- Diverse mix of national, regional, and local tenants providing a stable income stream and complementary retail offerings.
- Ample on-site parking with convenient customer access and circulation throughout the shopping center.
- Value-add leasing opportunity through continued lease-up, tenant renewals, and future rental rate growth.

Offering Summary

Sale Price:	\$4,635,000
Price PSF:	\$136.75
Cap Rate:	7.5%
Lot Size:	3.67 Acres
Building Size:	33,895 SF

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Additional Photos

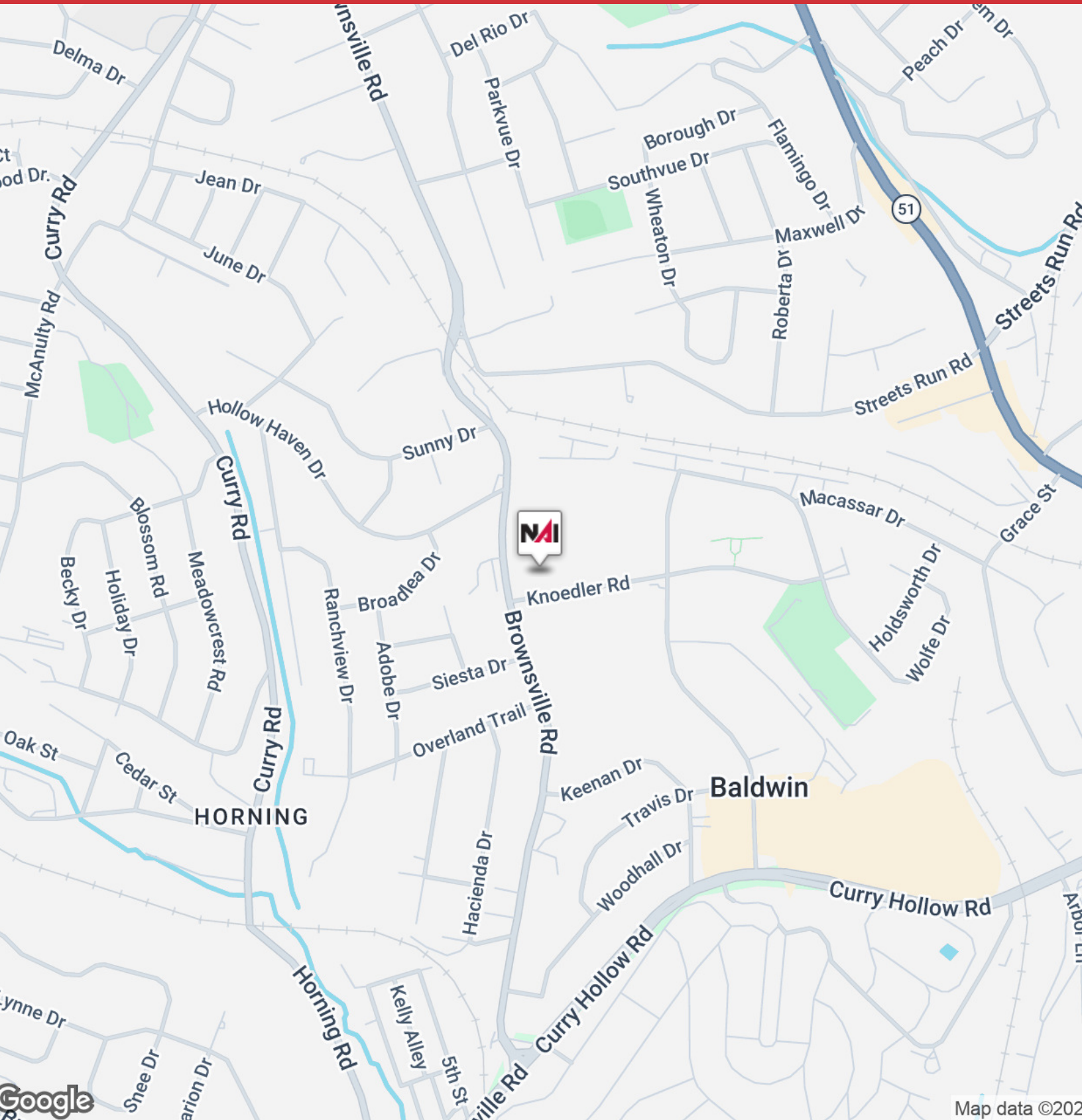


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Aerial Map

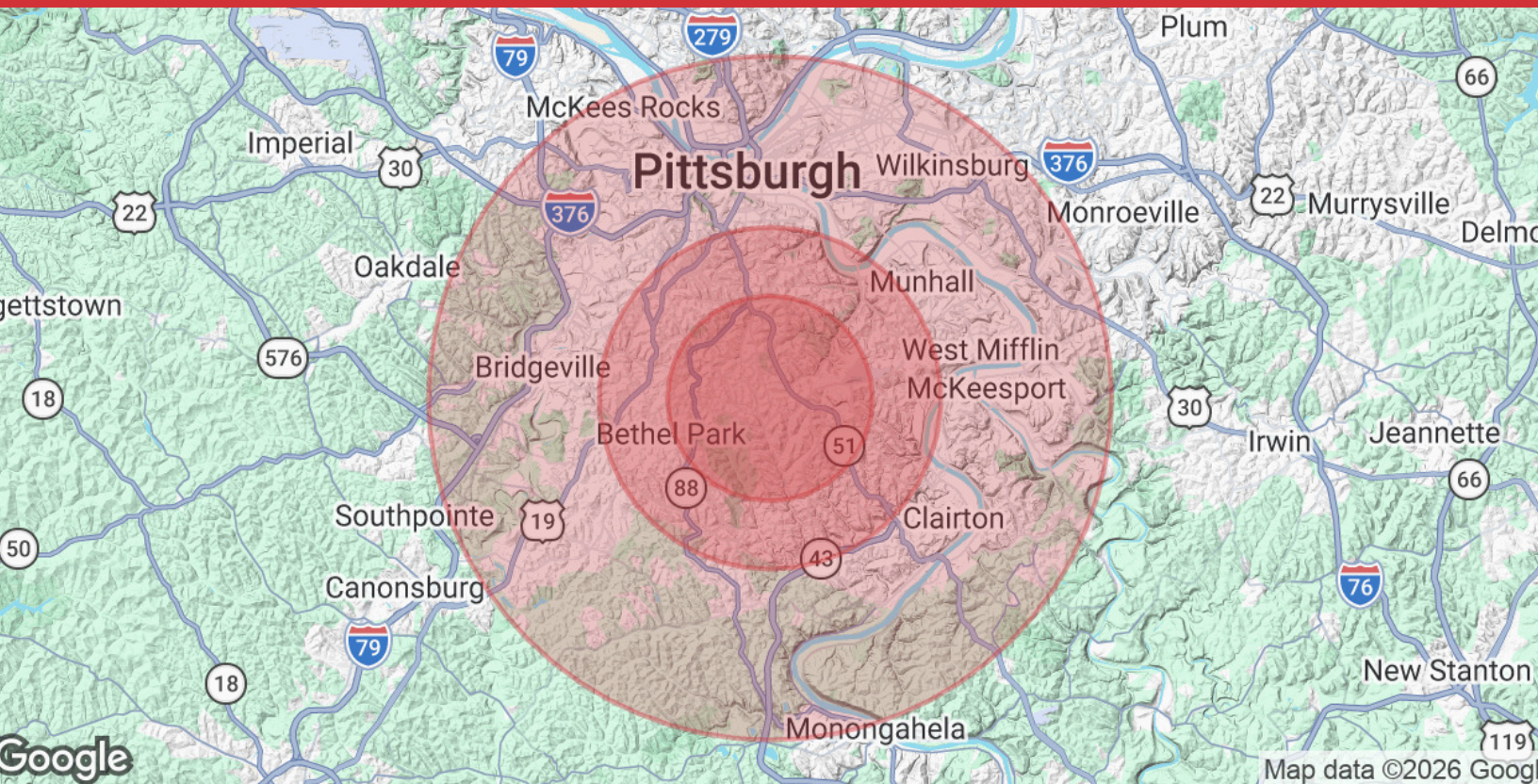


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Demographics Map & Report



Population	3 Miles	5 Miles	10 Miles
Total Population	80,814	220,069	760,248
Average Age	44.8	43.4	41.0
Average Age (Male)	42.9	41.8	39.1
Average Age (Female)	45.8	44.7	42.7

Households & Income	3 Miles	5 Miles	10 Miles
Total Households	35,160	94,985	341,029
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$101,618	\$108,472	\$99,627
Average House Value	\$227,045	\$242,099	\$244,546

2023 American Community Survey (ACS)

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