

ROSS PARK MALL OUTPARCEL

FOR SALE OR LEASE

100 CHERYL DRIVE, PITTSBURGH, PA 15237

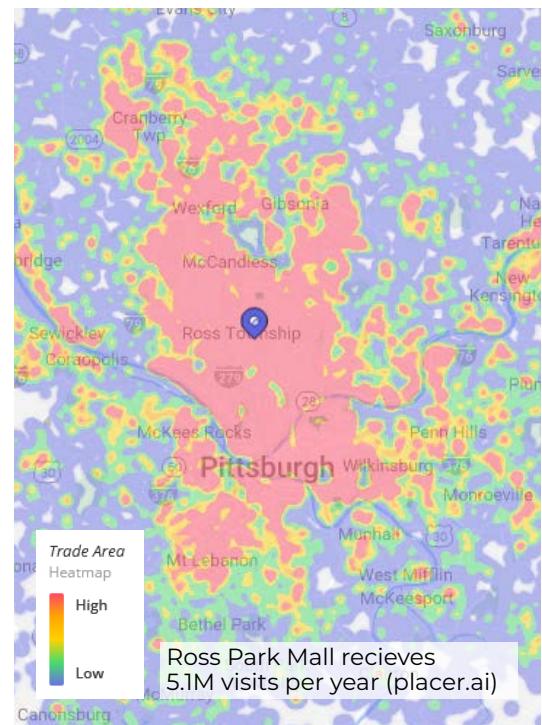
HANNA
COMMERCIAL REAL ESTATE

A MEMBER OF CHAINLINKS RETAIL ADVISORS



SITE	Existing 550 SF former bank building on 0.488 acres Four lane drive-thru with 1,200 SF canopy
RENT	\$40k/year
SALE	\$400,000
DELIVERY	Immediate
ZONING	C-1 Regional Commercial District and TD-1 Overlay District (McKnight Road Transportation)
FRONTAGE	246' on Cheryl Drive

Ross Park Mall is Western Pennsylvania's premier shopping mall with 1.237M SF and anchored by Macy's, Nordstrom, Crate & Barrel, Dick's House of Sport and LL Bean



FOR MORE INFORMATION, CONTACT:

ADAM JOYCE

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412 261 2200

All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental, or other conditions, prior sale, lease, financing or withdrawal without notice. Hanna Commercial Real Estate will make no representation, and assume no obligation, regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property.

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11 STANWIX ST., SUITE 1024

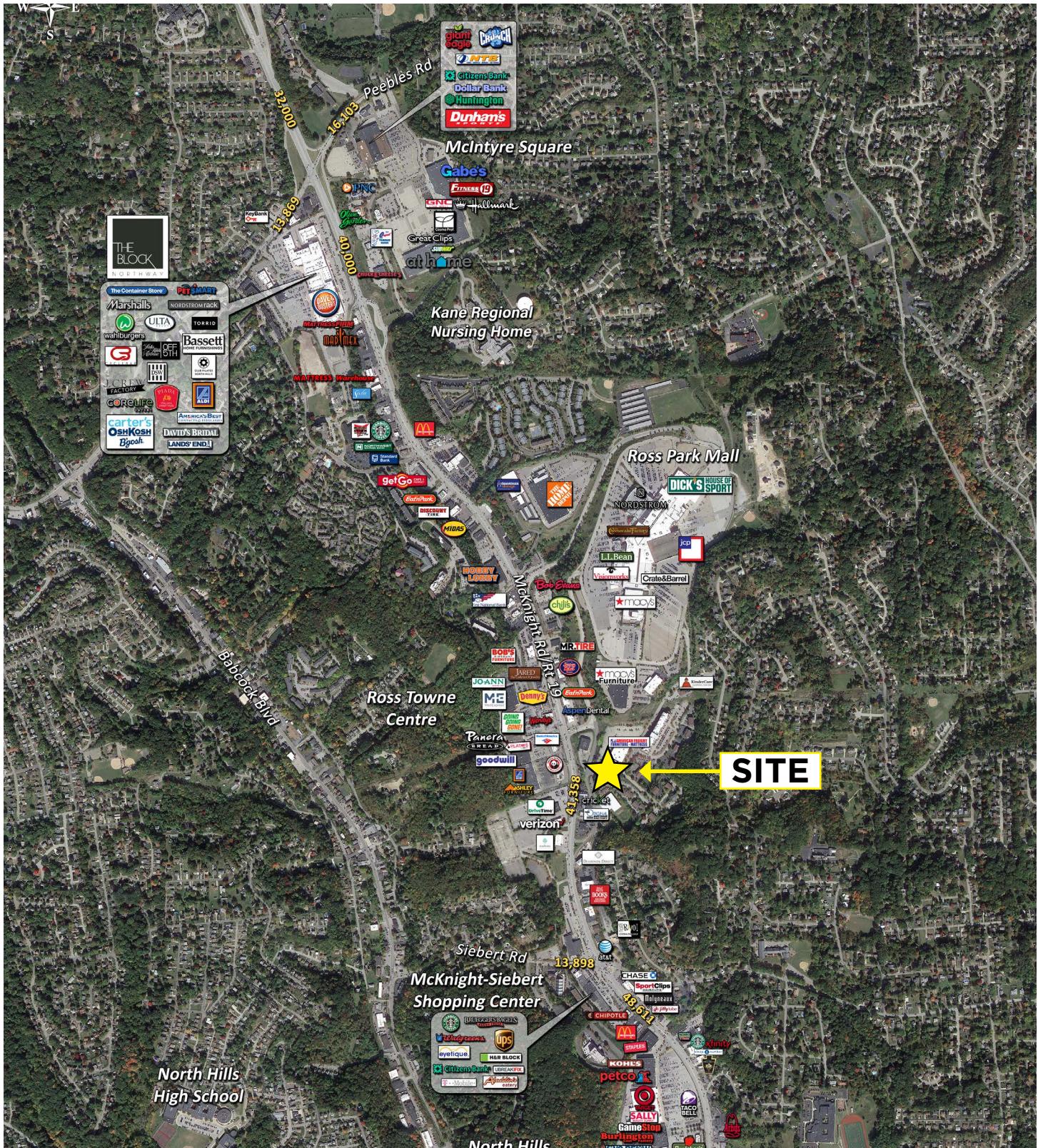
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The logo for Hanna Commercial Real Estate. It features a graphic element on the left consisting of four squares: a large green square at the top, a black square to its right, a green square below the top one, and a black square below the middle one. To the right of this graphic, the word "HANNA" is written in a large, bold, green, sans-serif font. Below "HANNA", the words "COMMERCIAL REAL ESTATE" are written in a smaller, green, sans-serif font. At the very bottom, a thin black horizontal line spans the width of the logo. Below this line, the text "A MEMBER OF CHAINLINKS RETAIL ADVISORS" is written in a small, black, sans-serif font.



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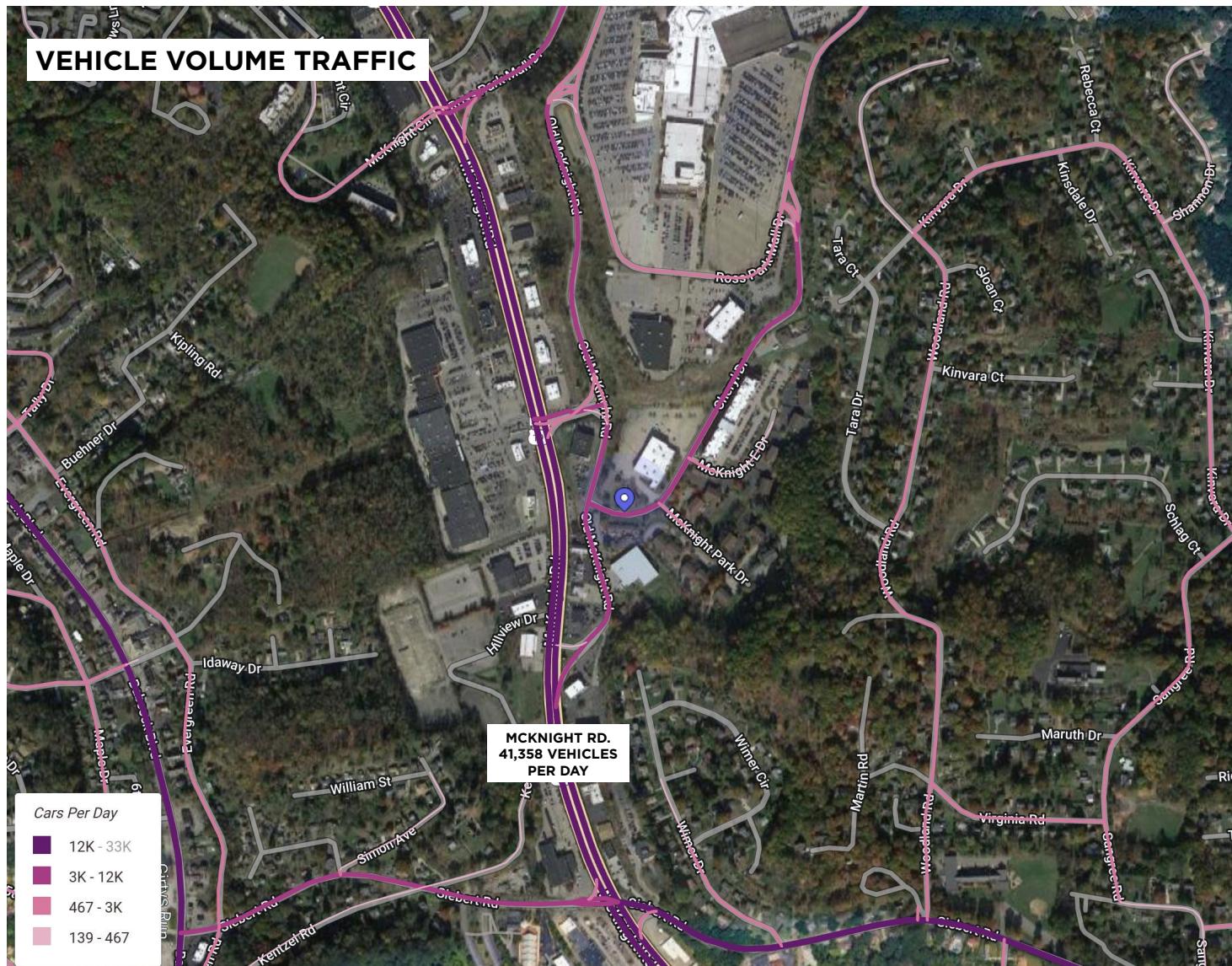
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DEMOGRAPHICS

● 3 Mile

● 5 Mile

● 7 Mile

Overview

	3 Mile	5 Mile	7 Mile
Population	71,862	170,268	343,300
Pop density (per sq mile)	2,524	2,160	2,284
Area (sq mi) - based on Census Block Groups	28.47	78.84	150.28

All data sourced from *placer.ai*

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ROSS PARK MALL
A SIMON MALL

Pittsburgh's style destination of choice, Ross Park Mall attracts sophisticated, style-conscious shoppers with its accessibility, exclusive selection of luxury brands and delicious eateries.

- The center features a distinctively strong mix of retailers that include Nordstrom, Dick's House of Sport, Crate & Barrel, Pottery Barn, Restoration Hardware and Williams-Sonoma.



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