

1025-4775 MOUNTAIN VIEW DRIVE  
WEST MIFFLIN, PENNSYLVANIA 15122



# CENTURY SQUARE

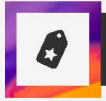


2,000 - 29,000 SF PRIME RETAIL OR RESTAURANT SPACE  
AVAILABLE FOR LEASE

**CBRE**

# PROPERTY HIGHLIGHTS

76,400 SF TOTAL NOW AVAILABLE FOR LEASE



415,613 square foot shopping center with outstanding anchor tenants



Anchored by Lowe's Home Improvement, Hobby Lobby, Shop'n Save, Dunham's Sports, Luxury Cinemas, and Planet Fitness



Strong traffic counts and demographics



Area retailers include Target, Walmart Supercenter, Sam's Club, Gabe's, Big Lots, Ollie's Bargain Outlet, Fresh Thyme Farmers Market, and many more



Area restaurants include Applebee's, Chili's, Arby's, McDonald's, Panda Express, Chick-fil-A, Denny's, Taco Bell, Olive Garden, Red Lobster, and more

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**IDEAL FOR:  
RESTAURANTS,  
DEPARTMENT  
STORES, PHYSICAL  
THERAPY OFFICES,  
INSURANCE  
COMPANIES,  
FURNITURE  
STORES,  
PET STORES,  
ENTERTAINMENT  
CONCEPTS, AUTO  
PARTS STORES,  
AND ENDLESS  
OTHER RETAIL  
AND SERVICE USES**

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# YOUR FUTURE CUSTOMERS

## DEMOGRAPHICS IN 2021

	<b>WITHIN ONE MILE</b>	<b>WITHIN THREE MILES</b>	<b>WITHIN FIVE MILES</b>	<b>WITHIN SEVEN MILES</b>
 <b>TOTAL POPULATION</b>	6,544	62,725	182,714	420,902
 <b># OF TOTAL HOUSEHOLDS</b>	2,909	27,883	81,015	183,956
 <b>AVG HOUSEHOLD INCOME</b>	\$84,209	\$86,946	\$82,883	\$84,725
 <b>DAYTIME POPULATION</b>	8,570	60,627	161,841	412,330



# SPACES AVAILABLE FOR EVERY USE

Ideal for small retail shops, takeout concepts, & insurance companies

Ideal for department stores, furniture stores, entertainment concepts, pet stores - anchor tenant opportunity

Ideal for restaurants, entertainment concepts, medical and physical therapy offices, pet stores

Ideal for department stores, furniture stores, entertainment concepts, pet stores - anchor tenant opportunity

Ideal for salons, day spas, restaurants, general merchandise, entertainment concepts

Ideal for restaurants, entertainment concepts, medical & physical therapy offices, pet stores, auto parts shops, general merchandise

Ideal for pet stores, entertainment concepts, general merchandise



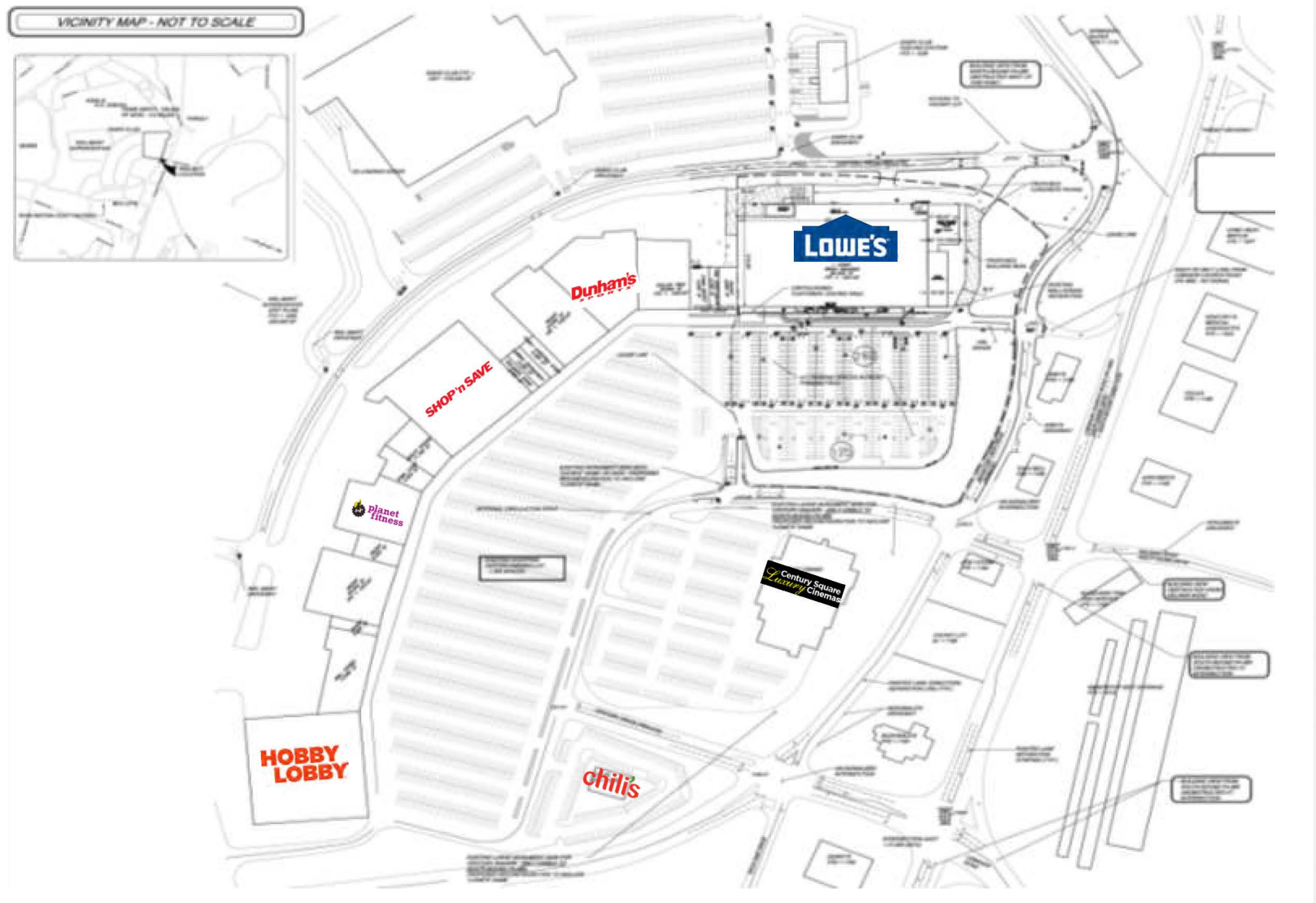
**ADJACENT SPACES CAN BE COMBINED**

## AVAILABILITY




NO.	SQ. FT.
8	2,000 SF
12	3,600 SF
13	21,524 SF
16	3,600 SF
21	4,000 SF
22	25,000 SF
25	8,000 SF
26	4,000 SF
28	3,800 SF

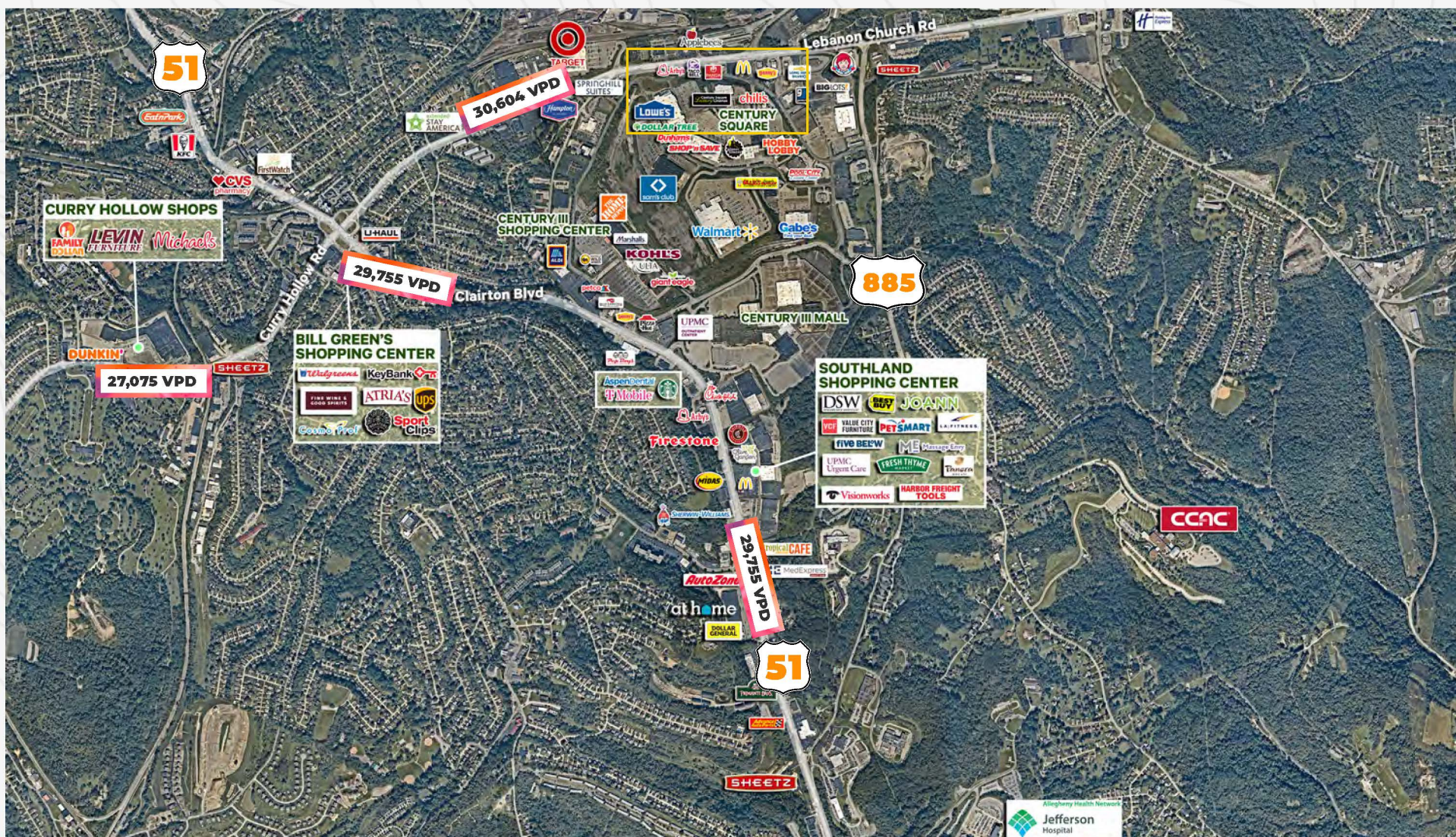
# SITE PLAN

**ABUNDANT PARKING FOR YOU  
AND YOUR CUSTOMERS**



# EASY ACCESS & UNPARALLELED PROXIMITY

-  LOCATED ACROSS FROM ROUTE 885 AND A 5-MINUTE DRIVE FROM ROUTE 51
-  25-MINUTE DRIVE TO PITTSBURGH'S CENTRAL BUSINESS DISTRICT
-  CLOSE PROXIMITY TO SEVERAL PUBLIC BUS STOPS



# EXCELLENT CO-TENANCY

LED BY: HOBBY LOBBY, PLANET FITNESS, SHOP N SAVE, DUNHAM'S SPORTS, AND LOWE'S



**CENTURY SQUARE TENANTS**

**NEIGHBORING CENTERS**



 **VIEW DRONE VIDEO**







## LEASING CONTACTS

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**CBRE**

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