

**AVISON
YOUNG**

EXISTING RETAIL CENTER

U.S. Film Square

100 Broughton Road
Bethel Park, PA 15102

±30,000 SF neighborhood retail
center with three available spaces

ROBERT DELMONICO

Vice President

+1 412 944 2129

robert.delmonico@avisonyoung.com

MAGGIE MCGINLEY

Associate

+1 412 944 2137

maggie.mcginley@avisonyoung.com





Discover a **highly visible retail destination** offering strong signage options

Retail space crafted for the **community.**



Exceptional visibility and signage opportunity at the corner of Library Road and Broughton Road



Well-positioned for wellness, fitness, café, retail, or service-oriented users



Plentiful on-site parking



Hands-on, engaged ownership



TI package available



U.S. Film Square | ±30,000 sf

100 Broughton Road
Bethel Park, PA 15102



BETHEL PARK, PA

Area overview

Home to major retail anchors such as South Hills Village, Market District, and other daily-need destinations, Bethel Park is well-established as a primary retail hub in the South Hills submarket.

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Restaurants

01	Olive Oils Pizzeria
02	DaDa's Bar & Grill
03	Pizza Hut
04	Pizza Hut
05	Golden Wok Inn

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Fast Casual

01	Wendy's
02	Wendy's
03	KFC
04	Arby's
05	McDonald's

10 

Cafés

01	Bruster's Ice Cream
02	Davinci Workshop &
03	Giant Eagle Bakery
04	Starbucks Coffee
05	Dunkin'

74 

Personal Shopping

01	Bethel Park Flowers
02	Sunray Electric Supply
03	Ruby Flora Plant Shop
04	Bleuu Candles
05	ecoATM

7 

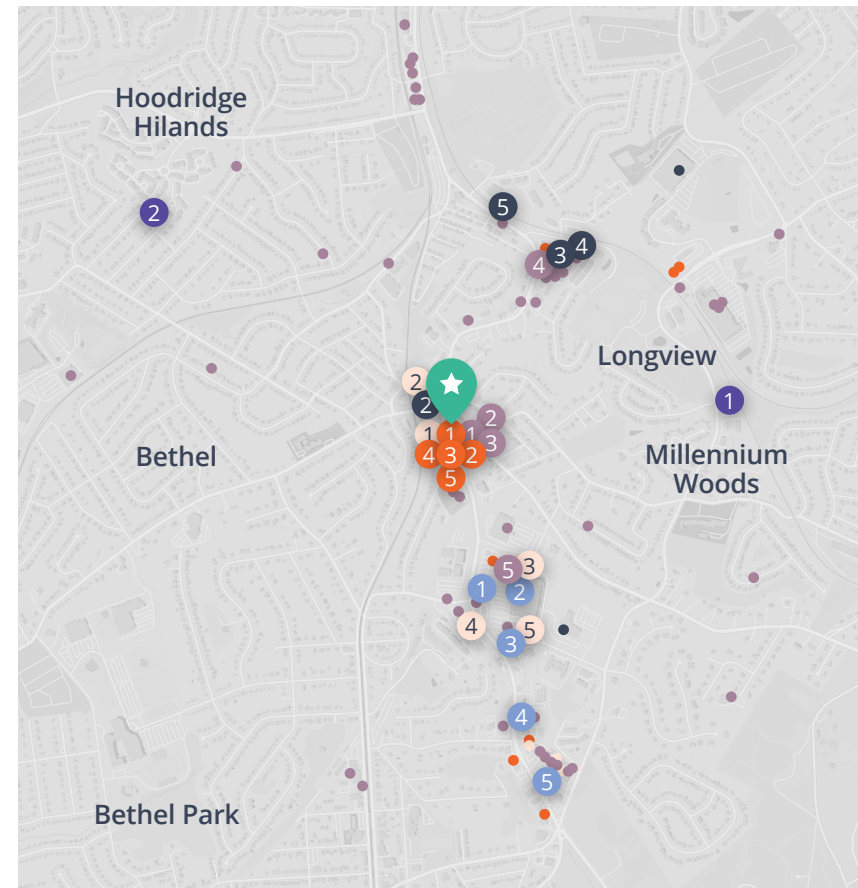
Fitness

01	Karma Fitness Studio
02	ISI Elite Training
03	Cycletique
04	Iron 24 Fitness + Reco
05	PHI Pilates Studio

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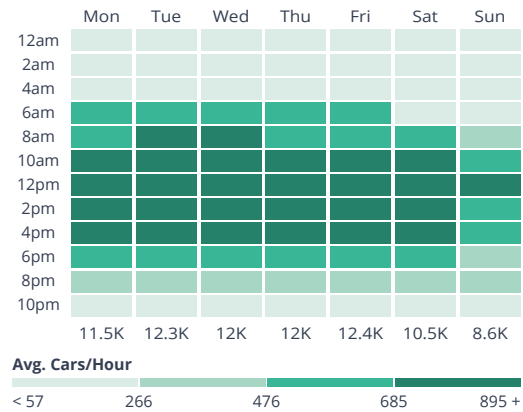
Bars

01	Spoonwood Brewing
02	Old Ox Tavern

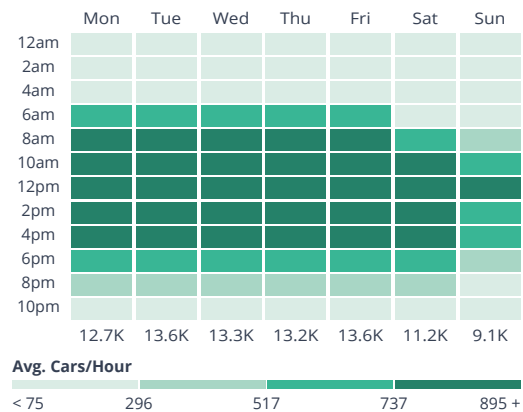


Traffic counts

Broughton Road | Avg. Daily Volume 11,315 Cars



Library Road | Avg. Daily Volume 12,373 Cars



Cars Per Day



Demographics

	1 Mile	5 Miles	10 Miles
Businesses			
Total Businesses	380	8,434	31,561
Total Employees	4,696	72,370	397,669
Population			
Total Current Population	9,788	248,953	722,518
Daytime Population	9,266	184,314	720,746
Employed Population	5,015	130,361	375,304
Total Households	4,311	107,991	324,308
Average Household Size	2	2	2
Age			
Median Age	46	43	39
Housing			
Median Rent	\$1,109	\$1,005	\$1,023
Income			
Average Household Income	\$119,434	\$127,186	\$113,299



Visit us at
avisonyoung.com

For more information, get in touch.

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