



BALDWIN

ALLEGHENY COUNTY AIRPORT

CENTURY SQUARE

Dunham's Sports **LOWE'S**
HOBBY LOBBY **SHOP 'n SAVE**
just right.
Century Square
Cinemas



Lebanon Church Rd 33,304 ADT

SITE
8.3 ACRES

51

35,060 ADT



CENTURY III PLAZA
THE HOME DEPOT **giant eagle** **ULTA**
KOHL'S **Marshalls**
SKECHERS



CURRY HOLLOW SHOPPING CENTER
Michaels **LEVIN FURNITURE**
FAMILY DOLLAR

FUTURE REDEVELOPMENT

SOUTHLAND SHOPPING CENTER

FRESH THYME MARKET **CRACK** **HARBOR FREIGHT TOOLS**
PETSMART **JOANN** **FIVE BELOW**

Clairton Blvd 38,672 ADT

PLEASANT HILLS

DOLLAR GENERAL



PROJECT DETAILS

84,729 SF | 8.3 ACRES AVAILABLE • REDEVELOPMENT OPPORTUNITY

AVAILABLE SPACE

84,729 SF | 8.3 Acres

TRAFFIC COUNTS

Clairton Rd - 15,661 ADT
Lebanon Church Rd - 33,304 ADT

PROPERTY HIGHLIGHTS

Prime big box redevelopment
Single or multi-tenant
Large land parcel with signalized access
\$330M retail sales in 0.5 mile radius
High traffic Walmart (top 3% nationwide)

AREA RETAILERS

Walmart
Sam's
Giant Eagle
Kohl's
Marshall's
Target
Lowe's
80 acre Century III Mall redevelopment in progress

COUNTY

Allegheny

MARKET

West Mifflin / Pleasant Hills



		3 MILE	5 MILE	7 MILE
	POPULATION	62,121	184,201	433,977
	DAYTIME POPULATION	57,510	152,254	443,472
	MEDIAN HH INCOME	\$76,849	\$68,086	\$68,301

SITE AERIAL

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FUTURE REDEVELOPMENT

SITE
PLAN

84,729 SF | 8.3 ACRES AVAILABLE • REDEVELOPMENT OPPORTUNITY



SITE
PHOTOS

84,729 SF | 8.3 ACRES AVAILABLE • REDEVELOPMENT OPPORTUNITY



WEST MIFFLIN, PENNSYLVANIA

7005 CLAIRTON RD

FOR LEASE OR SALE

EMILY SIPES

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**ALBANY
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WEST PALM BEACH

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