

**OFFERING MEMORANDUM**

**For Lease | 1,200 SF &  
4,800 SF Hollywood Square**

**6750 HOLLYWOOD BOULEVARD**

Delmont, PA 15626

**PRESENTED BY:**

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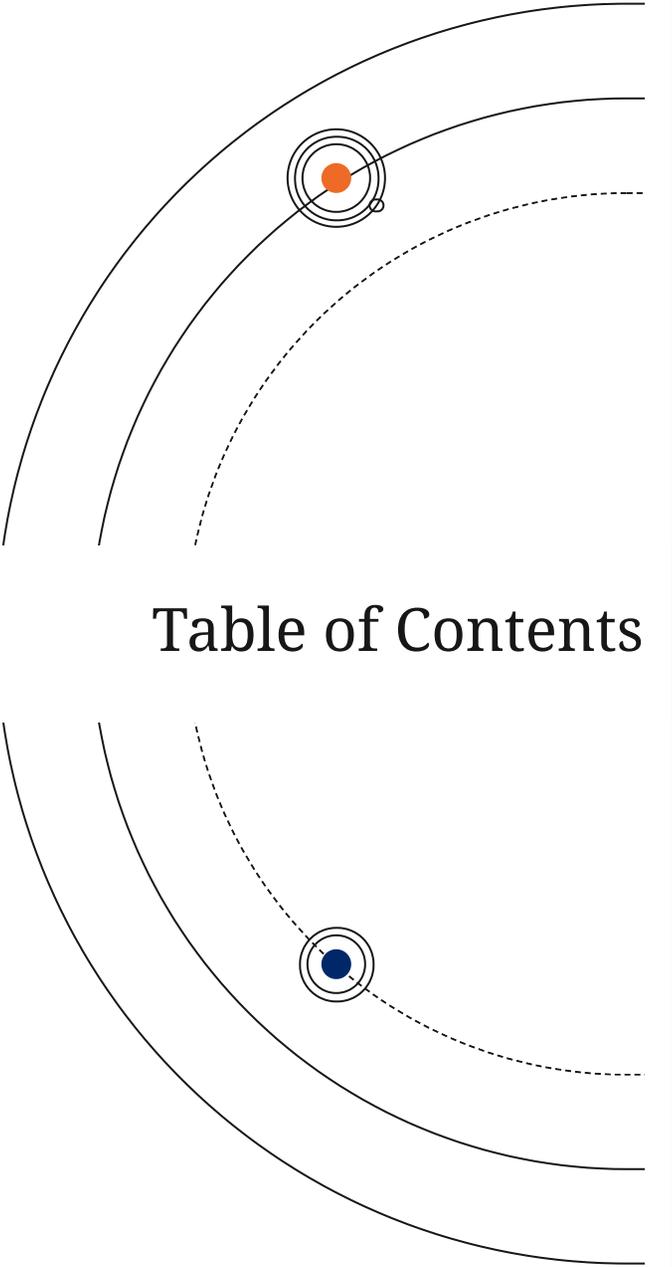
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**SECTION 1**  
**Property  
Information**

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$16.00 - 18.00 SF/yr (NNN)
<b>BUILDING SIZE:</b>	19,200 SF
<b>AVAILABLE SF:</b>	1,200 - 4,800 SF
<b>MARKET:</b>	Pittsburgh
<b>SUBMARKET:</b>	Westmoreland County

## PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present this retail space available for lease in Hollywood Square, a Walmart anchored retail plaza located in Delmont, PA.

## PROPERTY HIGHLIGHTS

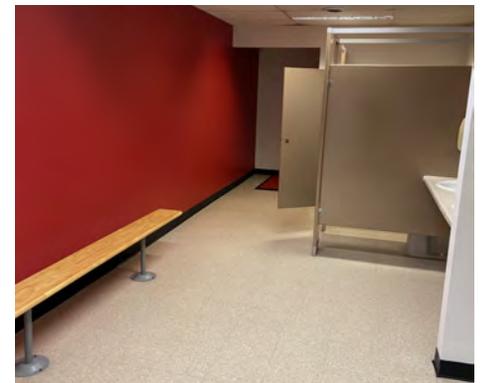
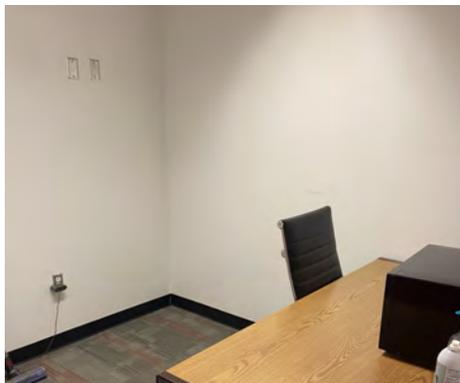
- 1,200 SF and 4,800 SF retail spaces available in Hollywood Square, a Walmart anchored retail plaza
- 4,800 SF - Available December, 2026 or sooner
- Ample parking with 50 spaces
- Located in retail corridor
- 27,151 ADT on Route 22/William Penn Hwy

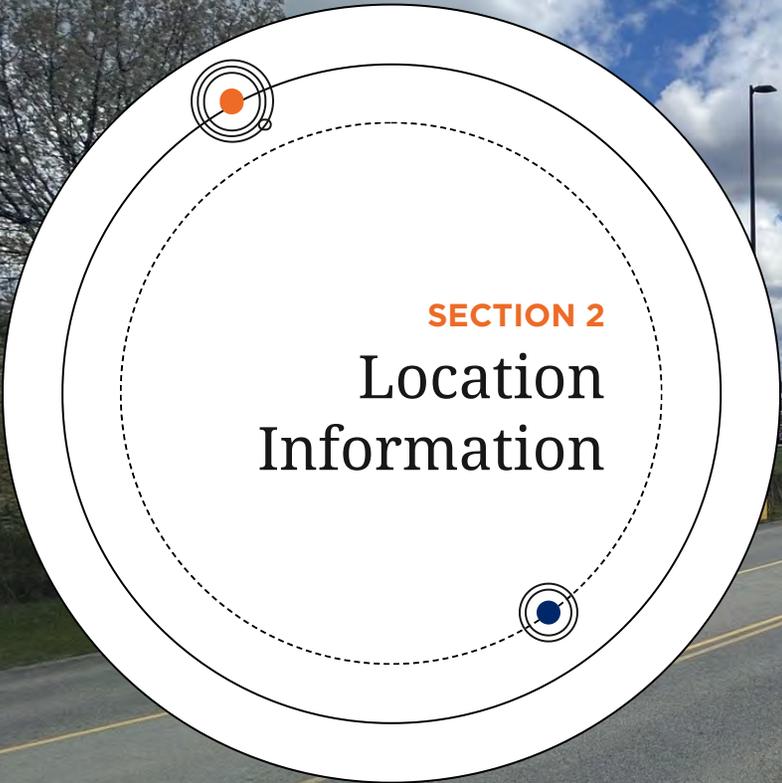
SPACES	LEASE RATE	SPACE SIZE
<b>SPACE 1</b>	\$18.00 SF/yr	1,200 SF
<b>SPACE 2</b>	\$16.00 SF/yr	4,800 SF

PHOTOS | SPACE 1



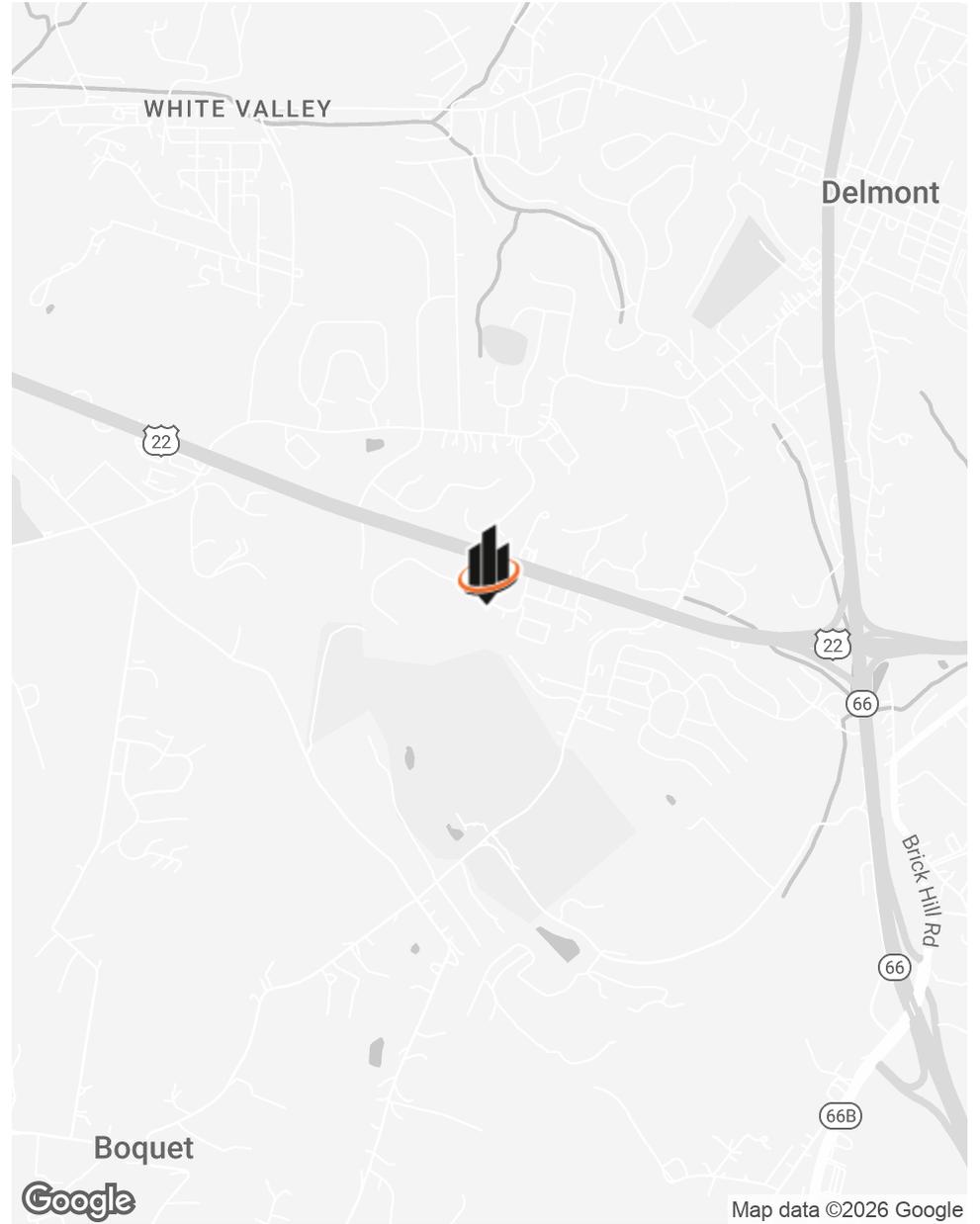
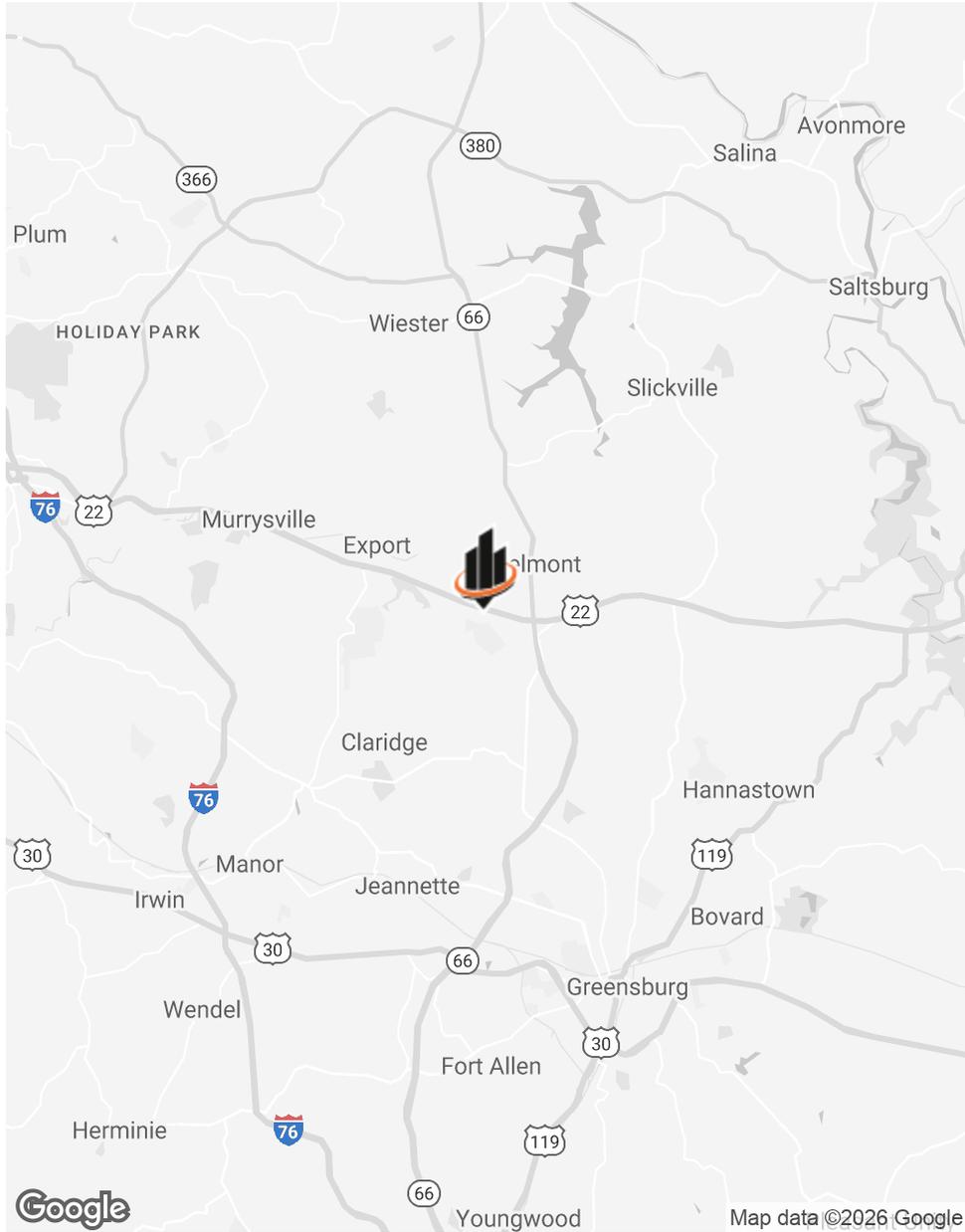
# PHOTOS | SPACE 2





**SECTION 2**  
Location  
Information

# LOCATION MAPS



# RETAILER MAP



# DEMOGRAPHICS MAP & REPORT

## POPULATION

**0.3 MILES   0.5 MILES   1 MILE**

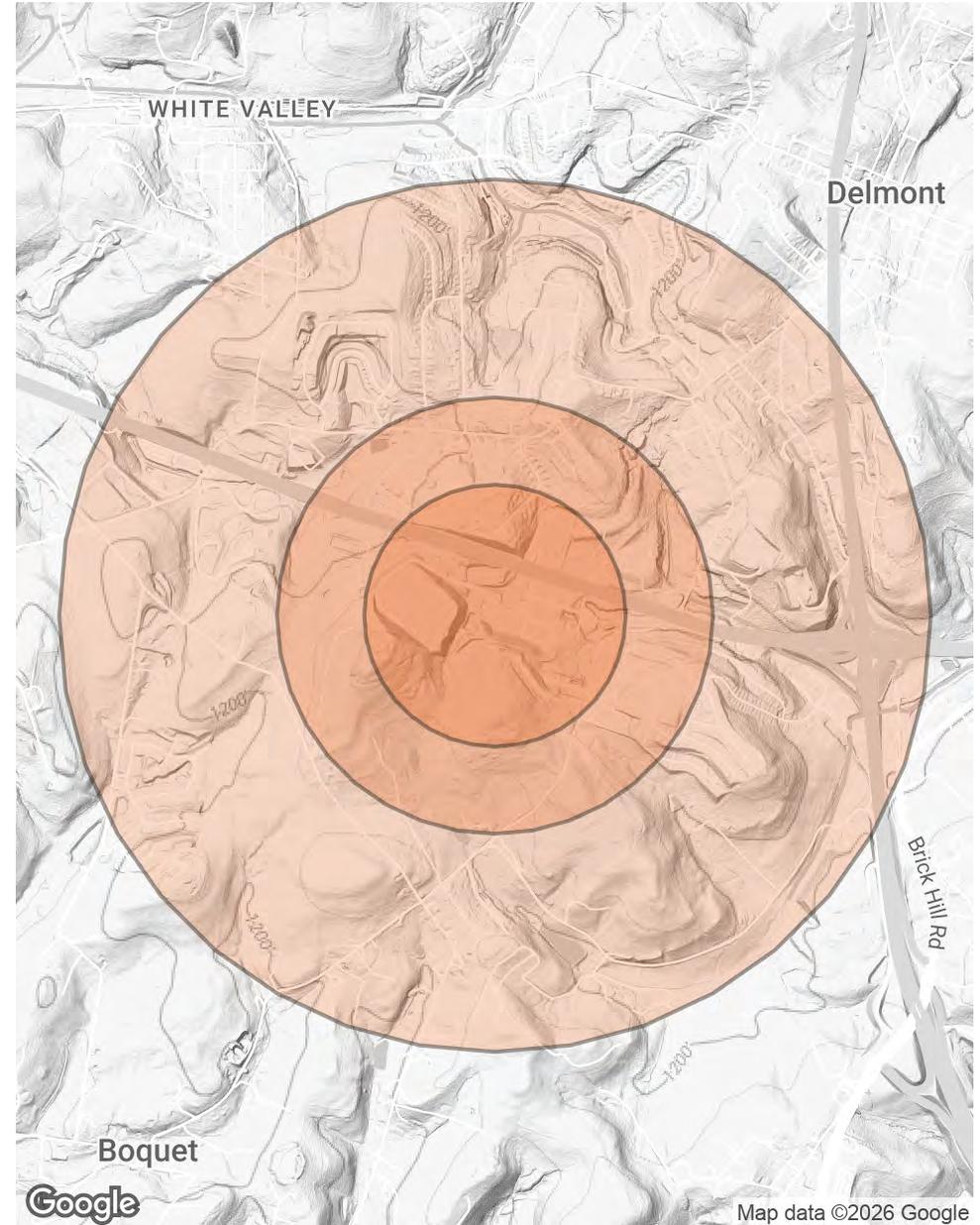
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	130	654	3,311
AVERAGE AGE	53	52	50
AVERAGE AGE (MALE)	51	51	48
AVERAGE AGE (FEMALE)	54	53	51

## HOUSEHOLDS & INCOME

**0.3 MILES   0.5 MILES   1 MILE**

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	61	300	1,520
# OF PERSONS PER HH	2.1	2.2	2.2
AVERAGE HH INCOME	\$119,155	\$122,156	\$103,389
AVERAGE HOUSE VALUE	\$263,077	\$269,833	\$256,962

*Demographics data derived from AlphaMap*





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