

# Hillcrest Shopping Center

5000 Library Rd, Bethel Park, Pennsylvania 15102

**NOW  
LEASING**



- ❖ Serves the Immediate Markets of Mount Lebanon, Bethel Park & Castle Shannon
- ❖ Very Strong Residential Backup
- ❖ Abundant Parking & High Traffic Count
- ❖ Very Accessible Outbound Center

P.O. Box 10234  
Pittsburgh, PA 15232



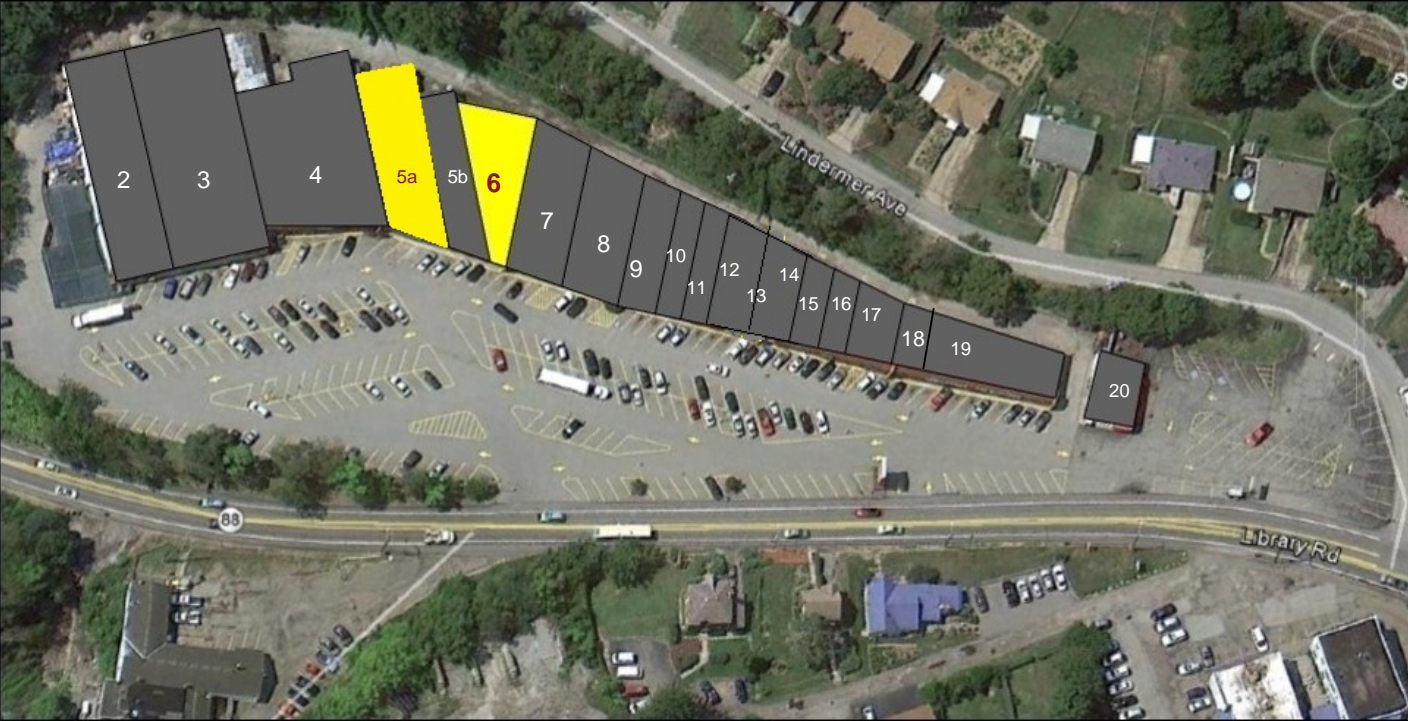
412.661.5233  
F: 412.661.8160

[www.kaminrealty.com](http://www.kaminrealty.com)

# Hillcrest Shopping Center

Bethel Park, PA

Current Tenancy & Available Spaces



- |                              |                                 |
|------------------------------|---------------------------------|
| 1) Slaney's Service Center   | 11) John's Barber Shop          |
| 2) PGH Party & Garden Supply | 12) Aming Massage Therapy       |
| 3) Dollar General            | 13) Cricket Wireless            |
| 4) KeyBank                   | 14) Nails 88                    |
| 5a) Available - 6,190 SF     | 15) Olive Oil's Pizzeria & More |
| 5b) Weight Watchers          | 16) Studio 88 Beauty Salon      |
| 6) Available - 3,223 SF      | 17) Helmet Heads                |
| 7) Colonial Beer             | 18) Pizza Hut                   |
| 8) Tanning Factory           | 19) Old West Wash House         |
| 9) Smoke Connection          | 20) Bruster's Ice Cream         |
| 10) Golden Wok               |                                 |





# Hillcrest Shopping Center

Bethel Park, PA

Aerial



- ❖ Very busy center right on Route 88
- ❖ Great visibility and accessibility on outbound or inbound side.
- ❖ Down the street from Wal-Mart & Giant Eagle





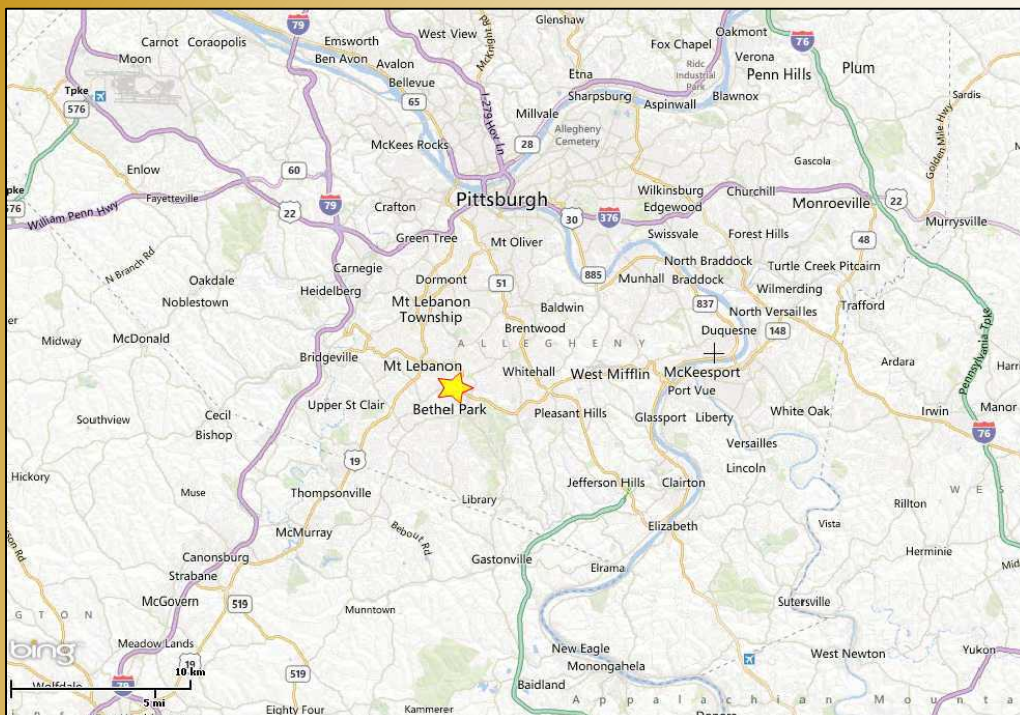
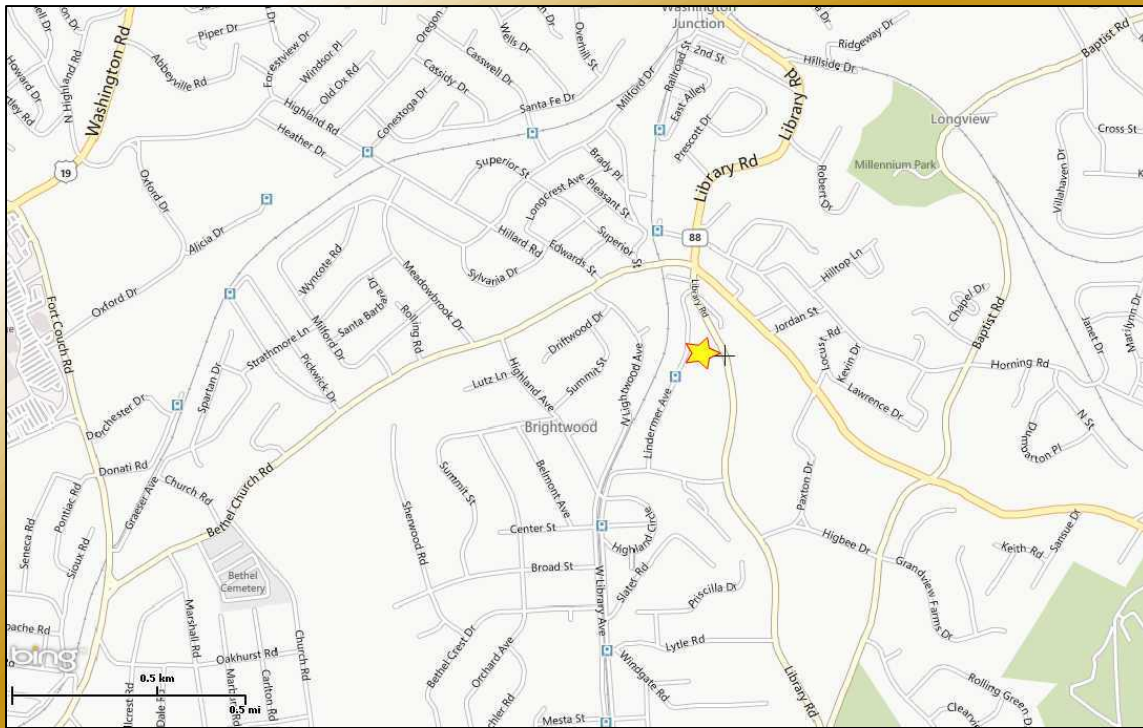




# Hillcrest Shopping Center

Bethel Park, PA

Street Map

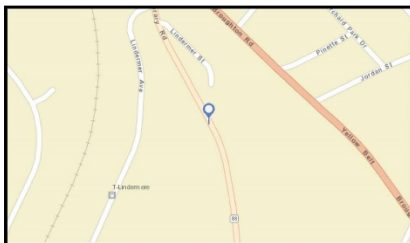




# Traffic Count Map - Close Up

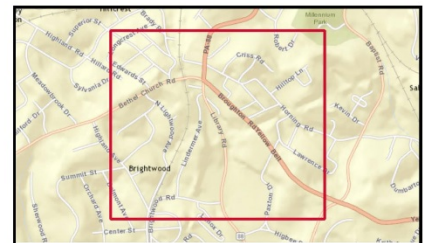
Hillcrest  
5000 Library Rd, Bethel Park, Pennsylvania, 15102  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 40.34271  
Longitude: -80.02632



### Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2015 Market Planning Solutions, Inc.

April 20, 2016



# Demographic and Income Comparison Profile

Hillcrest  
 5000 Library Rd, Bethel Park, Pennsylvania, 15102  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 40.34271  
 Longitude: -80.02632

	1 mile	3 miles	5 miles
<b>Census 2010 Summary</b>			
Population	8,546	91,265	243,097
Households	3,696	38,832	104,817
Families	2,402	25,397	66,000
Average Household Size	2.31	2.33	2.30
Owner Occupied Housing Units	2,892	29,832	76,667
Renter Occupied Housing Units	804	9,000	28,150
Median Age	47.4	45.1	43.5
<b>2015 Summary</b>			
Population	8,589	90,640	242,339
Households	3,759	39,032	105,731
Families	2,408	25,255	65,809
Average Household Size	2.28	2.30	2.27
Owner Occupied Housing Units	2,878	29,384	75,154
Renter Occupied Housing Units	880	9,648	30,577
Median Age	49.1	46.4	44.7
Median Household Income	\$60,641	\$67,714	\$61,514
Average Household Income	\$77,894	\$90,846	\$83,655
<b>2020 Summary</b>			
Population	8,669	90,736	242,893
Households	3,808	39,258	106,503
Families	2,421	25,240	65,840
Average Household Size	2.27	2.29	2.26
Owner Occupied Housing Units	2,918	29,570	75,712
Renter Occupied Housing Units	890	9,689	30,791
Median Age	50.3	47.2	45.4
Median Household Income	\$72,832	\$78,992	\$72,890
Average Household Income	\$87,073	\$103,436	\$94,984
<b>Trends: 2015-2020 Annual Rate</b>			
Population	0.19%	0.02%	0.05%
Households	0.26%	0.12%	0.15%
Families	0.11%	-0.01%	0.01%
Owner Households	0.28%	0.13%	0.15%
Median Household Income	3.73%	3.13%	3.45%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

April 20, 2016





# Demographic and Income Comparison Profile

Hillcrest  
 5000 Library Rd, Bethel Park, Pennsylvania, 15102  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 40.34271  
 Longitude: -80.02632

2010 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	8,203	96.0%	86,183	94.4%	224,255	92.2%
Black Alone	123	1.4%	1,812	2.0%	7,552	3.1%
American Indian Alone	5	0.1%	47	0.1%	179	0.1%
Asian Alone	122	1.4%	1,938	2.1%	6,871	2.8%
Pacific Islander Alone	3	0.0%	19	0.0%	41	0.0%
Some Other Race Alone	15	0.2%	234	0.3%	972	0.4%
Two or More Races	76	0.9%	1,032	1.1%	3,227	1.3%
Hispanic Origin (Any Race)	73	0.9%	1,101	1.2%	3,414	1.4%

2015 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	8,190	95.3%	84,851	93.6%	221,076	91.2%
Black Alone	127	1.5%	1,800	2.0%	7,691	3.2%
American Indian Alone	5	0.1%	52	0.1%	190	0.1%
Asian Alone	154	1.8%	2,399	2.6%	8,299	3.4%
Pacific Islander Alone	3	0.0%	19	0.0%	43	0.0%
Some Other Race Alone	17	0.2%	283	0.3%	1,172	0.5%
Two or More Races	94	1.1%	1,236	1.4%	3,868	1.6%
Hispanic Origin (Any Race)	97	1.1%	1,461	1.6%	4,514	1.9%

2020 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	8,197	94.5%	83,997	92.6%	218,593	90.0%
Black Alone	132	1.5%	1,820	2.0%	7,891	3.2%
American Indian Alone	6	0.1%	58	0.1%	203	0.1%
Asian Alone	196	2.3%	2,995	3.3%	10,054	4.1%
Pacific Islander Alone	4	0.0%	20	0.0%	44	0.0%
Some Other Race Alone	20	0.2%	344	0.4%	1,420	0.6%
Two or More Races	115	1.3%	1,503	1.7%	4,688	1.9%
Hispanic Origin (Any Race)	128	1.5%	1,887	2.1%	5,846	2.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

April 20, 2016

©2015 Esri

Page 4 of 7

All information in this brochure was obtained from sources deemed to be reliable.  
 No warranties or representations are made regarding the accuracy of this information.  
 Interested parties should independently verify all information.

