

# Coming Soon to Harmarville PA



Conceptual drawing

## New Retail Development - For Lease

2599 Freeport Road | Pittsburgh, PA 15238

Conceptual drawing



## Property Highlights

- Q1 2027 Delivery
- 11,361 SF Available
- Drive-thru opportunity
- 19,467 ADT
- Retail Suites 1,545 SF +



# Site plan



## Demographics

### POPULATION

1-Mile	3-Miles	5-Miles
<b>2,121</b>	<b>29,131</b>	<b>84,289</b>

### HOUSEHOLDS

1-Mile	3-Miles	5-Miles
<b>968</b>	<b>13,317</b>	<b>37,619</b>

### DAYTIME POPULATION

1-Mile	3-Miles	5-Miles
<b>4,341</b>	<b>32,316</b>	<b>90,344</b>

### AV HH INCOME

1-Mile	3-Miles	5-Miles
<b>\$152,592</b>	<b>\$129,820</b>	<b>\$119,096</b>

# Trade area



OLLI'E'S, ALDI, LOWE'S, APPLEBEES, MATTRESS FIRM, MATTRESS WAREHOUSE, AMERICA'S BEST, verizon, FAMOUS, sleep number, SPRINGHILL SUITES, Great Clips, AspenDental, KAY, ROSS, FIVE GUYS, SONIC, DOLLAR TREE, five BEL'W, Michaels, SportClips, PET SMART

DICK'S, STARBUCKS, DONATOS, Bath & Body Works, macy's, SMOKEY BONES, Red Robin, PNC

Walmart, sam's club, WOODFOREST

getGo, POPEYES, CHASE, Starbucks, Pizza Hut, SHEETZ, DUNKIN', CVS pharmacy, target, DENNY'S, BURGER KING, MCDONALD'S, KFC, JACK-IN-BLANKET

Traffic Count 22,380

Traffic Count 11,573

Traffic Count 23,899

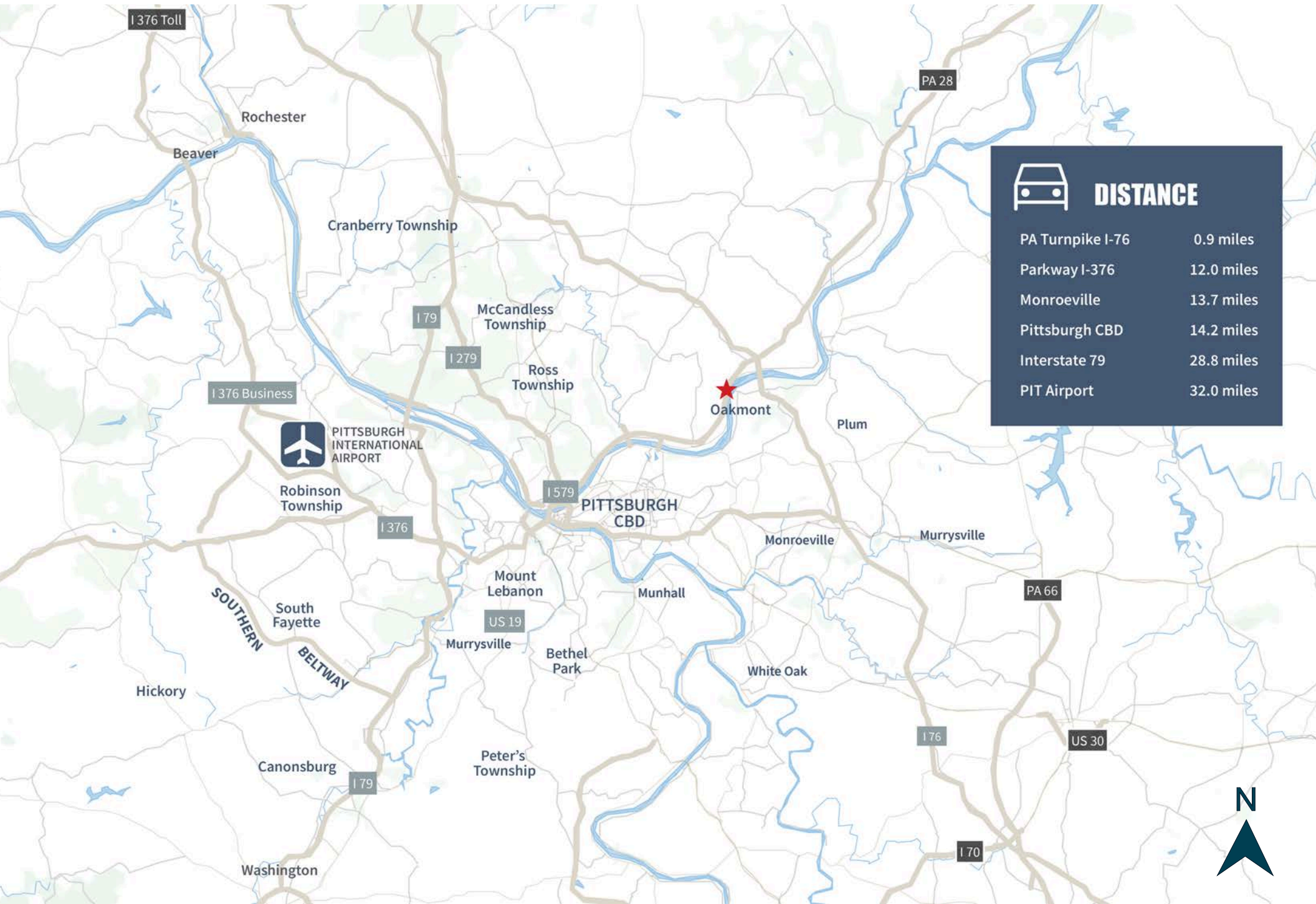
**SITE**

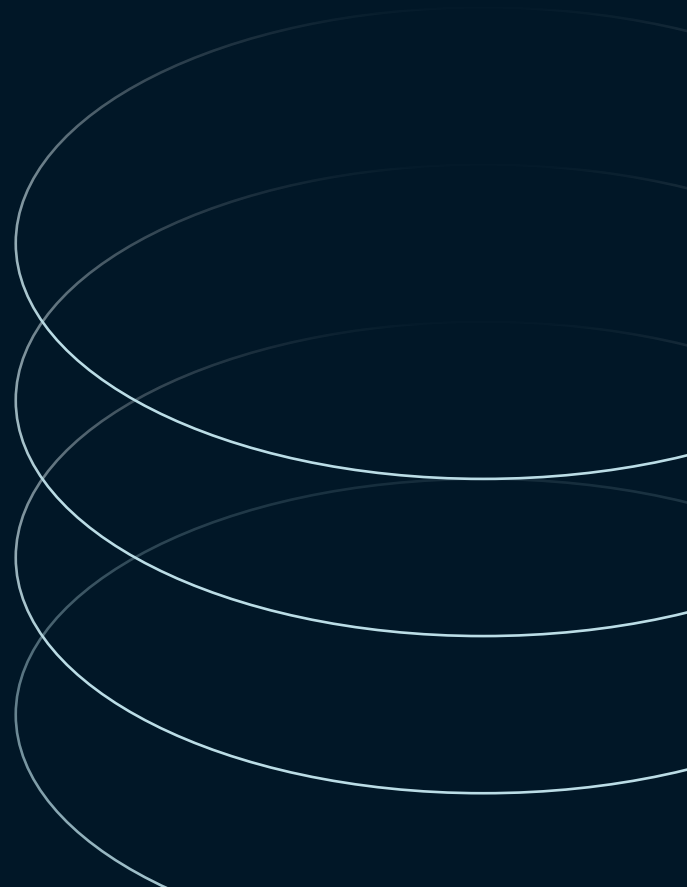
OAKMONT Country Club

OAKMONT HEIGHTS Golf Course



# Proximity map





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