



For Sublease

**2412 Ferguson Road
Allison Park, PA 15101**

- 2,400 s.f. outparcel with drive thru in a grocery anchored neighborhood center
- Recent improvements include new roof, stone facade, and painted exterior
- Exceptional visibility; large pylon sign available
- High income submarket
- Term expires 4/30/2024



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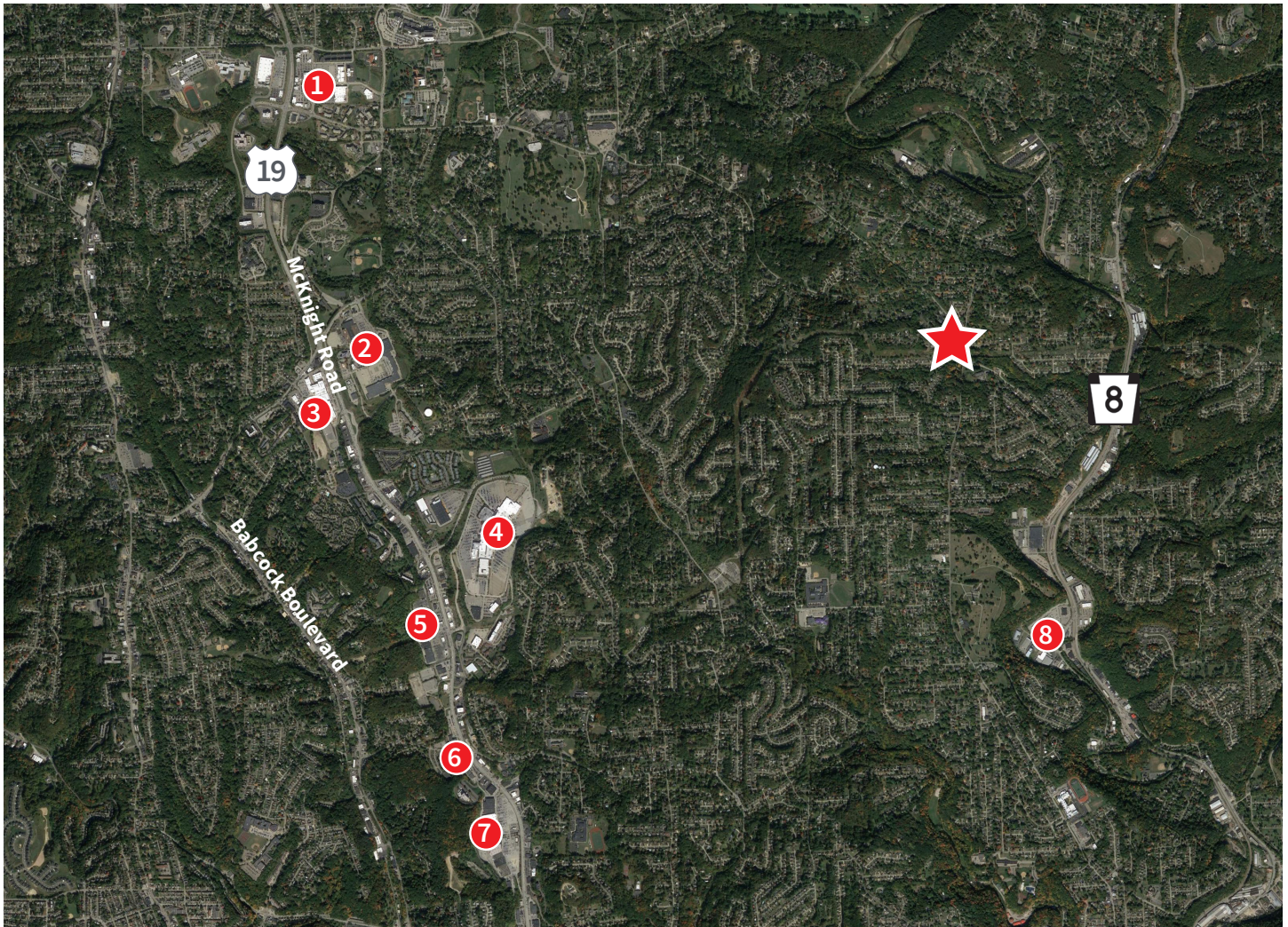
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The floor plan of the New York City Police Museum includes the following areas and features:

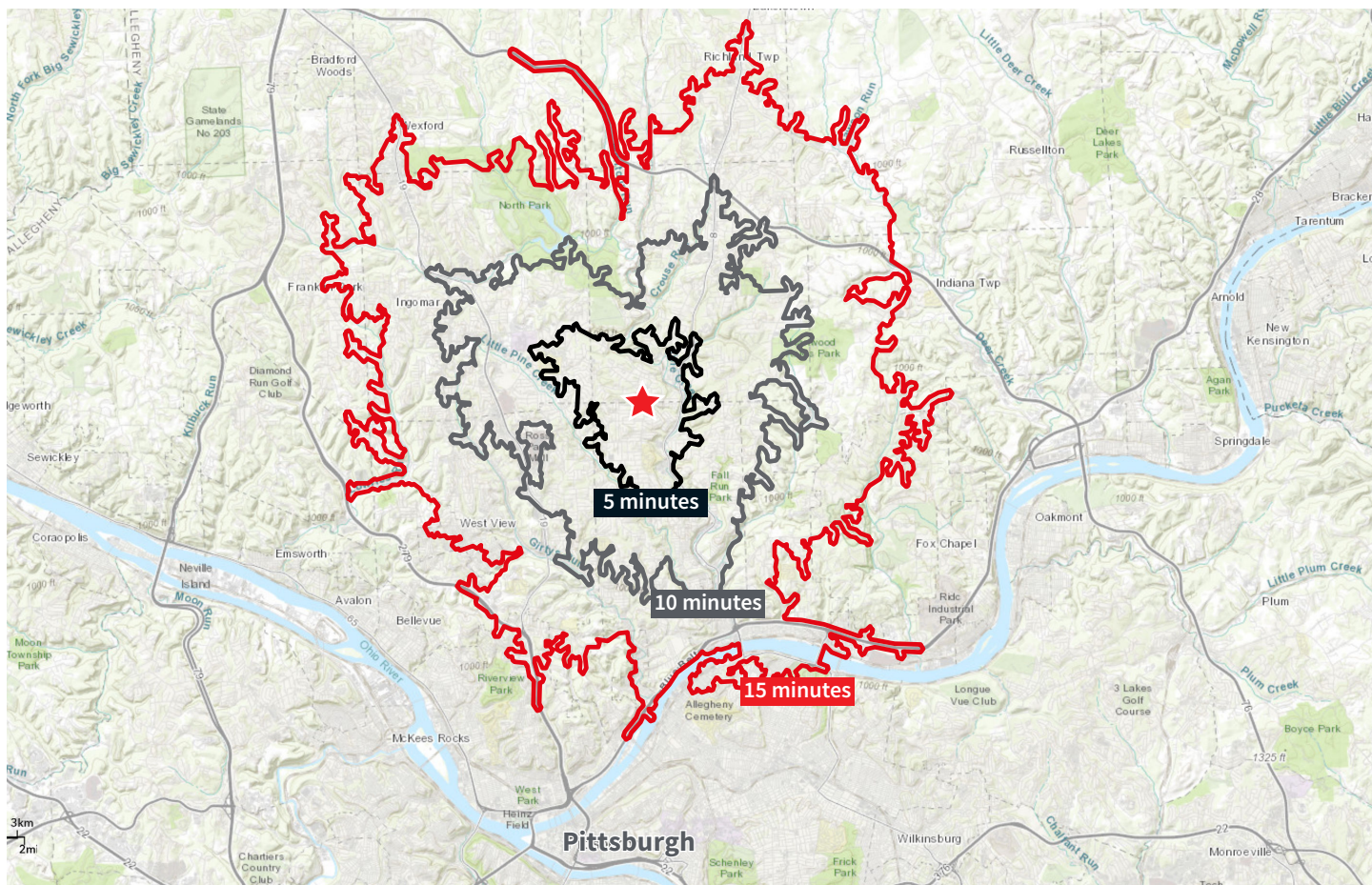
- STORAGE**: Located in the bottom left corner.
- VAULT**: A large rectangular area to the right of the storage.
- JANITORIAL**: A small room at the bottom center.
- RESTROOMS**: Labeled **MEN** and **WOMEN**, located at the bottom right.
- LOUNGE**: A large open area to the right of the restrooms.
- CHLORIN ROOM**: Two small rooms adjacent to the lounge.
- RECEIVE**: A small area next to the chlorine rooms.
- CLOSING ROOM**: A room next to the receive area.
- COFFEE**: A small area next to the closing room.
- STAGE**: A large curved stage in the center of the lobby.
- PAYMENT SLOT**: A curved counter area above the stage.
- LOBBY**: The central open area of the museum.
- VESTIBULE**: An entrance area at the top center.
- ATM ROOM**: Two rooms located near the vestibule.
- WORK ROOM**: A room to the left of the ATM rooms.
- RECEIVE**: Two small areas, one near the work room and one near the chlorine rooms.
- EXITING BACK CORRIDOR**: A corridor on the left side.
- EXITING FRONT CORRIDOR**: A corridor at the bottom left.
- CLOSING AREA**: A large area to the right of the lobby, containing several tables and chairs.
- NAT. CITY DESK**: A desk area within the closing area.
- CHECK OUT**: A curved counter area at the top right.
- SELF-SERVICE TOLLIER**: A small area at the top right.
- SELF-SERVICE COUNTER**: A small area at the top right.

Trade Area Overview



- ★ Allison Park Plaza**
Pine Creek Public House, Kuhn's Market, Cone Zone, Pasquale's Pizza, Dollar General, Gina's Happy Hound
- 1 McCandless Crossing**
First Watch, Longhorn Steakhouse, Traker Joe's, Ethan Allen, Hello Bistro, BJ's Restaurant, Bonefish Grill, Old Navy, The UPS Store, Supercuts, Home Goods, Dick's Sporting Goods, Rue Boutique, Riverstone Books, CVS Pharmacy, Lowe's Home Improvement, Emiliano's Mexican Restaurant, IHOP, Handel's Homemade Ice Cream, Chase Bank
- 2 McIntyre Square**
Citizen's Bank, Dollar Bank, Huntington Bank, Ace Hardware, Giant Eagle, Dunham's Sports, PNC Bank, National Tire & Battery, Gabe's, Weight Watchers, Valley Pool & Spa, Once Upon A Child, Office Max, GNC, At Home, The Original Pancake House, Chuck E Cheese
- 3 The Block Northway**
Bank of America, Budget Truck Rental, Key Bank, The Container Store, PetSmart, Marshall's, Skechers, Ulta Beauty, DSW Shoes, Wahlburgers, Carter's, Lands End, David's Bridal, Dave & Buster's, Bassett Furniture, Piada Italian Street Food, CycleBar, Aldi's, Mad Mex, Mattress Firm
- 4 Ross Park Mall**
Home Depot, Rally House, Episode, Nordstrom, Tiffany & Co., Eddie Bauer, Tesla, Express, Sephora, The Cheesecake Factory, Victoria's Secret, Pink, JCPenney, Macy's, Peleton, The Lego Store, Alter'd State, American Eagle, J. Crew, LL Bean, Crate and Barrel, Van's, T. Mobile, Aeropostale, Bob Evans, Chili's, Mr. Tire
- 5 Ross Towne Center**
North Hills Toyota, Bob's Discount Furniture, Jared, JoAnn Fabrics, MedExpress, Dick's Sporting Goods, Denny's, Wendy's, Panera Bread, Goodwill, Aldi's, Bank of America, Ashley Home Store, Panda Express
- 6 McKnight Siebert Shopping Center**
Starbucks, The UPS Store, Bruegger's Bagels, Walgreens, Anthony's Hair Salon, David's Vacuums, Choptle, McDonald's, DXL Big & Tall
- 7 North Hills Village**
Kohl's, Petco, Starbucks, Target, CVS Pharmacy, Taco Bell, GameStop, Burlington, Five Below, Michael's, Applebees, Fine Wine & Good Spirits, Best Buy
- 8 Mt. Royal Shopping Center**
Franks Pizza & Chicken, Dollar Tree, Subway, Rite Aid, Fine Wine & Good Spirits, Elegant Nails

Trade Area Overview



Retail Demographics



Total
Population



Total
Households



Average
HH Income



Median
Age



Total Daytime
Employees

	Total Population	Total Households	Average HH Income	Median Age	Total Daytime Employees
5 minute drive time	11,638	4,833	\$118,392	48.4	2,718
10 minute drive time	53,389	23,034	\$108,534	48.1	22,927
15 minute drive time	132,136	57,222	\$107,893	46.3	60,277

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