



For sale or lease

**1104 Washington Pike
Bridgeville, PA 15017**

- Prime +/- 0.5 AC development site along Route 50
- Major retail thoroughfare with regional draw
- Opposite the entrance to Great Southern Shopping Center
- Excellent visibility; ideal for QSR or service retail
- Two (2) existing curb cuts
- Owner will consider sale or ground lease



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Trade Area Overview



AREA RETAILERS

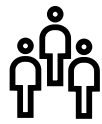
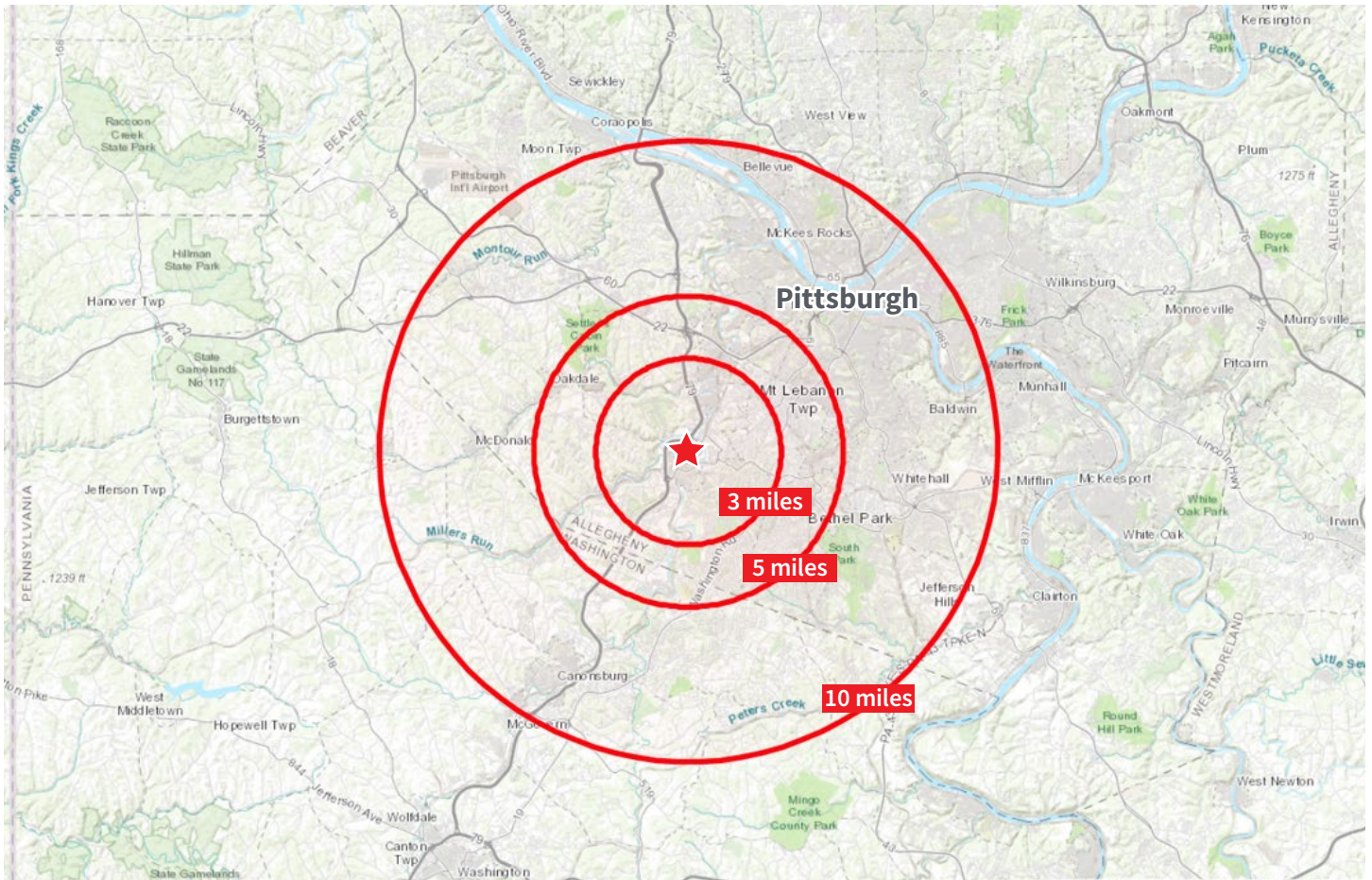
- 1** Chartiers Valley Shopping Center
Planet Fitness, Pennsylvania Fine Wine & Good Spirits, Giant Eagle, Home Depot, Phoenix Theater, Panera Bread, Chuck E Cheese, Fifth Third Bank, Sonic, Smoothie King, Sherwin Williams, Sincerely Yogurt
- 2** American Freight
- 3** Bob Evans
- 4** Great Southern Shopping Center
Big Lots, Dollar Tree, Firestone, Fresh Thyme Farmers Market, GNC, H & R Block, Home Goods, JoAnn Fabric & Crafts, LA Fitness, Office Max, Party City, Pet Supplies Plus, PNC Bank, Sally Beauty, Sport Clips, TJ Maxx, El Paso Mexican Grill, Texas Roadhouse, Jersey Mikes, Mike & Tonys Gyros, Napoli, Wendy's
- 5** Pep Boys
- 6** Eat'n Park
- 7** Enterprise Rent A Car
- 8** Philly Pretzel Factory
- 9** Arby's
- 10** Mr. Tire Auto Service Centers
- 11** Big G Tire Pro's
- 12** Dunkin Donuts

DISCLAIMER

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Retail Demographics



	Total Population	Total Households	Average HH Income	Total Daytime Employees
3 mile radius	58,643	25,303	\$119,078	32,672
5 mile radius	170,042	75,621	\$108,693	81,625
10 mile radius	583,407	258,593	\$89,328	477,781

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