



For Sale or Lease

5,633 SF freestanding restaurant / office building

- All FFE in place
- Approximately 1.4 AC
- 90 parking spaces
- Near Century Square and soon to be redeveloped Century III Mall
- Redevelopment or turnkey opportunity in densely populated South Hills
- Thriving retail corridor with strong national tenant presence within 30 miles
- Zoned: C-1



Click to download
permitted uses

**6111 Mountain View Drive
West Mifflin, PA 15122**

Justin Walbert
Jones Lang LaSalle

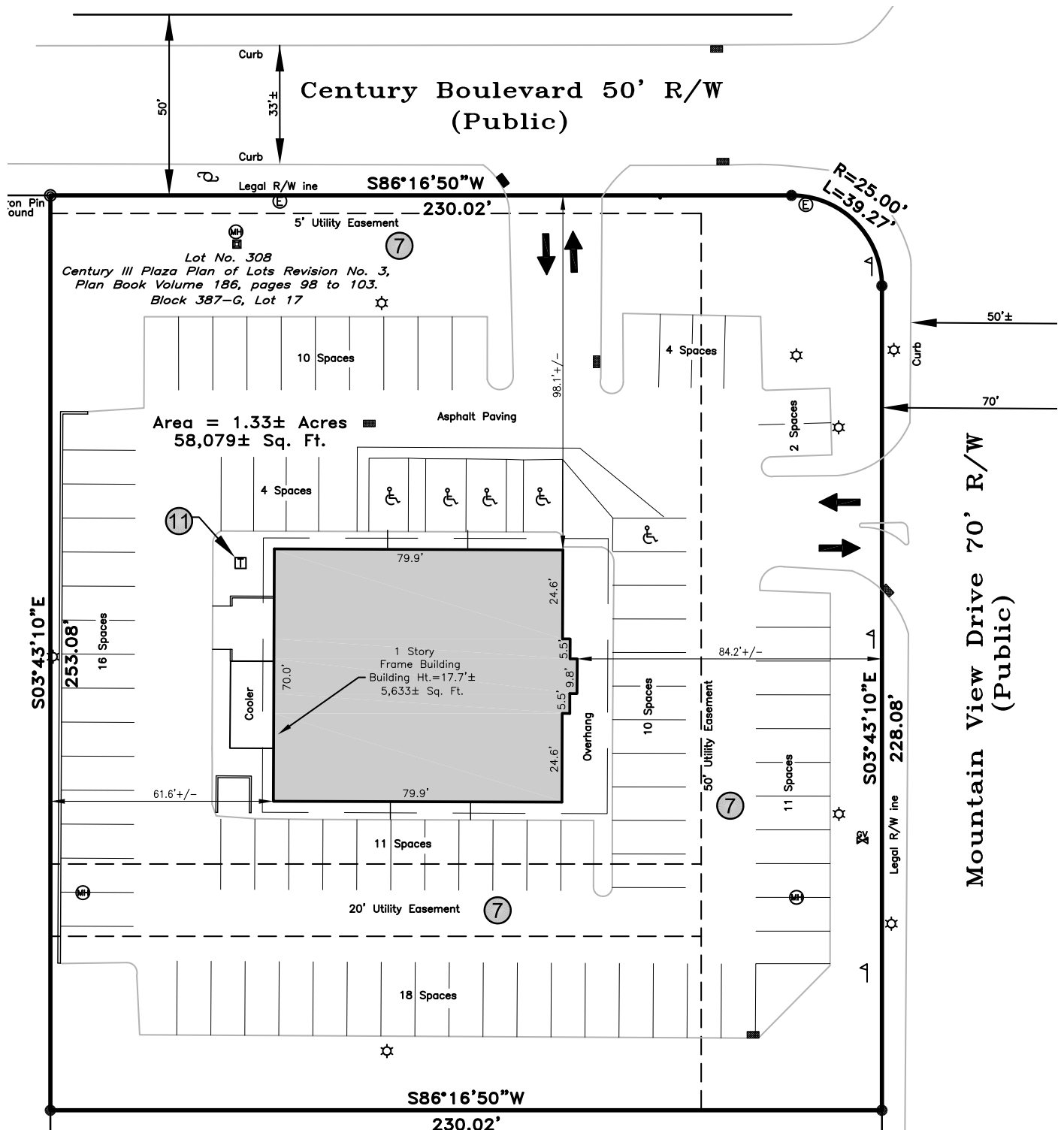
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Site Plan

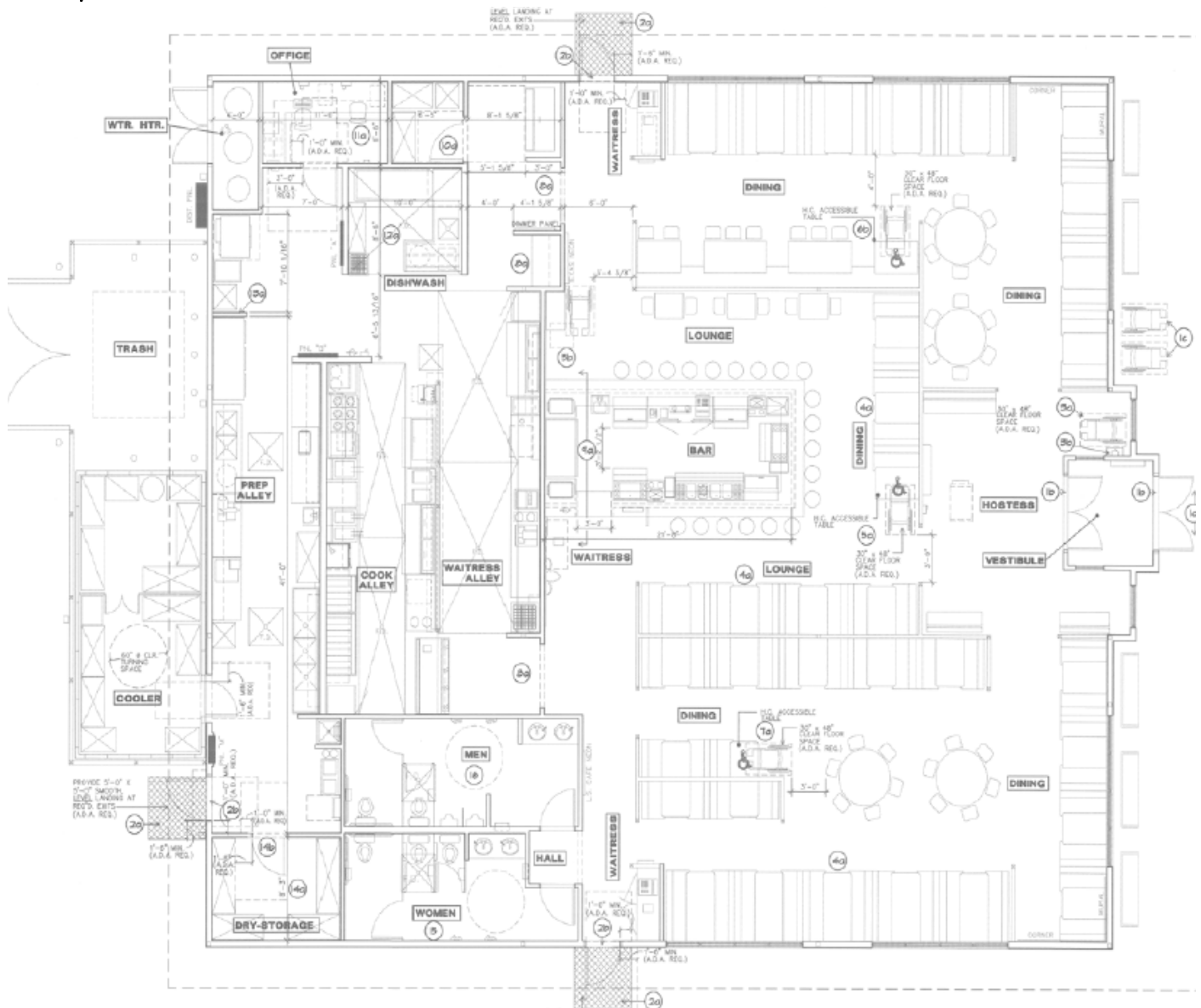


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Floor Plan

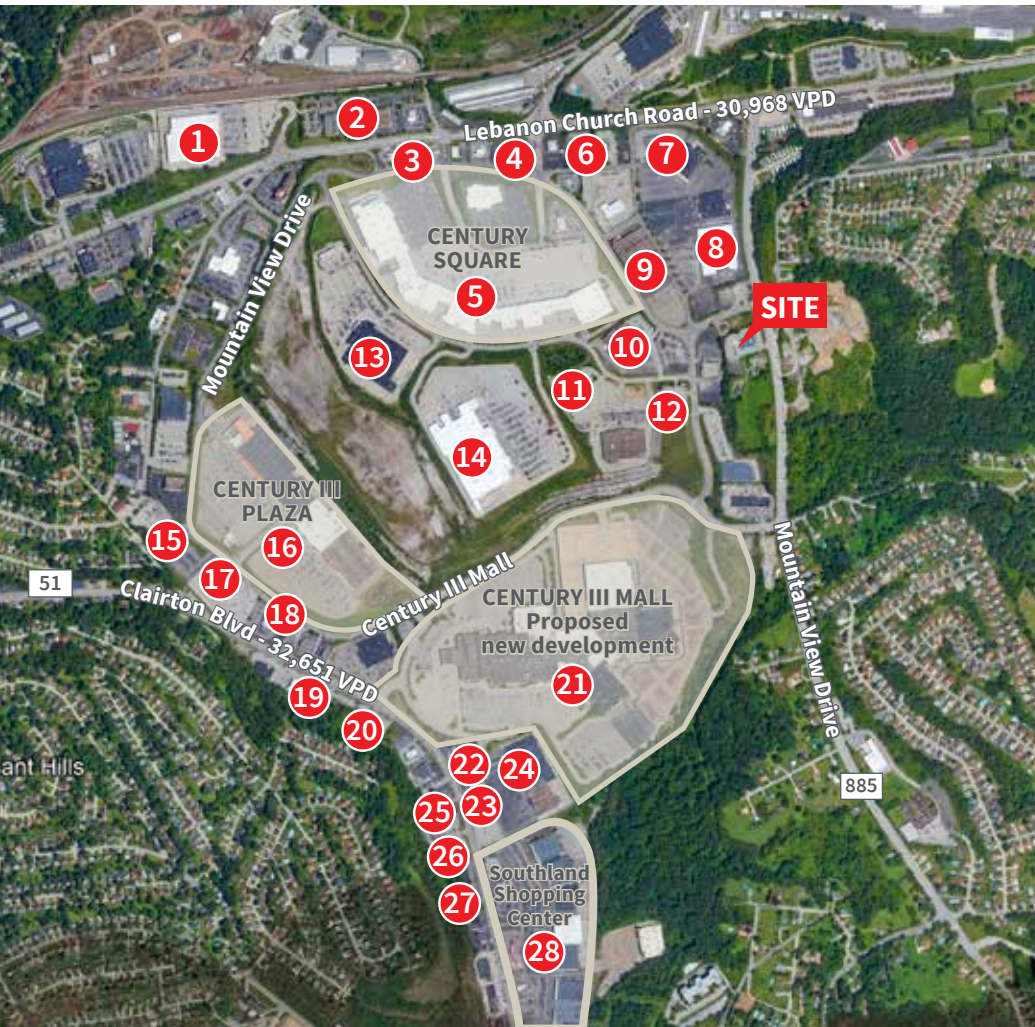


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Trade Area Overview



AREA RETAILERS

- 1 Target
- 2 FedEx Office
Applebees
Casual Male
- 3 Arby's
Taco Bell
- 4 Mc Donald's
- 5 Century Square
Levin Furniture, Dollar Tree, Dunham's Sports,
Office Depot, Shop'n Save, Planet Fitness, Once
Upon a Child, Chili's
- 6 Denny's
Bob Evans
- 7 Fitness 247
Wendy's
- 8 Big Lots
- 9 Burlington Coat Factory
- 10 Pool City
- 11 Gander
- 12 Lone Star Steakhouse
- 13 Sam's Club
- 14 Walmart
- 15 Aldi
- 16 Century III Plaza
Home Depot, Marshalls, HH Gregg, Kohl's, Giant
Eagle, Buffalo Wild Wings
- 17 Petco
Mattress Discounters
- 18 Red Lobster
Huntington
- 19 Mattress World
Pep Boys
- 20 Rite Aid
- 21 Century III Mall - Proposed new
development
- 22 PNC Bank
- 23 Chick Fil A
- 24 DSW
Value City Furniture
Best Buy
- 25 Aspen Dental
- 26 Arby's
Dollar Bank
GFS
- 27 Firestone
- 28 Southland Shopping Center
Quaker Steak & Lube, Jo-Ann Fabrics, PetsMart,
Five Below, LA Fitness, Chipotle, Olive
Garden, McDonald's, Wendy's, Panera Bread,
Visionworks

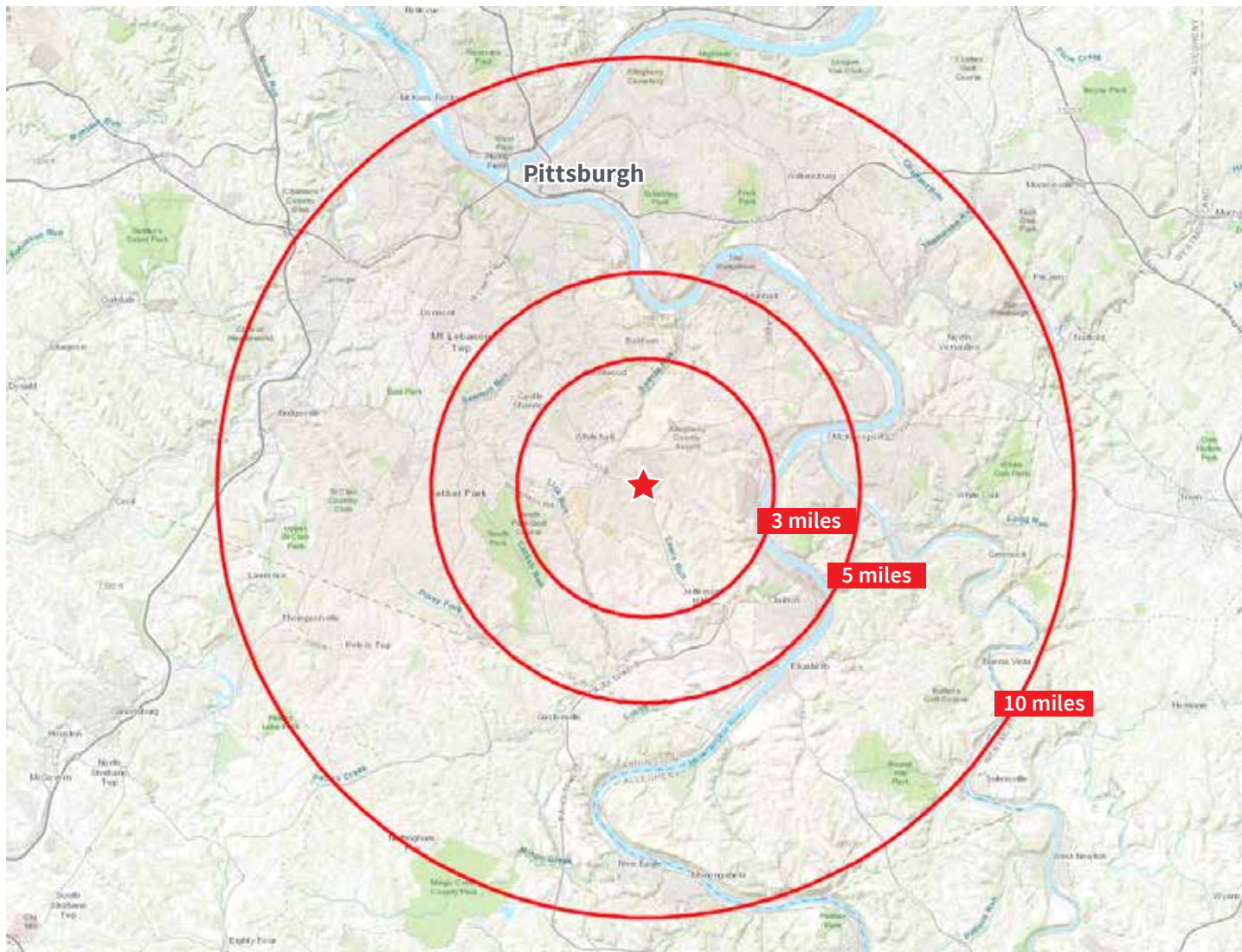


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Retail Demographics



Total
Population

Total
Households

Median
Age

Average HH
Income

Total Daytime
Employees

3 mile radius

51,040

22,171

46.8

\$83,323

29,009

5 mile radius

167,922

73,775

46.1

\$75,369

56,293

10 mile radius

753,093

337,035

41.6

\$79,328

632,001

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