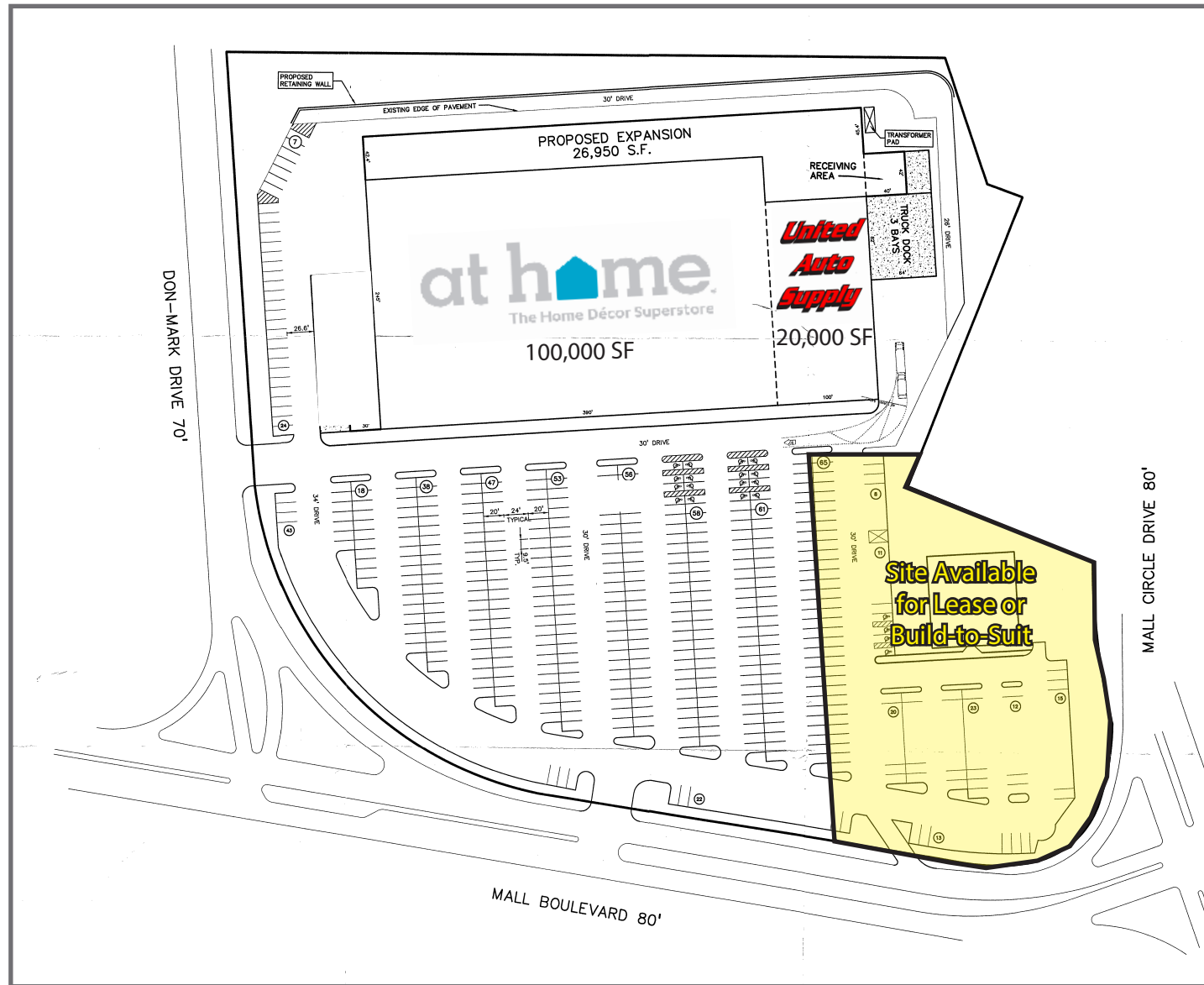


Ground Lease or Build-to-Suit

122 Mall Boulevard

Monroeville, PA 15146



Available Premises

Approximately 1.09 Acres

7,608 SF Existing Building - Building can be retrofitted or demolished and redeveloped

Property Highlights

- Property is available as either a lease or Landlord will consider a build-to-suit
- Available parking consists of approximately 200 spaces and many building repositioning schemes can be considered
- Potential attractive uses include restaurant, medical, and high exposure service related businesses
- Located in the heart of the Monroeville retail trade area and adjacent to At Home and United Auto Supply - Neighboring restaurants include Olive Garden, Red Robin, Patron Mexican Grill, Taipei Tokyo, and TGI Friday's

For more information please contact:

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Monroeville Retail Trade Area



AVERAGE DAILY TRAFFIC

William Penn Highway	24,772
Monroeville Boulevard	21,700
Mall Boulevard	10,683

DEMOGRAPHICS

	1-MILE	3-MILES	5-MILES
Population	5,345	55,231	157,781
Average Household Income	\$75,120	\$74,247	\$72,352