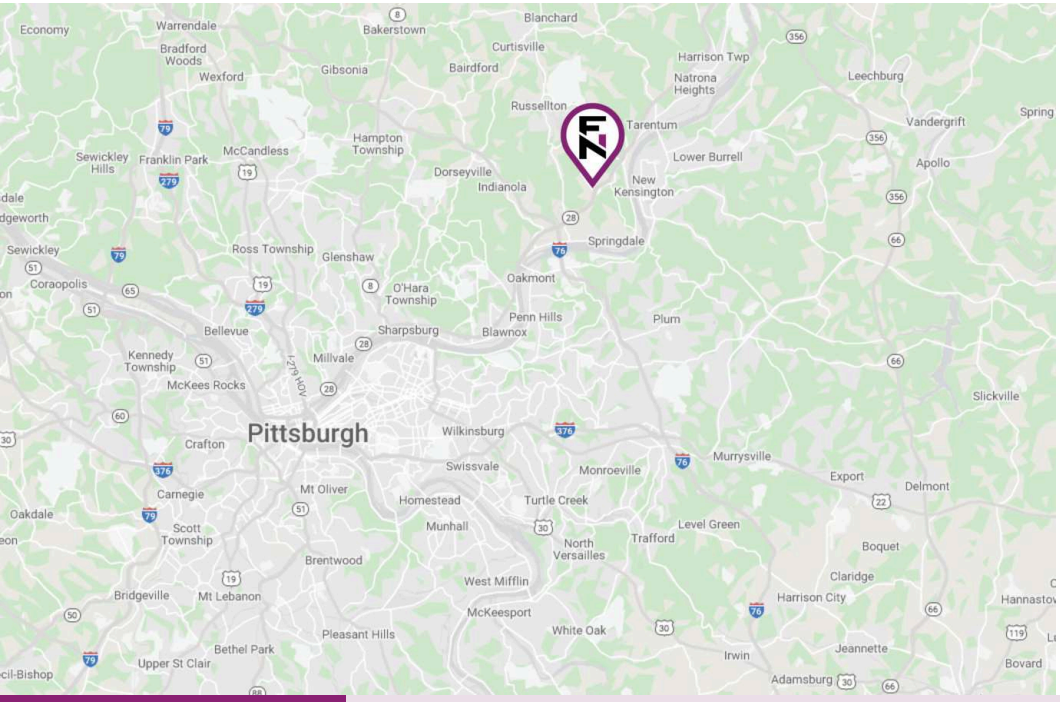
VILLAGE AT PITTSBURGH MILLS

1005 Village Center Drive, Tarentum, PA 15084

FIRST NATIONAL REALTY PARTNERS





HIGHLIGHTS

MSA	Pittsburgh
COUNTY	Allegheny
GLA	161,168
ACRES	20.96
PARKING	908

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
	733	28,995	76,732
	349	13,536	34,690
	$87,983	$76,729	$99,477

PROPERTY FEATURES

- Village at Pittsburgh Mills is a 161,168 SF grocery-anchored regional shopping destination located in Tarentum, PA, just 17 miles northeast of downtown Pittsburgh and minutes from the PA Turnpike.
- The center is anchored by grocer ALDI, and co-anchored by Ross, PetSmart and Michaels, as well as a complimentary mix of traffic generating shadow anchores including Five Below, Dollar Tree, Famous Footwear and Kay Jewelers, amoung others.
- Highly favorable retail layout along Village Center Drive with excellent access to U.S. Route 28 (61,800 AADT) via Pittsburgh Mills Boulevard/ Exit 12A.
- U.S. Route 28 provides direct access into downtown Pittsburgh, located just 17 miles southwest of the property. The site's regional accessibility is enhanced by its proximity to the heavily traveled Pennsylvania Turnpike/I-76 (34,884 AADT), Pennsylvania's major east/ west thoroughfare, located just two and one-half miles from the site.

PROPERTY WEBSITE

Jeff Kellams | (856) 501-6735 | jkellams@fnrpusa.com

fnrpusa.com

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SUITE	TENANT NAME	SF
N1	Ross	30,187
N2A	Famous Footwear	8,000
N2B	PA Wine & Spirits	4,000
N2C	H&R Block	1,650
N2D	Kay Jewelers	2,388
N2F	Five Below	7,781
N2G	Great Clips	2,107
N2K	Dollar Tree	8,400
N3	Michael's	21,513
N4	Aldi	18,448
N5	Applebee's Grill & Bar	4,997
N6	Sonic	1,536
O2	Ollie's Bargain Outlet	20,754
O230	Mattress Warehouse	5,000
O240	America's Best	3,050
O3	PetSmart	20,087

AVAILABLE | AVAILABLE SOON | LEASED | NAP (NOT A PART)

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