

HILLCREST SHOPPING CENTER

234,095 SF TOTAL AREA | 3220 LEECHBURG ROAD,
LOWER BURRELL, PA 15068



DEMOGRAPHICS:

	POPULATION	TOTAL HOUSEHOLDS
• 3-Mile	38,067	17,360
• 7-Miles	94,240	42,198
• 10-Miles	192,305	84,760

	AVERAGE INCOME
• 3-Mile	\$76,446
• 7-Miles	\$86,709
• 10-Miles	\$98,191

LEASING AVAILABILITY:

- 750 SF – 22,300 SF

KEY FEATURES:

- PRIME LOCATION WITH STRONG DEMOGRAPHICS
- DENSELY POPULATED AREA
- MINUTES AWAY FROM DOWNTOWN PITTSBURGH

PROMINENT TENANTS:

- ROSES
- COMMUNITY SUPERMARKET
- SHOE SENSATION
- RAINBOW
- NTB TIRE & SERVICE CENTER
- GAMESTOP

LOCATION:

- THE CENTER IS LOCATED ON LEECHBURG ROAD AT A SIGNALIZED INTERSECTION
- A MAIN ROUTE TO PA ROUTE 56
- APPROXIMATELY TEN MINUTES FROM PA ROUTE 28

SITE MAP



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LEASING@NASSIMIREALTY.COM

FOR SCHEMATIC PURPOSES ONLY NOT TO SCALE

DATE: 07/16/2024
PROJECT: 24035.03

- AVAILABLE SPACE
- OCCUPIED SPACE
- ANCHOR TENANT
- OUT-LOT
- NAP LOT
- PYLON SIGNAGE
- TRAFFIC LIGHT

