

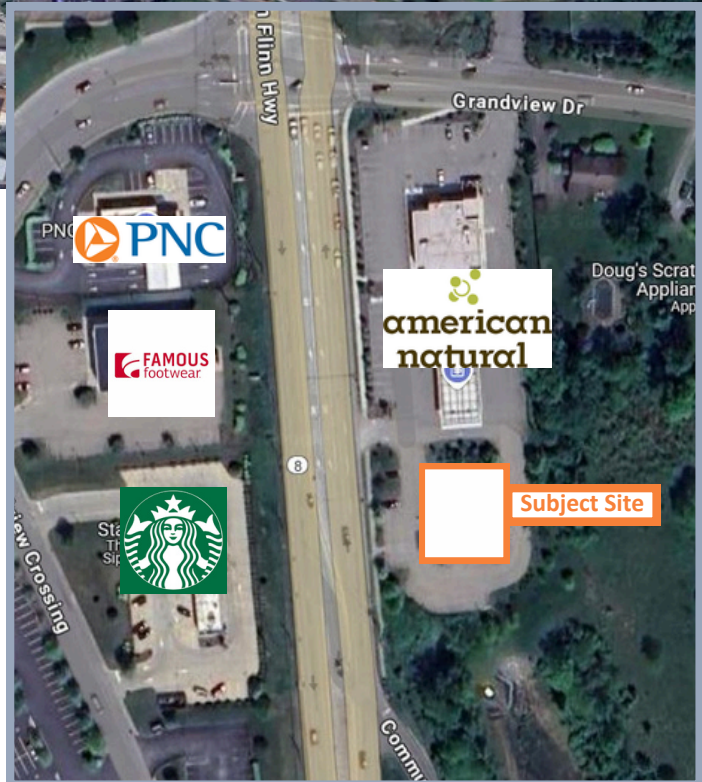
RETAIL SPACE AVAILABLE FOR LEASE

5670 William Flynn Highway Gibsonia, PA 15044



PROPERTY INFORMATION

- 4,200 SF Mattress Firm retail building on .93 acres available for lease; Ground lease or build-to-suit can be considered
- Prime location in the North Hills Pittsburgh suburb along highly trafficked State Route 8 (24,000 ADT)
- Excellent frontage in strong retail area directly across from Lowe's & Target anchored power center
- Additional nearby retailers include Giant Eagle, Dunham's, PNC, Verizon, Buffalo Wild Wings, Applebee's, Famous Footwear, GetGo, and Starbucks
- 2 miles North of the PA Turnpike (I-76) and 16 miles North of Downtown Pittsburgh



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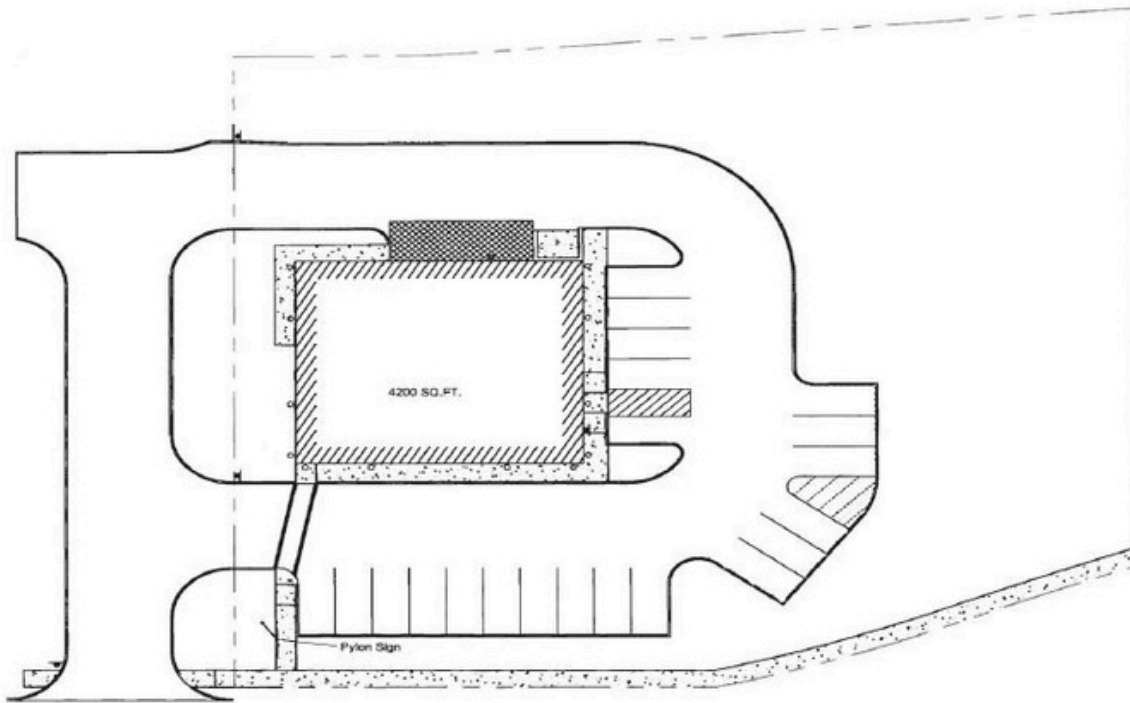
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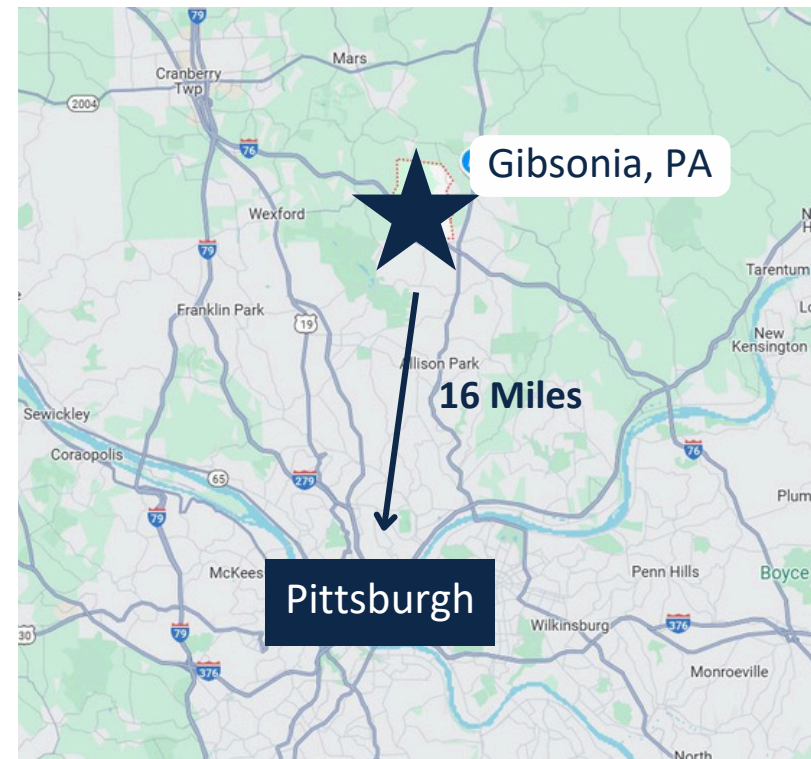
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GIBSONIA, PA (PITTSBURGH)

Gibsonia, 16 miles north of Pittsburgh, is located in Richland Township, with an estimated population of 2,733. The area offers a variety of shopping and dining options, including Richland Mall, Walmart, Target, Lowe's, Applebee's, Buffalo Wild Wings, and Starbucks. Route 8 runs directly through the area, making it easily accessible. Richland Township itself has a population of about 11,100, with 4,219 households and 4,434 housing units. The average household income in the township is \$106,771.

Pittsburgh, population 305,704, is the principal city in the Greater Pittsburgh/Tri-State area, home to over 3 million people. The city lies along the Allegheny Plateau, with major rivers like the Allegheny, Monongahela, and Ohio running through the region, as well as key highways like Interstates 376, 79, 279, and 579, PA Route 28, and US Route 22. Pittsburgh is also close to the Ohio and West Virginia borders, located just 50 miles northwest of Wheeling, WV, and 160 miles west of Columbus, OH. The city is known for its top hospitals, such as UPMC, Children's Hospital of Pittsburgh, Allegheny General Hospital, and West Penn Hospital, as well as prestigious universities like the University of Pittsburgh, Duquesne University, Carnegie Mellon University, and several others.



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