



**COME JOIN:
PLANET FITNESS
COMMUNITY SUPERMARKET
BIG LOTS
UPMC
AHN
AND MANY MORE**

HEIGHTS PLAZA

FOR LEASE

1870-B Freeport Road
Natrona Heights PA 15065

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PROPERTY HIGHLIGHTS

FEATURES:

- Regional Shopping Center
- Zoning: C-1 (Commercial)
- Traffic Count: 16,675 +/- vehicles per day
- Parking: Approximately 1,750 parking spaces
- Tenant mix includes: Retail/Medical Tenants:

Dollar Bank, Federal Savings Bank
Lung & Welless Centers of WPA
Senator Lindsay M. Williams
Planet Fitness
University of Pittsburgh Physicians
UPMC Community Medicine, Inc.
Heights Gynecology
US Postal Service
Wendy's of Greater Pittsburgh
Giant Eagle, Inc. (Community Supermarket)
Fortune Star Buffet & Grill
J & S Pizza
Nail Elegance
Subway Restaurants, Inc.
Big Lots Stores, Inc.
Allegheny Clinic
DaVita Dialysis
Plaza Laundry, LLC
UPMC Urgent Care
Dollar Bank ATM
Harvest Moon Coffee/Chocolates

TOTAL SIZE OF CENTER:

380,000 +/- Square Feet

AVAILABLE SPACE:

Free Standing Building

2,428 +/- Square Feet

RENTAL RATE:

**\$18.00 per square foot + all utilities + NNN/
CAM**



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LOCATION & DEMOGRAPHICS

DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
2023 Population	7,905	30,473	58,874
Median HH Income	\$54,982	\$55,406	\$52,533

