



## RETAIL SPACE AVAILABLE FOR LEASE

3812 O'Neil Blvd, McKeesport, PA 15132



**Eden Park Shopping Center**  
**FOR LEASE:**  
**1,050-5,000 SF AVAILABLE**



[Century-realty.com](http://Century-realty.com)

WHEELING | 304.232.5411  
Main Street, Suite 1500, Wheeling, WV 26003

PITTSBURGH | 412.235.7233  
6000 Town Center Boulevard, Suite 230 Canonsburg, PA 15317

**Jessica Jarosz**

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## PROPERTY HIGHLIGHTS:

- Giant Eagle anchored retail center (recently renewed 10 years) with co-tenants including The Corner Donut Shop, Nails by Lisa and Cards Gifts n' More
- Planned Capital improvements to include new façade and exterior signage
- Outparcel available and approved for a drive-thru ATM



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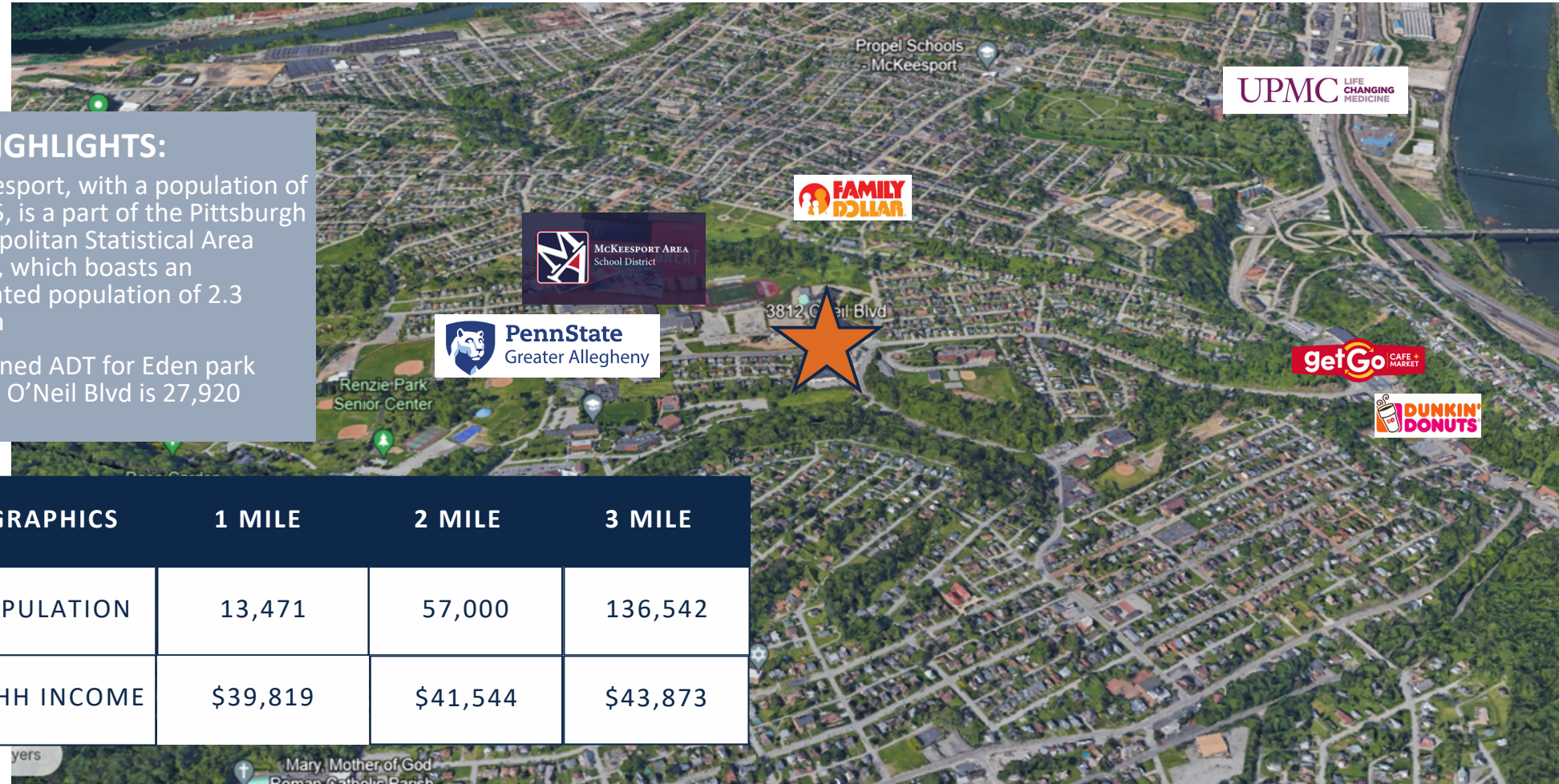
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## AREA HIGHLIGHTS:

- McKeesport, with a population of 19,215, is a part of the Pittsburgh Metropolitan Statistical Area (MSA), which boasts an estimated population of 2.3 million
- Combined ADT for Eden park Blvd & O'Neil Blvd is 27,920

| DEMOGRAPHICS     | 1 MILE   | 2 MILE   | 3 MILE   |
|------------------|----------|----------|----------|
| 2020 POPULATION  | 13,471   | 57,000   | 136,542  |
| MEDIAN HH INCOME | \$39,819 | \$41,544 | \$43,873 |



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