

Coming Soon!!



**SLICK CITY**  
ACTION PARK

 PRIMARY CARE  
PHARMACY SERVICES



**MARKETPLACE**

*at Mountain View*

**MOUNTAINVIEW DRIVE WEST MIFFLIN, PA 15122**



**TOMMY MCCAFFERTY**  
tommy@legacyrealtypgh.com

**MIKAYLA MUCCI**  
mikayla@legacyrealtypgh.com  
412.866.LGCY (5429)

**LEGACY**  
REALTY PARTNERS



**RED MOUNTAIN**  
GROUP

ANYTHING IS POSSIBLE

# NEW OWNERSHIP. NEW DEDICATION. NEW INVESTMENTS.

**\$3+ million** investment into the shopping center in 2025-2026.



## THE IMPROVEMENTS

- New parking lot surface and striping
- New sidewalks along all storefronts
- Repainting buildings
- Refinishing metal roof accents
- Enhanced anchor fascades
- New under-canopy lighting
- New landscaping
- New and improved signage

the company **you'll keep**



# the center marketplace at mountain view

SUITE #	TENANT	SF
1	Lowe's	88,800
2	AVAILABLE	3,800
3	Philip's Nails	2,200
4	AVAILABLE	4,000
5	AVAILABLE	8,000
6	Dollar Tree	10,000
7	Duham's Sports	28,247
8	Slick City	24,898
9	AVAILABLE	4,000
10	Subway	1,333
11	Hallmark	4,000
12	Shop n Save	50,160
13	Empire Beauty School	11,700
14	UPMC Community Medicine	3,000
15	Planet Fitness	21,500
16	AVAILABLE	21,226
17	AVAILABLE	3,704
18	OneMain Financial	2,000
19	Luppino Brothers	2,000
20	GNC	2,000
21	AVAILABLE	2,062
22	Representative Inglis	1,600
23	Hearing Life	1,600
24	Paul's Studio	1,600
25	Primary Care Pharmacy	1,600
26	Community Eye Care	1,600
27	Cost Cutters	1,600
28	Hobby Lobby	65,520
29	Century Square Luxury Cinema	36,604
30	Chili's	5,125
31	Parcel 1	
32	Parcel 5	
33	Parcel 6	
34	Parcel 4	



# the spaces **what's available?**



**SPACE 2** 3,800 SF  
Inline



**SPACE 4** 4,000 SF  
Inline



**SPACE 5** 8,000 SF  
Inline




**SPACE 8** 24,898 SF  
Junior Box Space




**SPACE 9** 4,000 SF  
Inline



**SPACE 16** 21,226  
Junior Box Space



**SPACE 17** 3,704 SF  
Inline



**SPACE 21** 2,061 SF  
Inline



**SPACE 25** 1,600 SF  
Inline



# KNOW YOUR NEIGHBORS

**Allegheny County Airport**  
146K visits in 12 months

**Alstom**  
250 employees

**CCAC South Campus**

**Jefferson Regional Medical Center**  
333 beds

**Bettis Atomic Power Laboratory**  
Over 2,500 employees

**Pittsburgh Institute of Aeronautics**  
250 students

**US Steel**  
2,500 employees

RETAILERS WITHIN HALF A MILE OF SITE

RETAILERS WITHIN ONE MILE OF SITE

- Chick-fil-z
- FRESH THYME MARKET
- Olive Garden
- CHIPOTLE MEXICAN GRILL
- TEXAS ROADHOUSE
- Raising Cane's CHICKEN FINGERS
- Burlington
- STARBUCKS COFFEE
- BEST BUY
- PET SMART
- Juniper GRILL
- CRUNCH FITNESS
- SHEETZ
- HARBOR FREIGHT TOOLS
- five BELOW
- WINGATE
- VCF VALUE CITY FURNITURE
- THE HOME DEPOT
- TACO BELL
- Walmart
- KOHL'S
- PANDA EXPRESS
- ALDI
- TARGET
- Wendy's
- giant eagle
- Marshalls
- sam's club.
- petco
- Bob Evans'
- Applebee's GRILL + BAR
- Quest Diagnostics
- McDonald's
- Arby's
- Hampton Inn



# the century III area



51

New Off Ramps

Curry Hollow Center

- LEVIN FURNITURE
- DUNKIN'
- Michaels
- DUFFYS

Century III Shopping Center

- Target
- Ulta
- Marshalls
- Kohls
- giant eagle
- Buffalo Wild Wings

Bill Greens Shopping Center

- KeyBank
- Juniper
- Walgreens

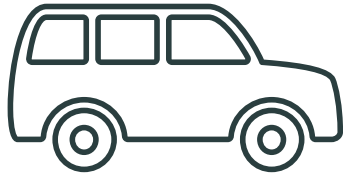
The Marketplace at Mountainview

- Lowes
- Hobby Lobby
- Dunham's
- Dollar Tree
- Shop 'n Save
- Chili's

Southland Shopping Center

- PetSmart
- Joann
- Best Buy
- Five Below

# why the marketplace at mountain view?



EXCELLENT TRAFFIC COUNTS  
37,280 ADT LEBANON CHURCH RD  
@ CLAIRTON RD.

# 1%

WEST MIFFLIN WALMART  
TOP 1% IN U.S. SALES

# 9M

TOTAL VISITS MADE IN LAST 12 MONTHS  
BETWEEN MARKETPLACE AT MOUNTAIN VIEW,  
SAM'S CLUB, WALMART, AND CENTURY DRIVE

*Placer.ai*



\$114,369 AVERAGE HOUSEHOLD  
INCOME WITH IN ONE MILE



MINUTES FROM THE  
ALLEGHENY COUNTY AIRPORT

# #1

VISITED CHILI'S IN 30 MILES

*Placer.ai*



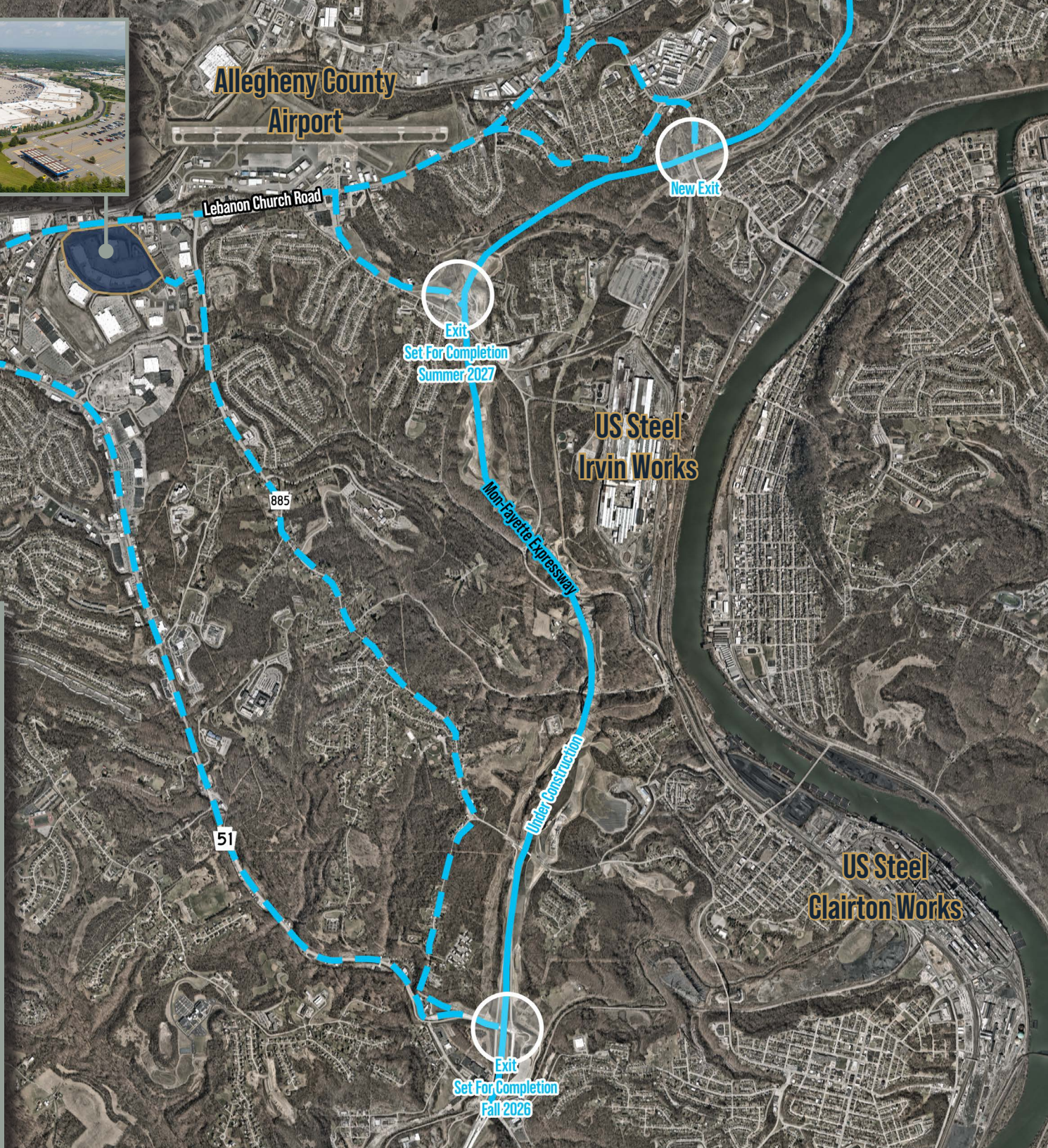
The borough of West Mifflin is proposing a new 30 acre community center just minutes from The Marketplace at Mountain View.

If approved, the community center will take up roughly 30 acres where the old West Mifflin middle school used to stand. Current plans include meeting space, indoor basketball facilities, exercise rooms, a 300-person banquet hall, and an amphitheater.

## FUTURE CONNECTIVITY

### The Mon-Fayette Expressway

The Mon-Fayette Expressway, a toll road currently under construction in Pennsylvania and West Virginia, is designed to connect I-68 near Morgantown, WV, with I-376 near Monroeville, PA. The project's goal is to enhance north-south travel and boost economic growth throughout the Monongahela River Valley.





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Union Trust Building  
501 Grant Street | Suite 1025  
Pittsburgh, PA 15219  
legacyrealtypgh.com | 412.866.LGCY (5429)



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