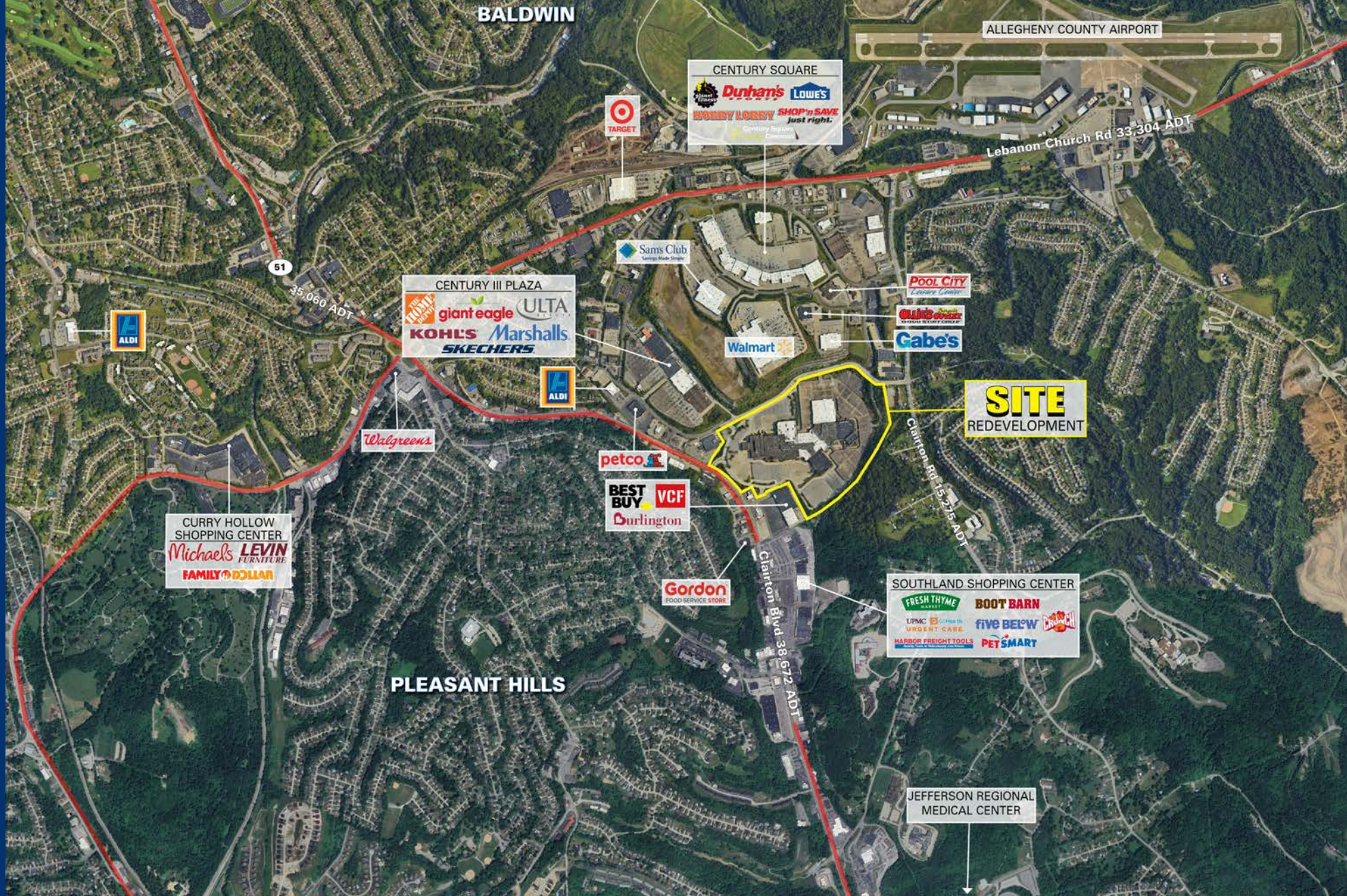


3075 CLAIRTON BLVD | WEST MIFFLIN, PA

# CENTURY III MALL REDEVELOPMENT

FOR LEASE



# PROJECT DETAILS

## CENTURY III MALL REDEVELOPMENT • REDEVELOPMENT OPPORTUNITY

### AVAILABLE SPACE

89.88 Acres  
 Large anchor land sites for sale  
 Junior anchor space for lease  
 Outparcels for lease and ground lease  
 Residential/Medical office land for sale or lease

### TRAFFIC COUNTS

Clairton Blvd - 38,672 ADT  
 Clairton Rd - 15,275 ADT  
 Lebanon Church Rd - 33,304 ADT

### PROPERTY HIGHLIGHTS

Become a part of the historic redevelopment of the former Century III Mall  
 Seeking big box, junior anchor, outparcel and inline tenants.  
 Proven high-density trade area with established shopping patterns

### AREA RETAILERS

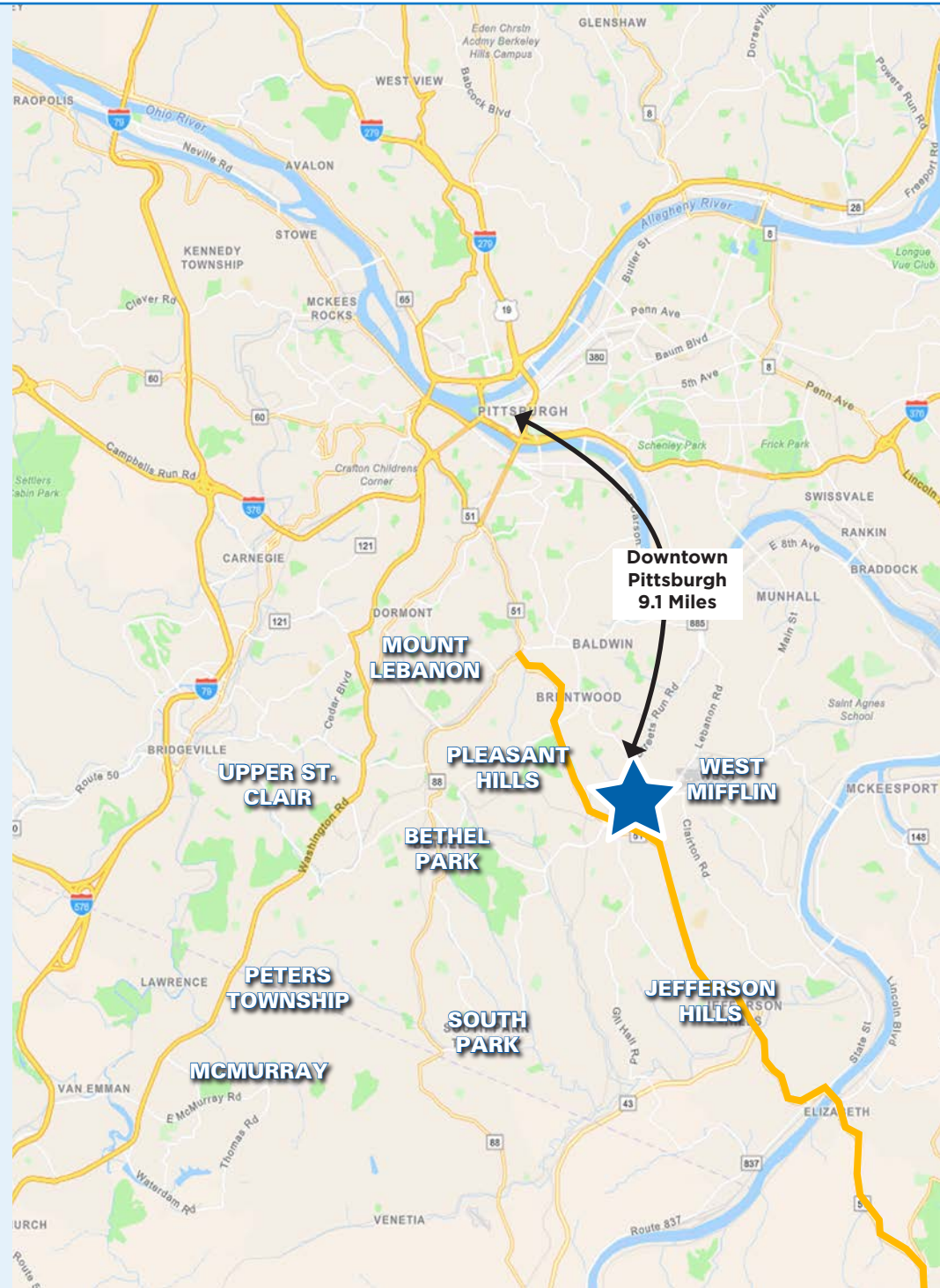
Target, Walmart, Sam's Club, Home Depot, Lowe's, Giant Eagle, Fresh Thyme, Kohl's, Marshall's, Burlington, Boot Barn, ULTA, Crunch Fitness, Planet Fitness

### COUNTY

Allegheny

### MARKET

West Mifflin



	3 MILE	5 MILE	7 MILE	TRADE AREA
POPULATION	66,100	189,238	437,009	368,579
DAYTIME POPULATION	61,451	156,581	464,358	386,169
MEDIAN HH INCOME	\$83,706	\$76,359	\$74,117	\$67,912

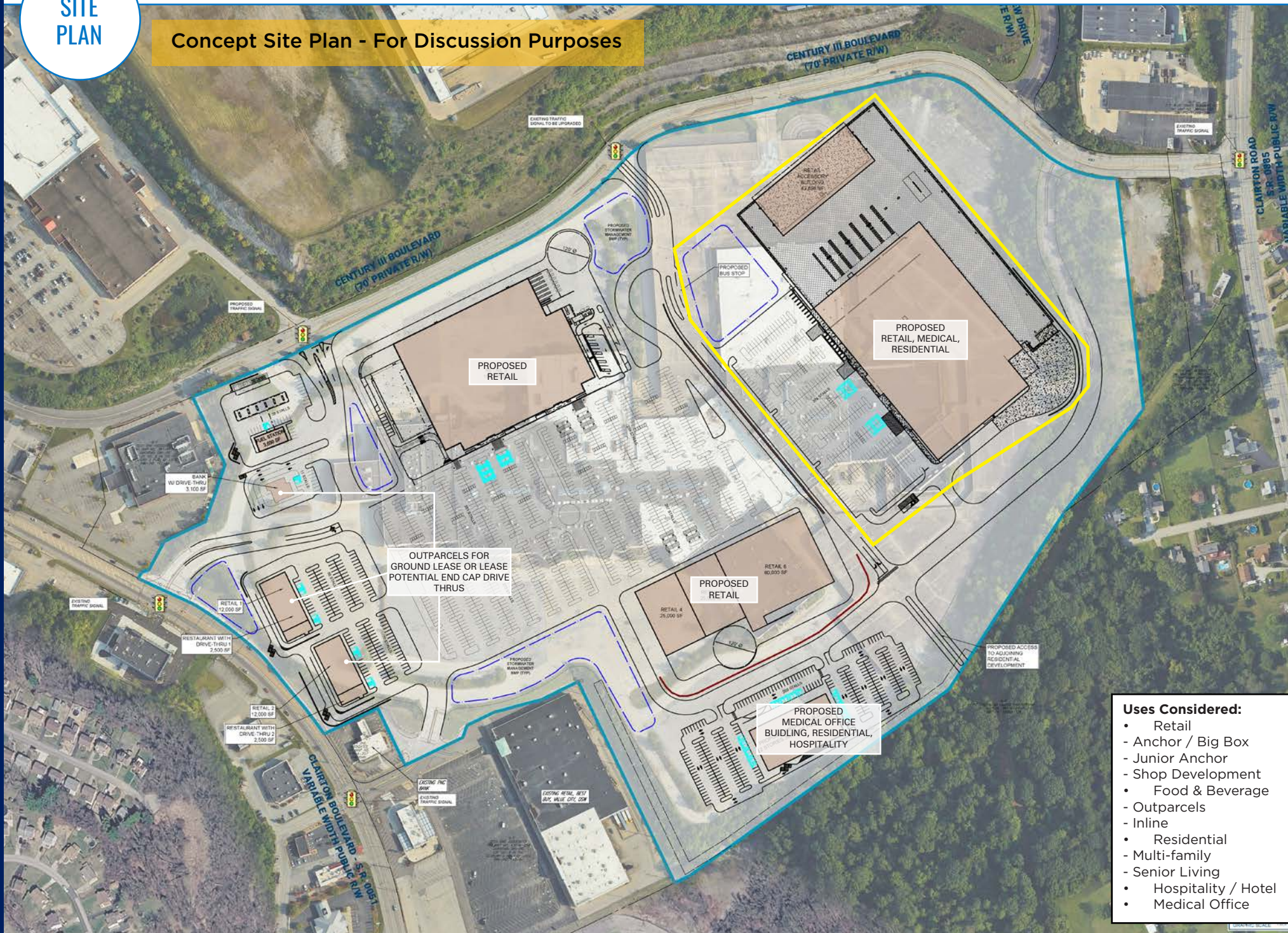
\*Placer retail node trade area; 80% of visits. Demographics: ESRI, 2025.

ZOOM  
AERIAL



# SITE PLAN

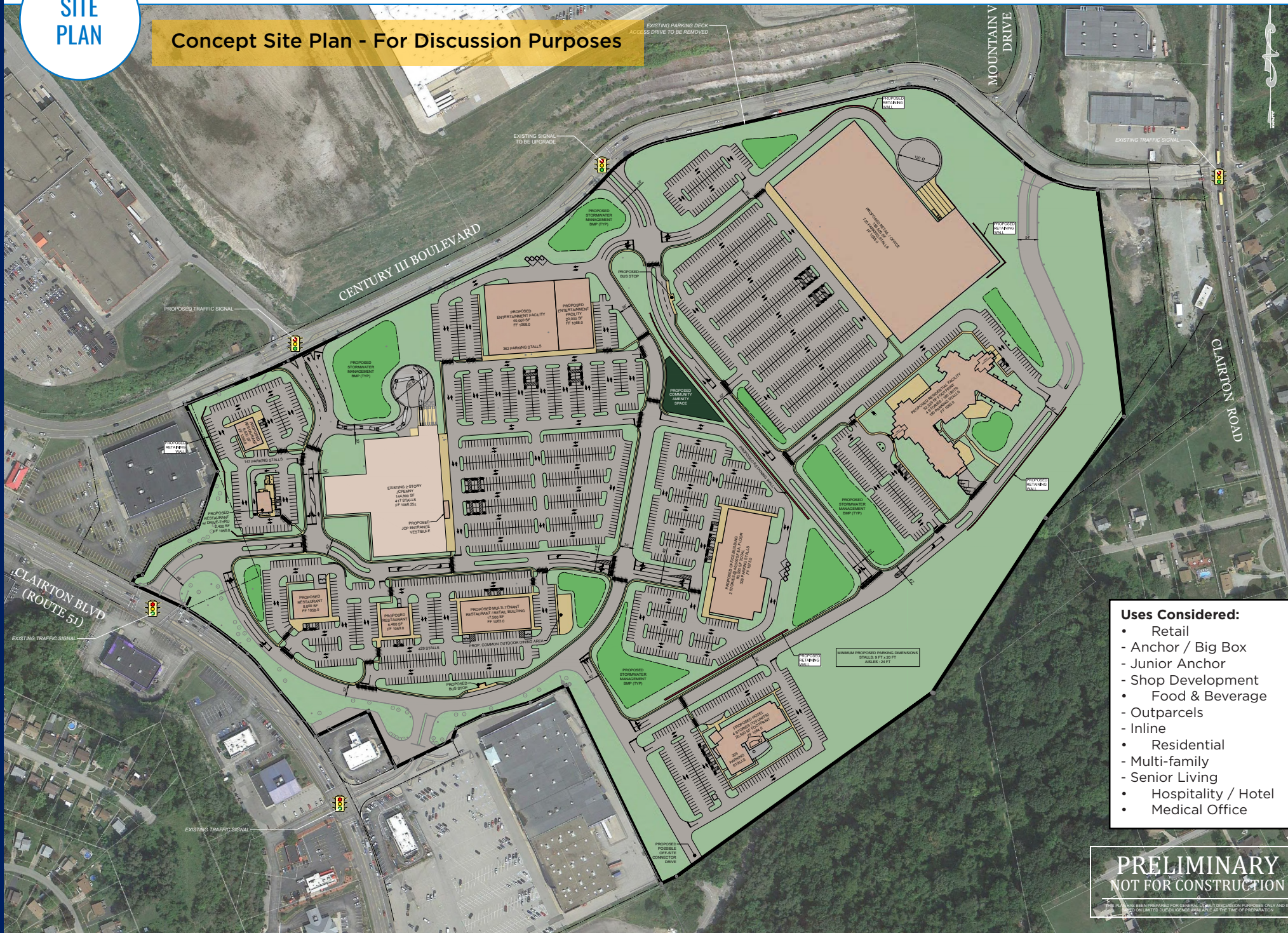
## Concept Site Plan - For Discussion Purposes



- Uses Considered:**
- Retail
  - Anchor / Big Box
  - Junior Anchor
  - Shop Development
  - Food & Beverage
  - Outparcels
  - Inline
  - Residential
  - Multi-family
  - Senior Living
  - Hospitality / Hotel
  - Medical Office

# SITE PLAN

## Concept Site Plan - For Discussion Purposes



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**PRELIMINARY**  
NOT FOR CONSTRUCTION

THIS PLAN HAS BEEN PREPARED FOR GENERAL LAYOUT DISCUSSION PURPOSES ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF ATLANTIC RETAIL.

WEST MIFFLIN, PENNSYLVANIA

# CENTURY III MALL REDEVELOPMENT

**FOR LEASE**

**OWNER/ DEVELOPER**

BRIGHTSIDE CRE  
MOONBREAM LEASING & MANAGEMENT

**ENGINEERING**

LANDCORE | LANDCORECONSULTING.COM

**ARCHITECT**

LGA PARTNERS | LGA-PARTNERS.COM

**PROJECT LEASING**

**GARRICK HAGINS**  
412.595.9303  
GHAGINS@ATLANTICRETAIL.COM

**KEVIN LANGHOLZ**  
412.398.7112  
KLANGHOLZ@ATLANTICRETAIL.COM

**EMILY SIPES**  
412.595.9301  
ESIPES@ATLANTICRETAIL.COM

**SITE**  
REDEVELOPMENT



- ALBANY
- ATLANTA
- BOSTON
- CHARLESTON
- CHARLOTTE
- LOS ANGELES
- NEW YORK CITY
- ORLANDO

**PITTSBURGH**  
LANDMARKS BUILDING  
100 W STATION SQUARE DRIVE, SUITE 220  
PITTSBURGH, PA 15219

412.595.9300  
**WEST PALM BEACH**

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SOUTHLAND SHOPPING CENTER



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