

OUTPARCEL A



±8,472 SF OUTPARCEL SPACE AVAILABLE | ADJACENT TO WALMART & MCDONALDS

RETAIL | FOR LEASE

RICHLAND MALL

400 WALMART DR, GIBSONIA, PA 15044

ZAMAGIAS
PROPERTIES

Property Highlights

244K

sq foot center

15+

retail tenants

1.4M

visits per year*

High volume grocery-anchored shopping center

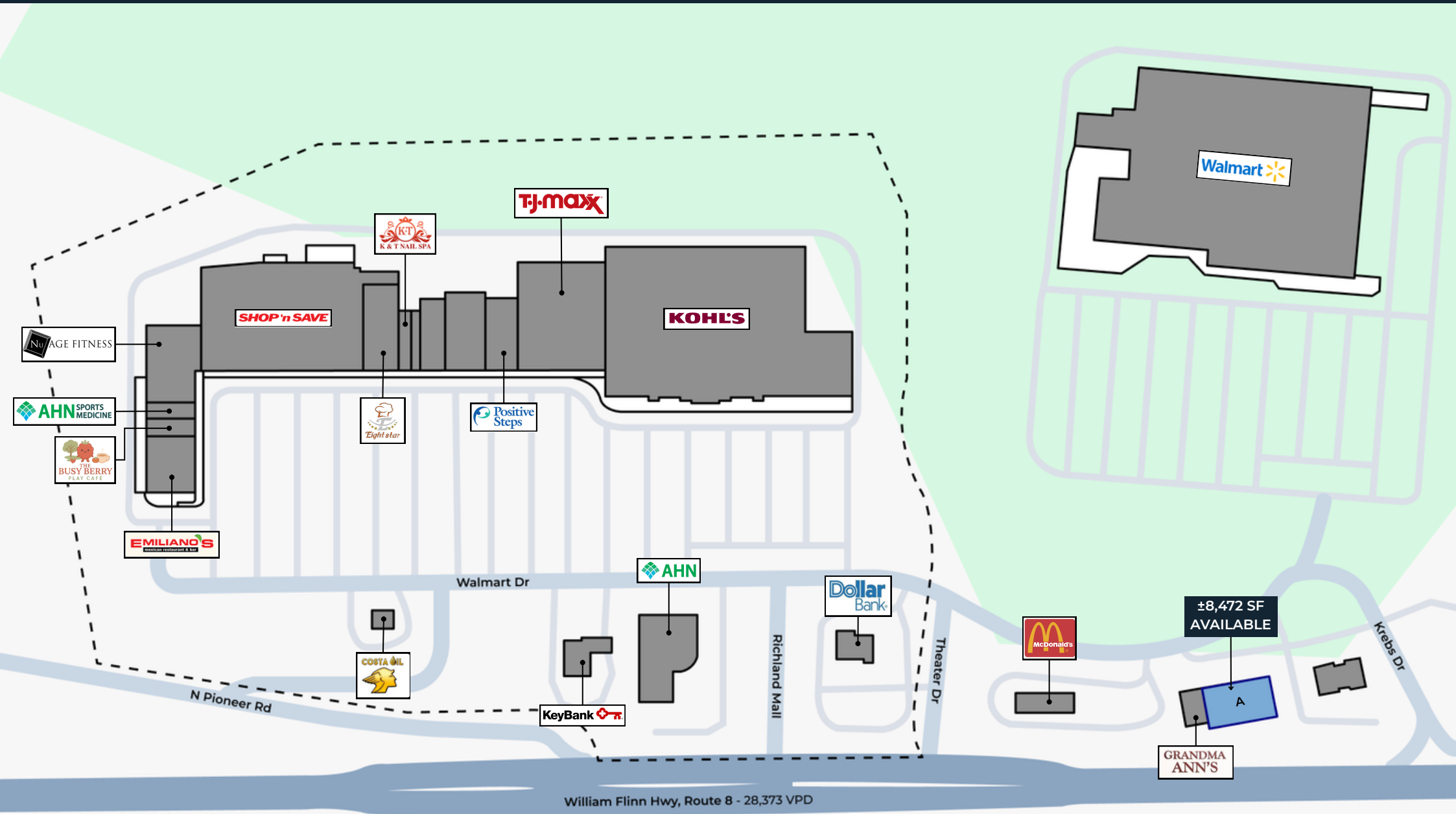
- Richland Mall is a recently redeveloped 244,361 SF community center located at Exit 39 of PA Interstate 76 with easy on/off access. The center is easily accessible to surrounding communities and receives excellent visibility from the area's major retail corridor, Route 8.
- Draws from a large consumer base, including a trade area of 85.43 mi².*
- Co-tenants include: Kohl's, T.J. Maxx, SHOP 'n SAVE, Emiliano's, Busy Berry Play Cafe, NuAge Fitness Center, 8 Star Cuisine, Allegheny Health Network, and others.



Radius	Population*	Avg. HH Income*
1 mi	6,886	\$119,915
3 mi	27,366	\$153,313
5 mi	67,680	\$158,668

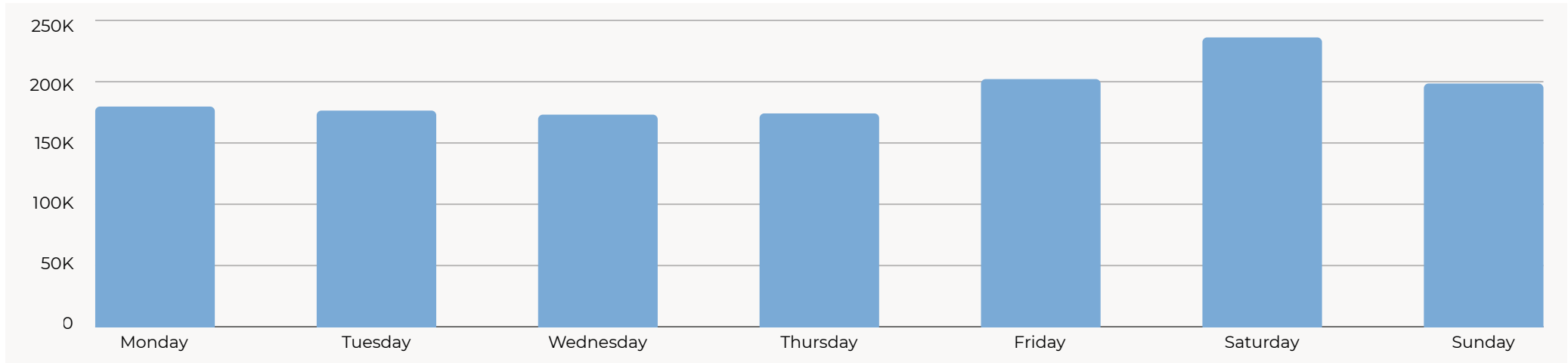
*Source: Placer.ai, 2026

Richland Mall Site Plan & Availability

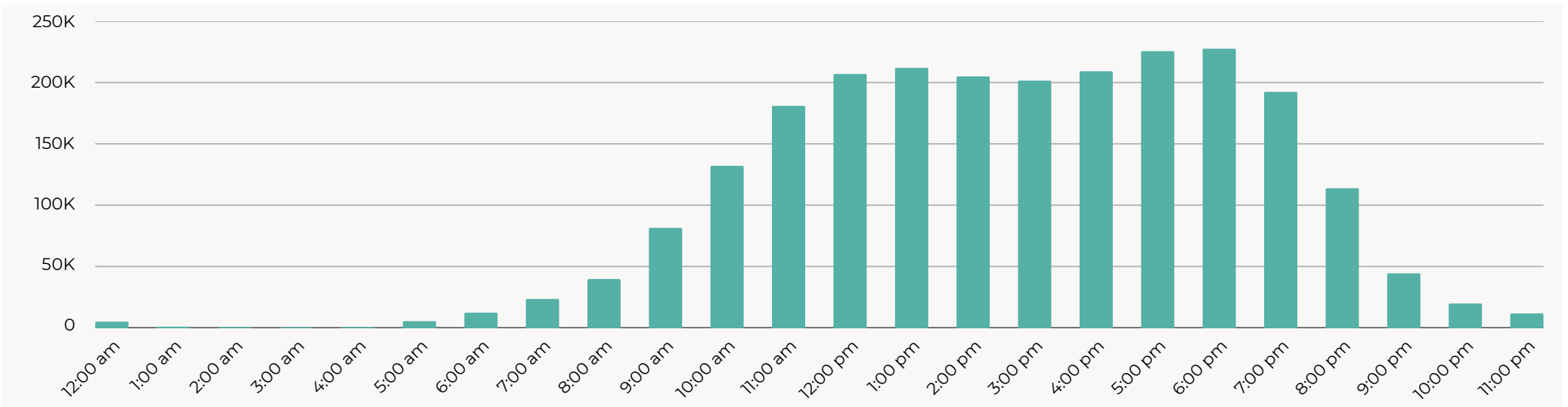


Richland Mall Visits

Daily Visits (12 months)

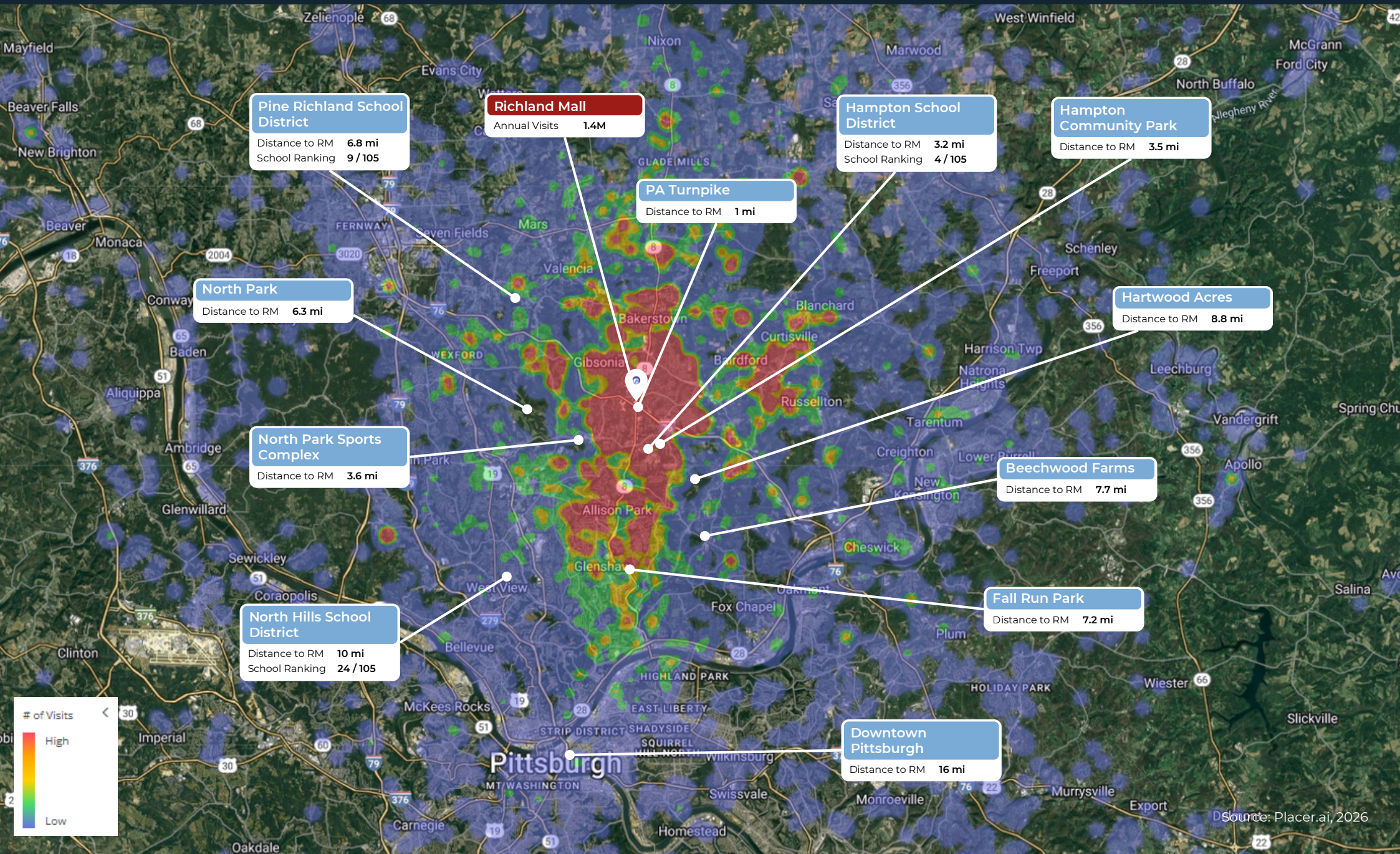


Hourly Visits (12 months)



Richland Mall Trade Area

TRADE AREA SIZE
85.43 mi²



Contact

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