

UNIT 007



140'

±25,282 SF ANCHOR RETAIL SPACE AVAILABLE | 140 FT OF FRONTAGE | AVAILABLE FEBRUARY 2027

RETAIL | FOR LEASE

RICHLAND MALL

5375 WILLIAM FLINN HIGHWAY, 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, 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

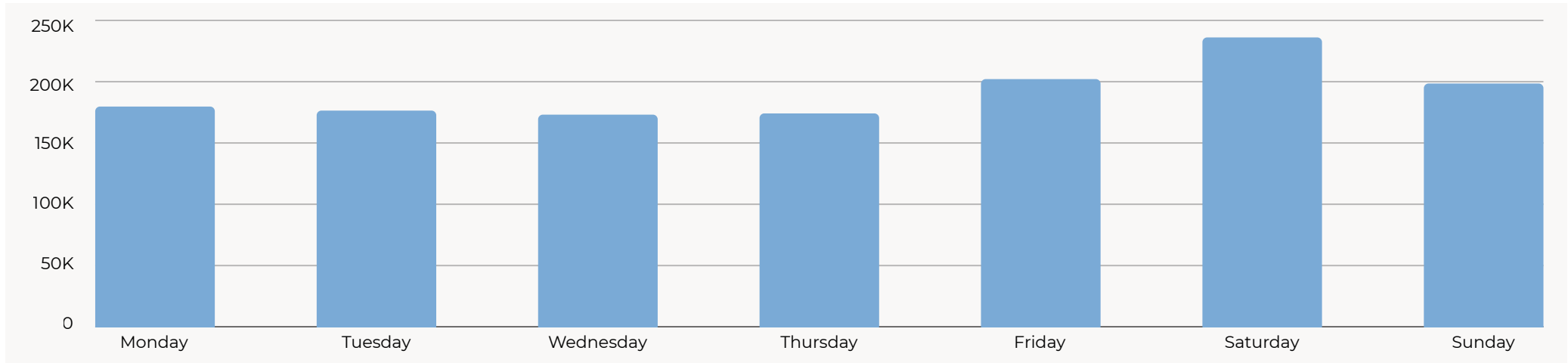
Richland Mall Site Plan

Unit	Size	Frontage	Availability
007	25,282 SF	140'	February 2027

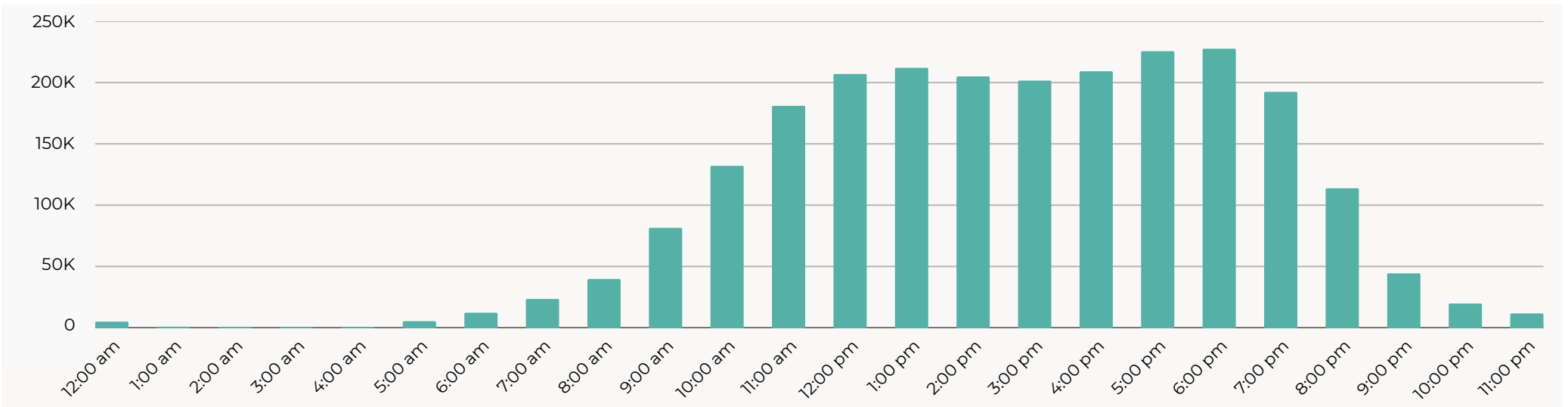


Richland Mall Visits

Daily Visits (12 months)

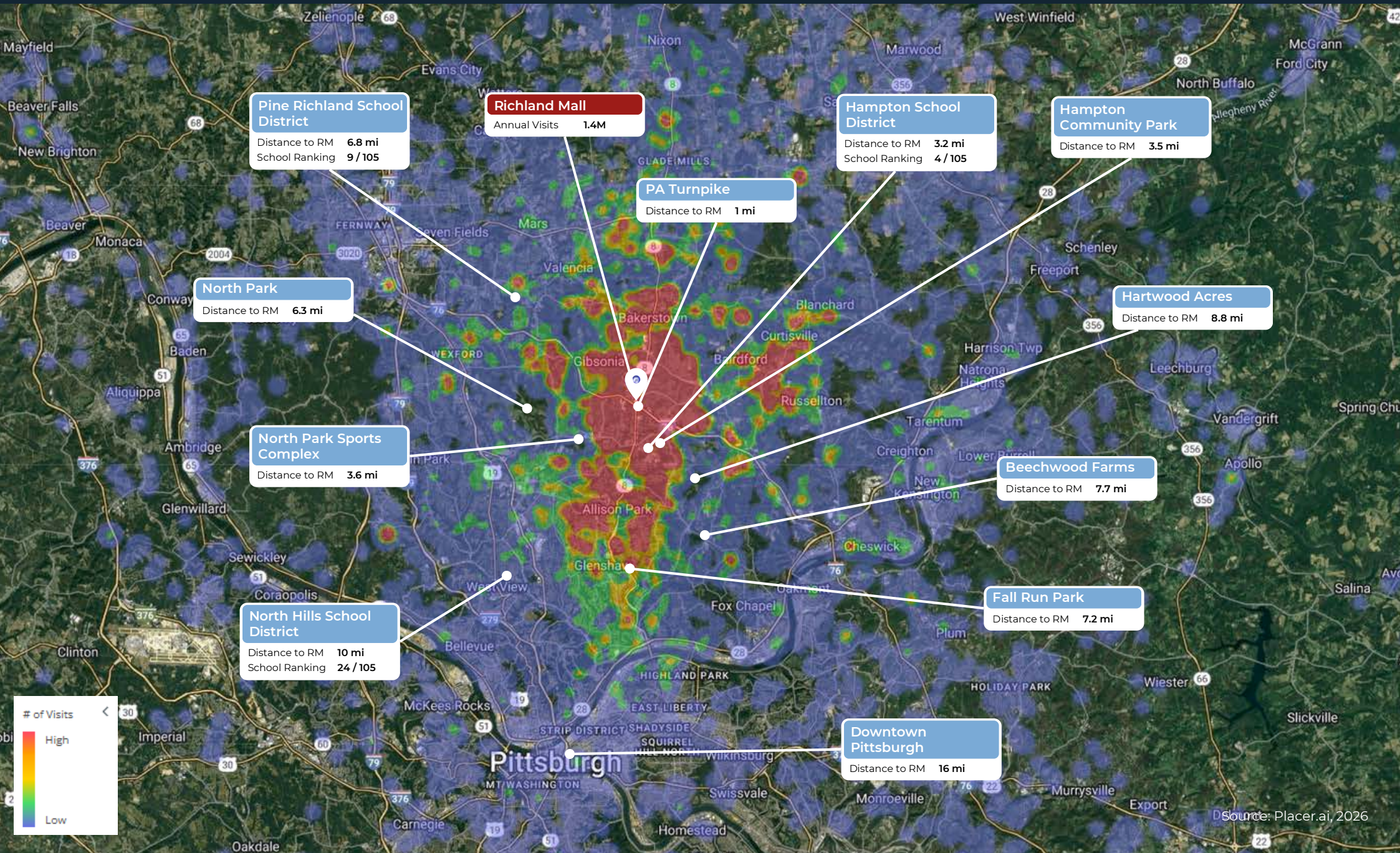


Hourly Visits (12 months)



Richland Mall Trade Area

TRADE AREA SIZE
85.43 mi²



Contact

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