



# SOUTHLAND FOUR SEASONS SHOPPING CENTER

511 CLAIRTON BLVD | PLEASANT HILLS, PA 15236

1,590 SF - 22,363 SF  
UNITS 2, 2A, 2B, 9, 11 & 29 AVAILABLE FOR LEASE

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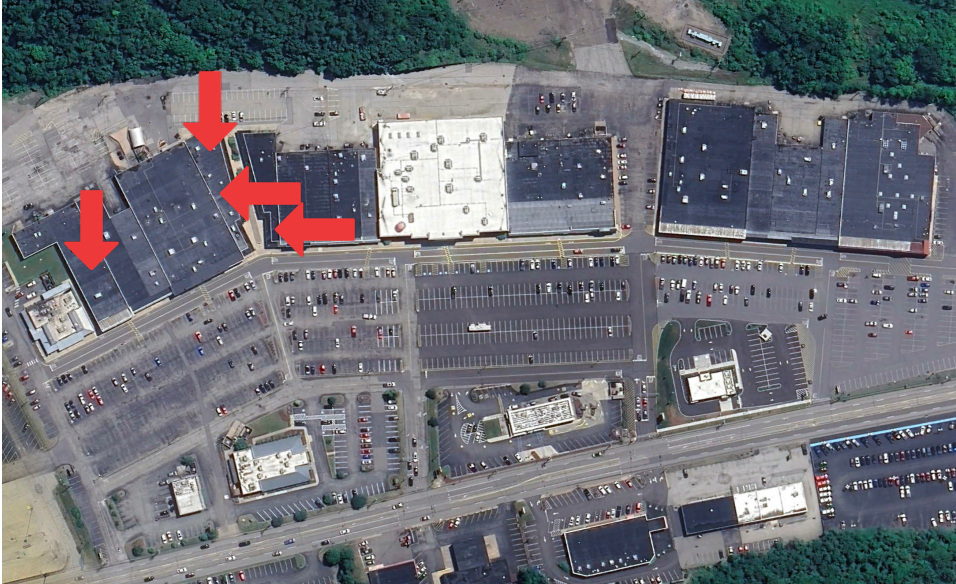
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# PROPERTY OVERVIEW

Southland Four Seasons Shopping Center, located in the heart of Pleasant Hills, PA, is a bustling retail hub that caters to a wide range of shopping, dining, and fitness needs. Anchored by prominent tenants like Fresh Thyme Market, Boot Barn, Five Below, Crunch Fitness, and PetSmart, the center provides a diverse mix of offerings to meet the needs of the surrounding community. Visitors can find quality tools and equipment at Harbor Freight, enjoy a hearty meal at Texas Roadhouse, or grab a quick bite at McDonald's or Panera Bread. With its well-rounded tenant roster and convenient location, Southland Shopping Center is a one-stop destination for everyday essentials and more.

The shopping center's strategic location in Pleasant Hills ensures easy access for residents and visitors, with ample parking and proximity to major roadways. Southland Shopping Center boasts a vibrant and welcoming atmosphere, making it an ideal gathering spot for the community. Whether shopping for groceries, picking up household items, or enjoying a meal with friends and family, the center offers a seamless and enjoyable experience for all.

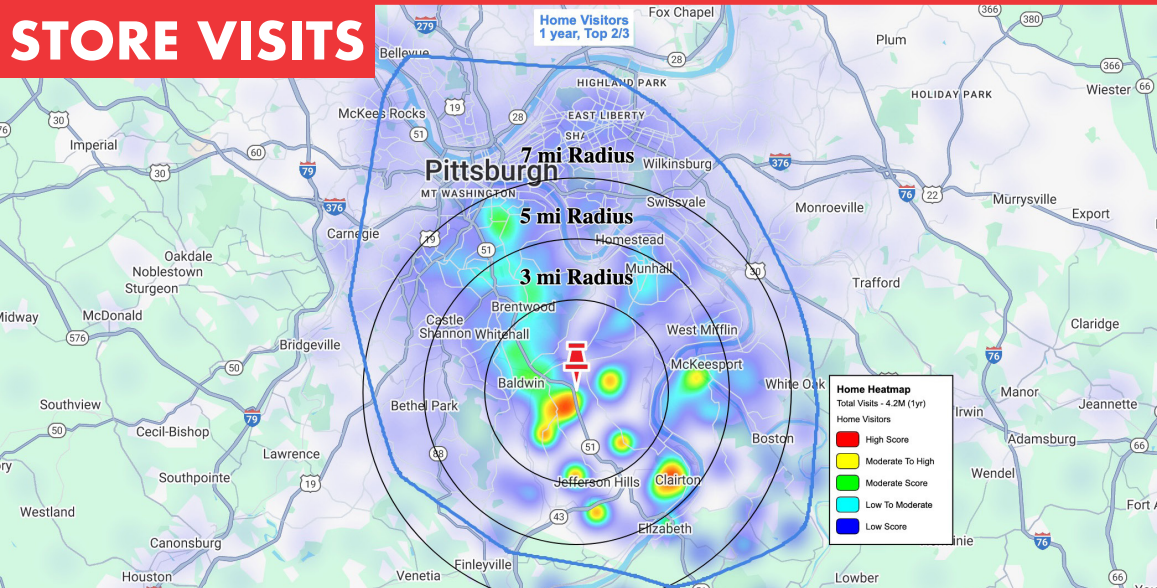


# LOCATION

Pleasant Hills, Pennsylvania, is a charming suburban borough located about 10 miles south of Pittsburgh. Known for its family-friendly atmosphere and well-maintained neighborhoods, Pleasant Hills offers a perfect mix of suburban tranquility and urban convenience. The borough features a variety of parks, local eateries, and shopping options, making it an attractive place to live and visit. Its strong sense of community is evident through its events, excellent schools, and public services, which contribute to a high quality of life for residents. Pleasant Hills is also conveniently located near major commercial corridors, adding to its appeal for professionals and families alike.

Being so close to Pittsburgh, Pleasant Hills provides easy access to the city's cultural, educational, and professional opportunities. A short drive connects residents to Pittsburgh's vibrant downtown, home to attractions like the Carnegie Museums, PPG Paints Arena, and an array of dining and entertainment options. The borough's proximity to major highways ensures seamless travel to other parts of the region, making it a strategic location for commuters. Pleasant Hills combines the comforts of suburban living with the excitement and amenities of a nearby metropolitan hub, making it a highly desirable place to call home.

# STORE VISITS



| Demographics             | 3 Miles   | 5 Miles   | 7 Miles   |
|--------------------------|-----------|-----------|-----------|
| Total Population         | 52,439    | 161,393   | 365,942   |
| Employees                | 22,585    | 49,692    | 112,593   |
| Average Household Income | \$114,177 | \$101,626 | \$105,779 |
| Households               | 22,172    | 71,064    | 164,904   |

 **CLAIRTON BLVD: 28,606 VPD**  
Source: SitesUSA



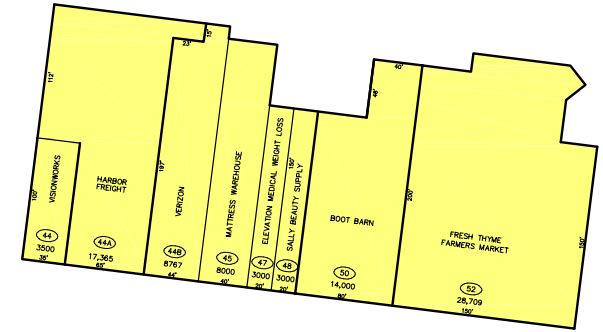


COLOR KEY

- OCCUPIED
- VACANT
- LANDLORD AREA
- LEASE PENDING

ROOM KEY

- 0000 — UNIT NUMBER
- 0000 — UNIT SQUARE FOOTAGE

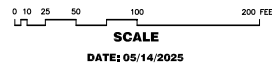


DEVELOPMENT DATA

|                                          |              |
|------------------------------------------|--------------|
| CRUNCH FITNESS (GROUND FLOOR)            | 42,000 S.F.  |
| HARBOR FREIGHT                           | 17,365 S.F.  |
| BOOT BARN                                | 14,000 S.F.  |
| FRESH THYME                              | 28,709 S.F.  |
| TOTAL ANCHORS                            | 102,074 S.F. |
| TOTAL SMALL SHOPS                        | 134,578 S.F. |
| McDONALDS                                | 4,171 S.F.   |
| CHASE BANK                               | 3,333 S.F.   |
| OLIVE GARDEN                             | 8,986 S.F.   |
| TOTAL OUTPARCELS                         | 16,490 S.F.  |
| TEXAS ROADHOUSE                          | 7,163 S.F.   |
| TOTAL LEASABLE AREA                      | 260,305 S.F. |
| TOTAL LANDLORD ROOMS                     | 9,533 S.F.   |
| ACTUAL NUMBER OF PARKING SPACES PROVIDED | 1300 CARS    |

NOTE: ALL OF THE TENANT NAMES WHICH ARE INDICATED ON THIS PLAN REPRESENT THOSE LEASES WHICH ARE EXECUTED, OUT FOR SIGNATURE, IN NEGOTIATION, OR PROPOSED. ALL TENANTS SPECIFIED MAY NOT ACTUALLY COME INTO EXISTENCE. ALL SQUARE FOOTAGES AND DIMENSIONS ARE APPROXIMATE AND SUBJECT TO FIELD VERIFICATION.

MANAGED BY  
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**OCCUPIED/ VACANT  
LEASE PLAN  
FOR  
SOUTHLAND FOUR SEASONS  
ALLEGHENY COUNTY, PENNSYLVANIA  
WEST MIFFLIN/PLEASANT HILLS BOROUGH  
PZ SOUTHLAND LIMITED PARTNERSHIP**



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