



TENANT NAME

SOUTHLAND FOUR SEASONS SHOPPING CENTER

511 CLAIRTON BLVD, UNIT 29 | PLEASANT HILLS, PA 15236

2ND GENERATION RESTAURANT SPACE
1,590 SF AVAILABLE FOR LEASE

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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.

An aerial photograph of a large commercial development. The complex consists of several large, rectangular buildings with flat roofs, mostly dark in color, interspersed with extensive parking lots filled with cars. A prominent red arrow is superimposed on the image, pointing towards a specific building in the upper left area. The surrounding landscape includes some greenery and a road at the bottom of the frame.

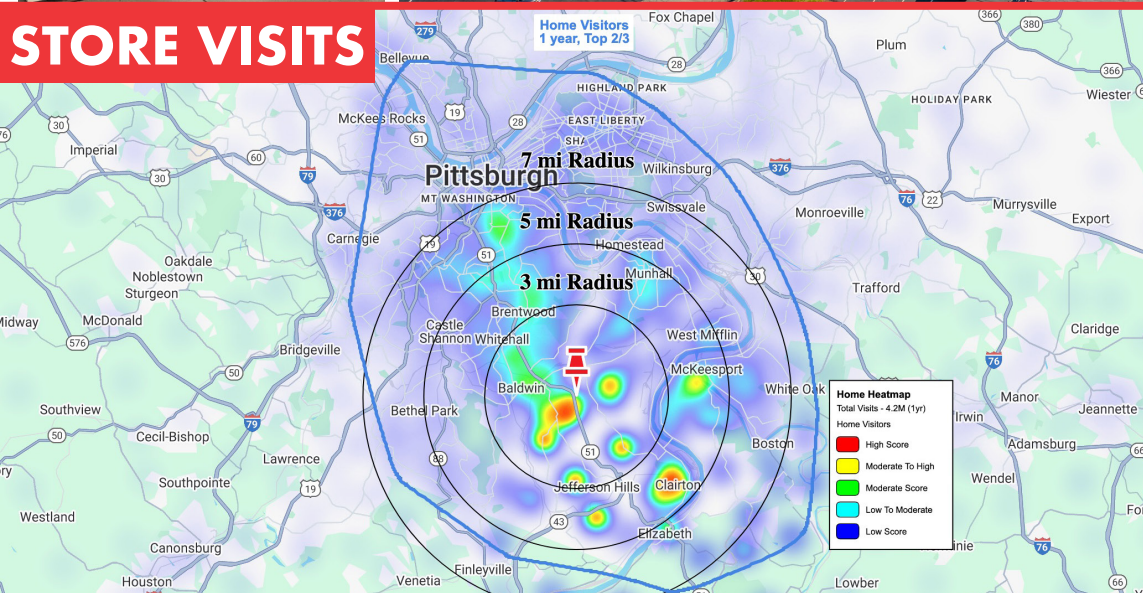
Pleasant Hills, Pennsylvania, is a charming suburban borough located about 10 miles south of Pittsburgh. Known for its family-friendly atmosphere and well-maintained neighborhoods, Pleasant Hills offers a perfect mix of suburban tranquility and urban convenience. The borough features a variety of parks, 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.

REAR MONUMENT SIGN
PROPOSED AVAILABLE MONUMENT SIGN PANEL
SOUTHLAND SHOPPING CENTER
10/06/2025

AVAILABLE TENANT PANEL LANDLORD RESERVES THE RIGHT TO RELOCATE TENANT PANEL.

The image shows a large parking lot with several rows of cars. In the foreground, there is a monument sign for 'DOCTOR'S OFFICE' and 'SEXY NAILS & SPA'. The sign is brown and white. The background shows the Southland Shopping Center with various stores and a large parking lot. The sign is located on the right side of the parking lot, near the entrance to the shopping center.



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





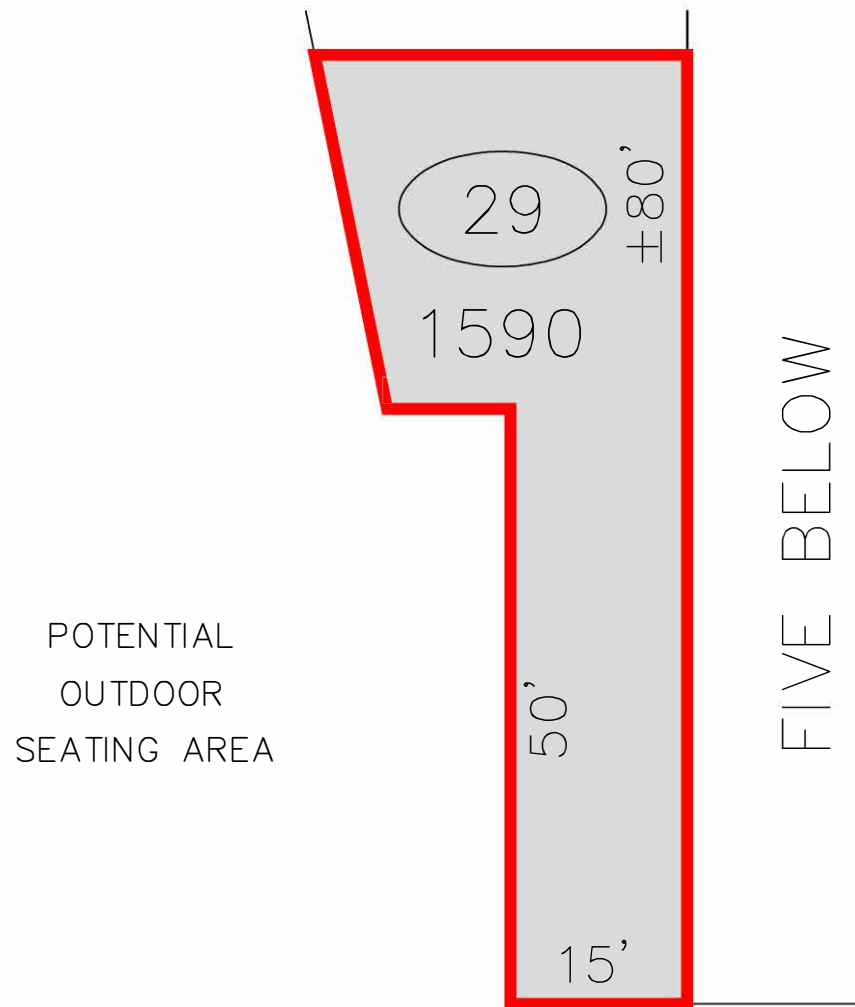


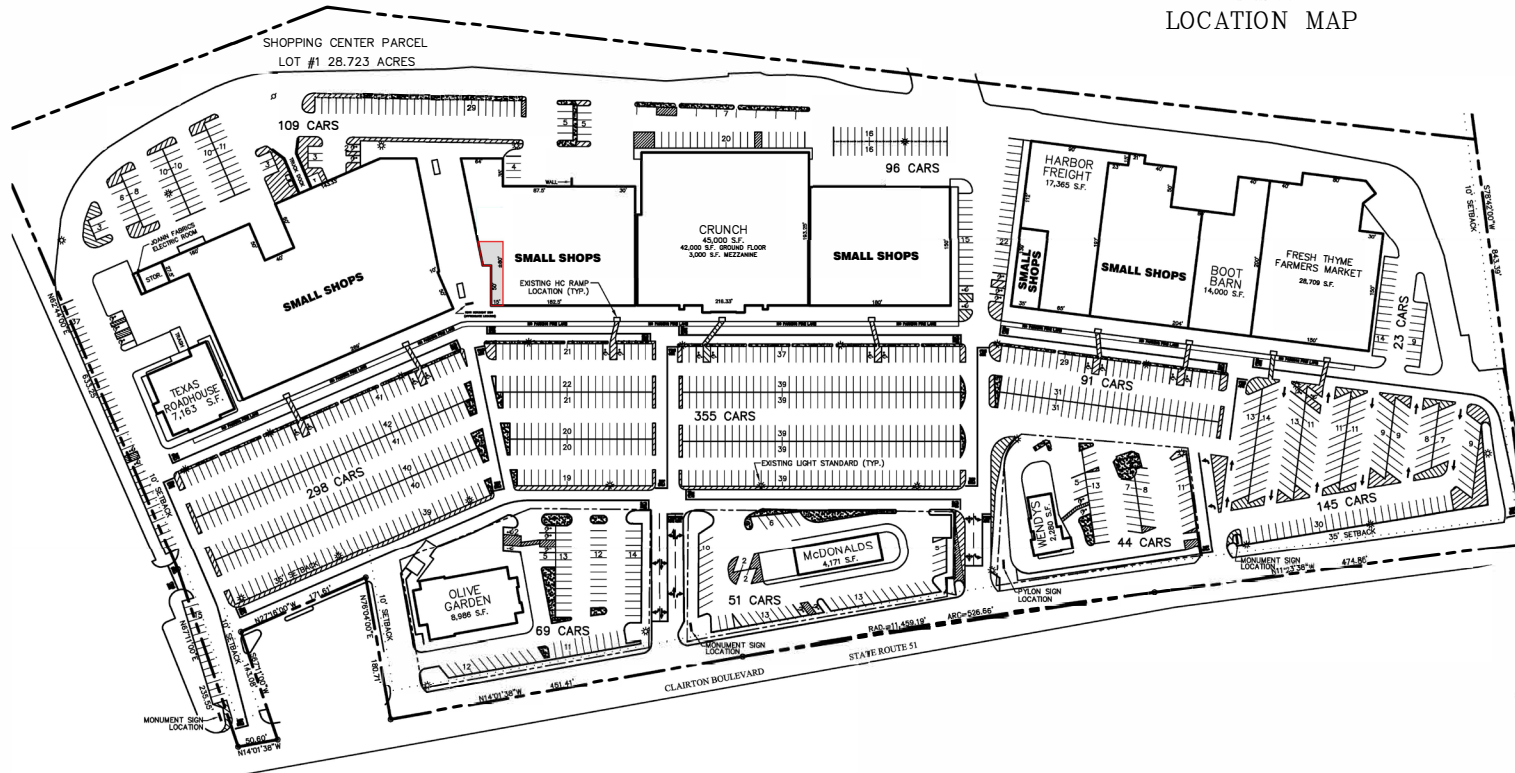
EXHIBIT "B" LOD UNIT 29
SOUTHLAND/FOUR SEASONS
WEST MIFFLIN/PLEASANT HILLS BOROUGH
ALLEGHENY COUNTY, PENNSYLVANIA

SCALE: NTS **DATE: 09/05/2025**

All square footages and dimensions are approximate and subject to field verification and code compliance.
Verify location of existing columns and doors in field.



LOCATION MAP



POTENTIAL
OUTDOOR
SEATING AREA

REAR MONUMENT SIGN
(APPROXIMATE LOCATION)

ENLARGED PLAN UNIT 29

**EXHIBIT "A" SITE PLAN
FOR
SOUTHLAND FOUR SEASONS
ALLEGHENY COUNTY, PENNSYLVANIA
WEST MIFFLIN/PLEASANT HILLS BOROUGH
PZ SOUTHLAND LIMITED PARTNERSHIP**

**MANAGED BY
ZAMIAS SERVICES INC**

**P.O. BOX #5540
JOHNSTOWN, PA 15904
TELE: (814)535-3563**

NOTE:
THIS SITE PLAN SHOWS ONLY THE APPROXIMATE LOCATION OF THE DESIRED PREMISES IN
THE PROJECT. LESSEE RESERVES THE RIGHT TO CHANGE THE TENANT'S NAME & LOCATION
OF OTHER TENANTS PROVIDED THE PARKING AREA IS NOT SUBSTANTIALLY REDUCED. LESSEE
ALSO RESERVES THE RIGHT TO CHANGE PARKING MANAGEMENTS, ESTIMATES, FEES, SERVICE
FEES, ETC. LESSEE MAKES NO REPRESENTATION THAT THE PREMISES WILL BE OCCUPIED AS
SHOWN, BUT ONLY INTENDS TO SHOW WHAT MAY BE DEVELOPED IN THE PROJECT. ANY COVENANTS
WITH REFERENCE TO WHAT OTHER TENANTS MAY OCCUPY SPACE IN THE PROJECT MUST
APPEAR IN THE WRITTEN BODY OF THE LEASE.



REVISIONS	DATE: 11/20/2024
09/05/2025	SP-1





For More Information Contact Us

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Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.



REAR MONUMENT SIGN
PROPOSED AVAILABLE MONUMENT SIGN PANEL
SOUTHLAND SHOPPING CENTER

10/08/2025

AVAILABLE TENANT PANEL LANDLORD RESERVES THE RIGHT TO RELOCATE TENANT PANEL

