

100 Broughton Rd

Bethel Park, PA 15102

NEW CONSTRUCTION OPPORTUNITY

±6,400 SF of new retail space within
a planned mixed-use development



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Retail space crafted for the **community.**



Opportunity to be part of a high-end, thoughtfully designed project in the heart of Bethel Park



Exceptional visibility and access along Broughton Rd and Library Rd with over 25,000 vehicles per day



Excellent signage opportunity



Plentiful on-site parking



Dedicated, engaged ownership



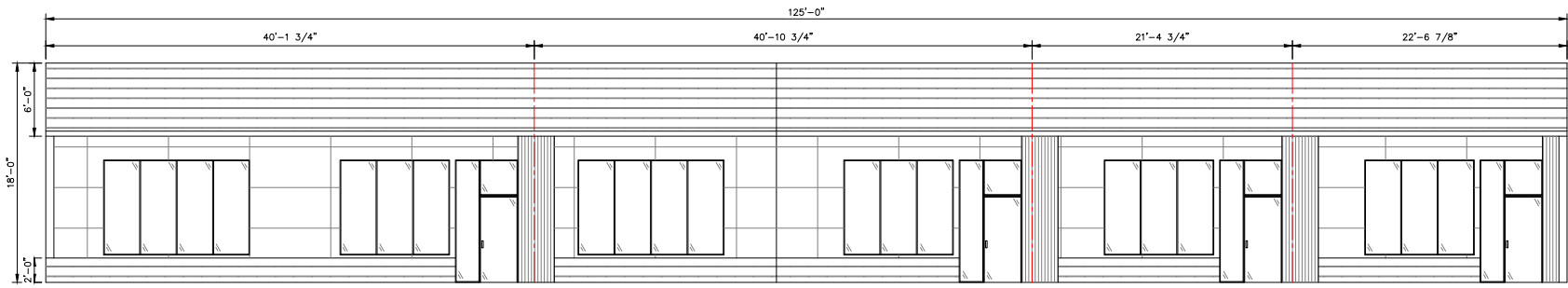
Proximity to South Hills Village and surrounding retail amenities

Discover a **highly visible retail destination** offering strong signage options

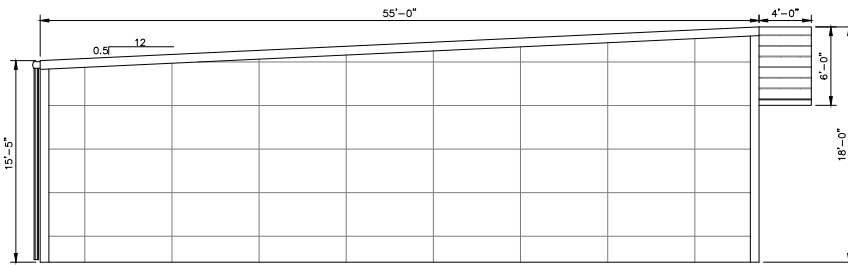
New Construction | ±6,400 sf

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Bethel Park, PA 15102

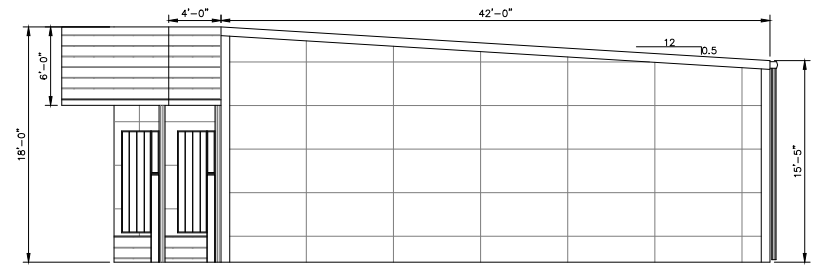




FRONT ELEVATION

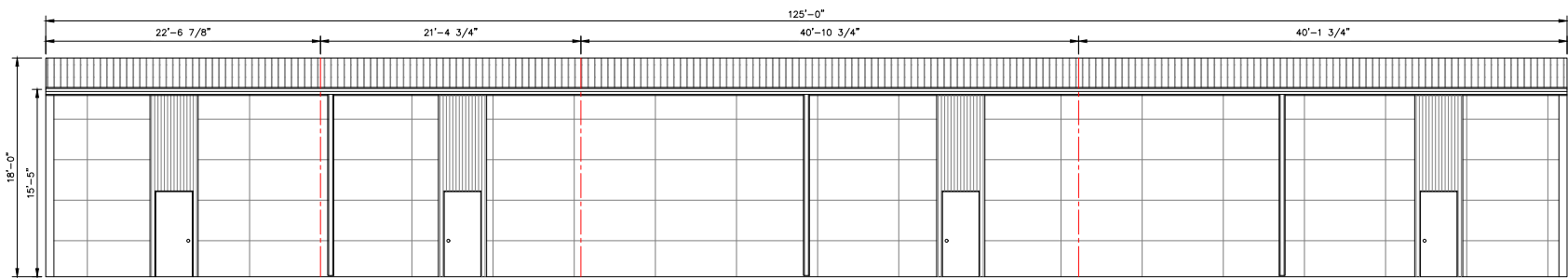


LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

BACK ELEVATION



BETHEL PARK, PA

Area overview

Home to major retail anchors such as South Hills Village, Market District, and other daily-need destinations, Bethel Park is well-established as a primary retail hub in the South Hills submarket.

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Restaurants

01	Olive Oils Pizzeria
02	DaDa's Bar & Grill
03	Pizza Hut
04	Pizza Hut
05	Golden Wok Inn

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Fast Casual

01	Wendy's
02	Wendy's
03	KFC
04	Arby's
05	McDonald's

10 

Cafés

01	Bruster's Ice Cream
02	Davinci Workshop &
03	Giant Eagle Bakery
04	Starbucks Coffee
05	Dunkin'

74 

Personal Shopping

01	Bethel Park Flowers
02	Sunray Electric Supply
03	Ruby Flora Plant Shop
04	Bleuu Candles
05	ecoATM

7 

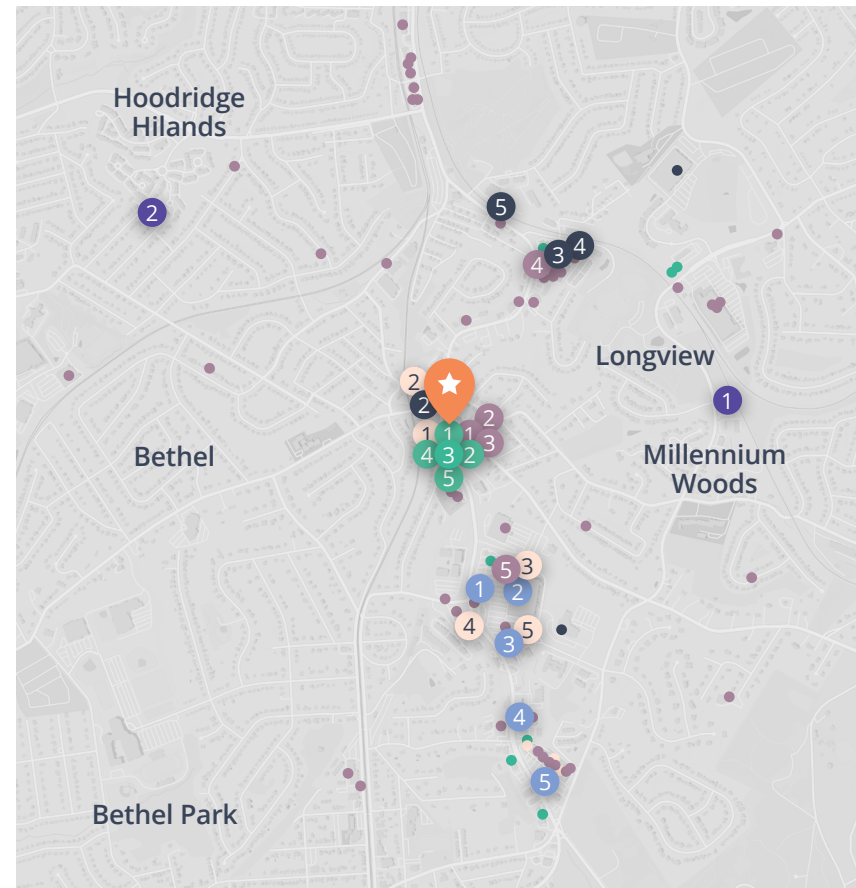
Fitness

01	Karma Fitness Studio
02	ISI Elite Training
03	Cycletique
04	Iron 24 Fitness + Rec
05	PHI Pilates Studio

2 

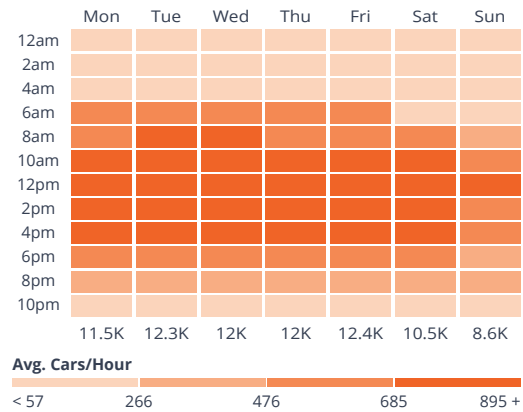
Bars

01	Spoonwood Brewing
02	Old Ox Tavern

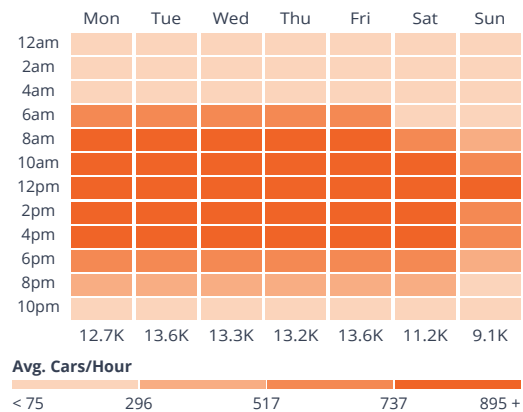


Traffic counts

Broughton Road | Avg. Daily Volume
11,315 Cars



Library Road | Avg. Daily Volume
12,373 Cars



Cars Per Day



Demographics

1 Mile 5 Miles 10 Miles

Businesses

Total Businesses	380	8,434	31,561
Total Employees	4,696	72,370	397,669

Population

Total Current Population	9,788	248,953	722,518
Daytime Population	9,266	184,314	720,746
Employed Population	5,015	130,361	375,304
Total Households	4,311	107,991	324,308
Average Household Size	2	2	2

Age

Median Age	46	43	39
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Housing

Median Rent	\$1,109	\$1,005	\$1,023
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Income

Average Household Income	\$119,434	\$127,186	\$113,299
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Visit us at
avisonyoung.com

**For more information,
get in touch.**

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