

An aerial photograph of the Chartiers Valley Shopping Center. The image shows a large parking lot filled with cars, several retail stores including Ross, Burlington, and Giant Eagle, and a dense line of trees in the background. The sky is clear and blue.

the CHARTIERS VALLEY SHOPPING CENTER

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LEGACY
REALTY PARTNERS

A RETAIL **HUB** WITH **STRONG** ANCHOR TENANCY



ROSS
DRESS FOR LESS®

PET SMART

ULTA
BEAUTY

**FINE WINE &
GOOD SPIRITS**

PHOENIX
THEATRES
LUXURY 14+ PTX

**SMOOTHIE
KING**

Burlington

O'Reilly
AUTO PARTS

doce
taqueria

**THE
HOME
DEPOT**

FNB Financial

FIVE BELOW

**planet
fitness**

**Advance/
Auto Parts**

**CHUCK E.
CHEESE**

Chick-fil&

**SING
SING
SING!**

ALTITUDE
ACTIVE • FAMILY • FUN

Panera
BREAD®

SONIC

**Dunham's
SPORTS**

**VETERINARY
EMERGENCY
GROUP**



Sincerely Yogurt

pennsylvania
DEPARTMENT OF TRANSPORTATION

**planet
fitness**

SPACE	TENANT	SQ. FT.
1	Chick Fil A	4,675
2	First National Bank	4,116
3	Sonic	1,536
4	Smoothie King	208
5	Chuck E Cheese	13,800
6	Game Stop	2,244
7	Push 40 Fitness	2,122
8	Plato's Closet	4,195
9 & 10	Kujira Sushi Bar	3,230
11	Classic Chinese Cuisine	2,000
12	Great Clips	2,011
13	Sing Sing Sing!	2,235
14	Available	2,250
15	Planet Fitness	21,052
16	Clothes Mentor	4,235
17	Sherwin Williams	3,000
18	Home Depot	136,926
19	Phoenix Theater	81,741
20	Pennsylvania Dept of Transportation	18,259
21 & 22	Flex Space Available	19,643
23	Petsmart	18,802
24	Ulta	10,390
25	Five Below	10,840
26	Ross	22,000
27	Burlington	25,931
28	Giant Eagle	61,245
29	Fine Wines and Good Spirits	8,653
30	Alix Rx	12,538
31	Altitude	16,953
32	US Coast Guard	14,683
33	Future Development	34,444
34	O'Reilly Auto Parts	36,500
35	VEG	5,090
36	Sincerely Yogurt	1,015
37	Available	1,653
38	Tags & Title	1,110
39	Perfect Nails	1,100
40	Available	2,170
41	Doce Taqueria	4,769

SPACE	TENANT	SQ. FT.
42	Dunham's	23,895
43	St. Clair Health	4,400
44	Panera	5,030
45	Advance Auto Parts	9,547



the spaces **what's available?**



neighborhood. location. market.

Situated just minutes from I-79 with direct frontage along Route 50, Chartiers Valley Shopping Center benefits from excellent regional connectivity and strong consumer accessibility.

The surrounding area is experiencing a surge in residential and commercial growth, with Bridgeville and South Fayette ranking among the most dynamic development districts in the Pittsburgh metro.



why **chartiers valley shopping center?**



EXCELLENT TRAFFIC COUNTS

38K ADT WASHINGTON PIKE



595,772 PEOPLE LIVE WITHIN 10 MILES OF THE SITE

4.9M

TOTAL VISITS IN LAST 12 MONTHS TO SHOPPING CENTER

Placer.ai



\$284K MEDIAN VALUE OF OWNER OCCUPIED HOUSING UNITS WITHIN 30 MINUTE DRIVE TIME



POPULATION

1 MILE | 6,210
3 MILE | 58,232
5 MILE | 169,961



DAYTIME POPULATION

1 MILE | 8,876
3 MILE | 57,686
5 MILE | 160,625



HOUSEHOLDS

1 MILE | 2,954
3 MILE | 24,236
5 MILE | 72,953



AVE HH INCOME

1 MILE | \$105,146
3 MILE | \$144,583
5 MILE | \$135,754



MEDIAN AGE

1 MILE | 44.4
3 MILE | 44.6
5 MILE | 43.7



BA/GRADUATE PROFESSIONAL DEGREE

1 MILE | 40.6%
3 MILE | 56.3%
5 MILE | 55.4%



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