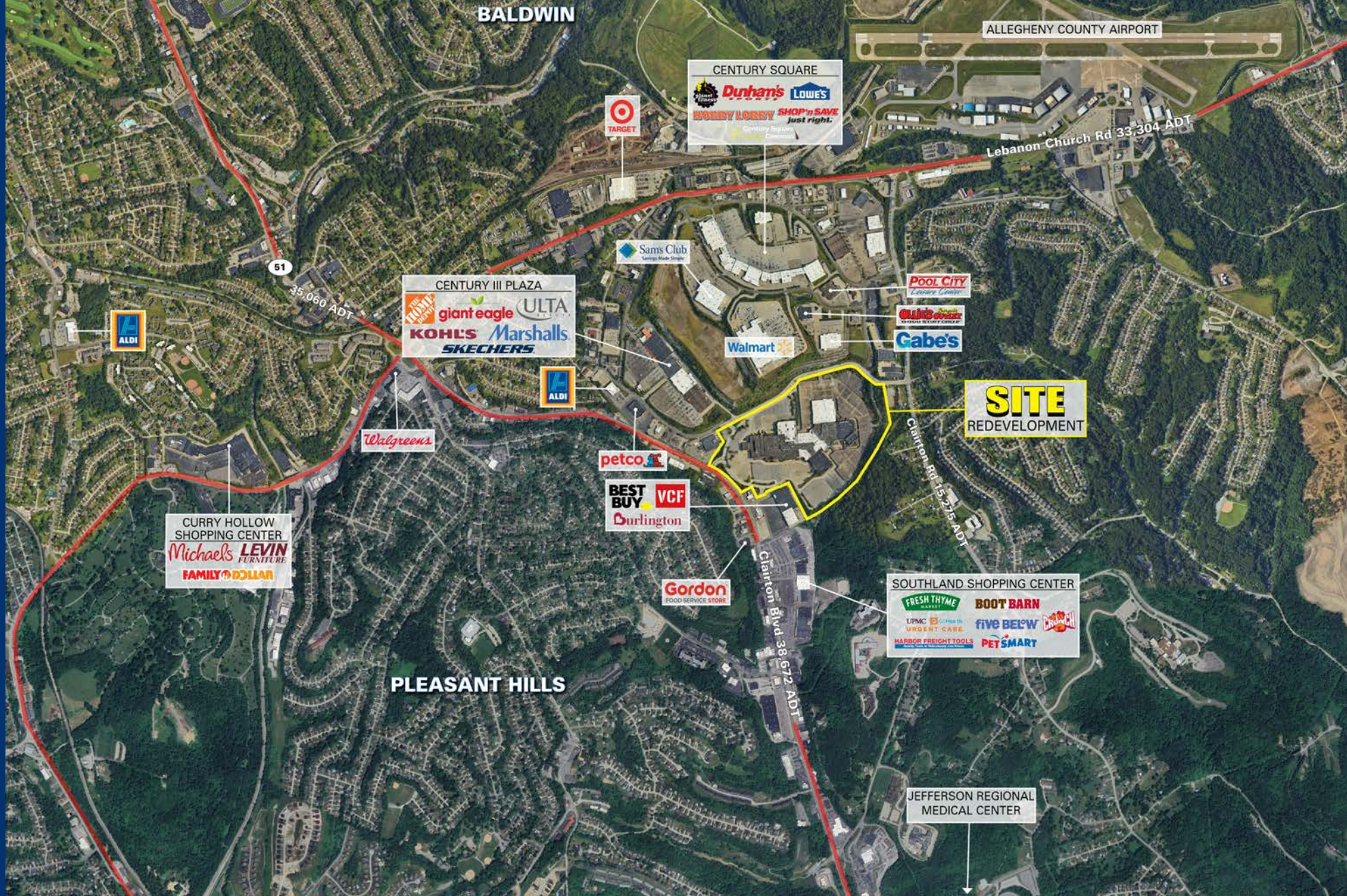


3075 CLAIRTON BLVD | WEST MIFFLIN, PA

CENTURY III MALL REDEVELOPMENT

FOR LEASE



PROJECT DETAILS

CENTURY III MALL REDEVELOPMENT • REDEVELOPMENT OPPORTUNITY

AVAILABLE SPACE

89.88 Acres
 Large anchor land sites for sale
 Junior anchor space for lease
 Outparcels for lease and ground lease
 Residential/Medical office land for sale or lease

TRAFFIC COUNTS

Clairton Blvd - 38,672 ADT
 Clairton Rd - 15,275 ADT
 Lebanon Church Rd - 33,304 ADT

PROPERTY HIGHLIGHTS

Become a part of the historic redevelopment of the former Century III Mall
 Seeking big box, junior anchor, outparcel and inline tenants.
 Proven high-density trade area with established shopping patterns

AREA RETAILERS

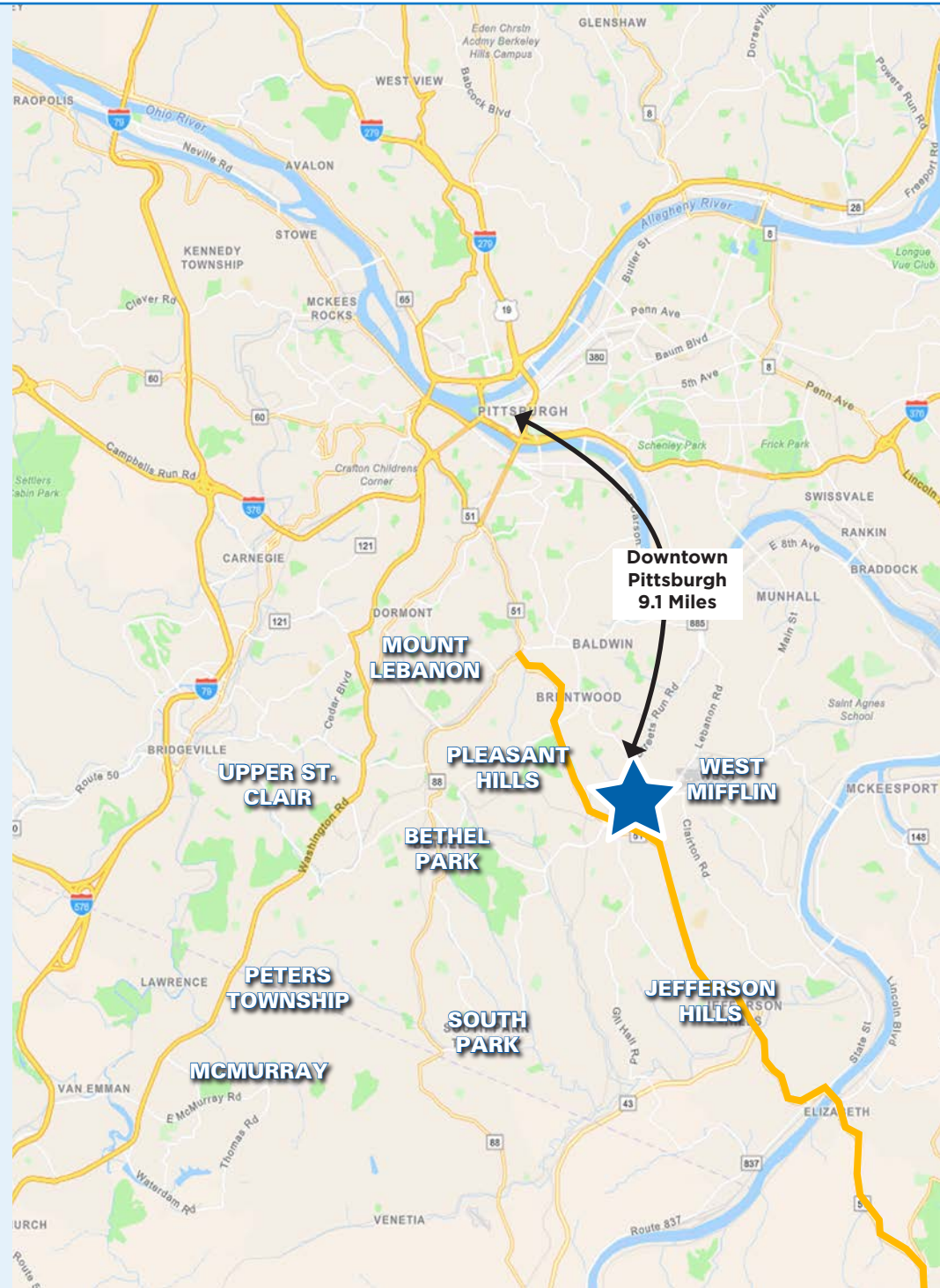
Target, Walmart, Sam's Club, Home Depot, Lowe's, Giant Eagle, Fresh Thyme, Kohl's, Marshall's, Burlington, Boot Barn, ULTA, Crunch Fitness, Planet Fitness

COUNTY

Allegheny

MARKET

West Mifflin



	3 MILE	5 MILE	7 MILE	TRADE AREA
POPULATION	66,100	189,238	437,009	368,579
DAYTIME POPULATION	61,451	156,581	464,358	386,169
MEDIAN HH INCOME	\$83,706	\$76,359	\$74,117	\$67,912

*Placer retail node trade area; 80% of visits. Demographics: ESRI, 2025.

ZOOM
AERIAL



WEST MIFFLIN, PENNSYLVANIA

CENTURY III MALL REDEVELOPMENT

FOR LEASE

OWNER/ DEVELOPER

BRIGHTSIDE CRE
CENTURY III MALL PA LLC

ENGINEERING

LANDCORE | LANDCORECONSULTING.COM

ARCHITECT

LGA PARTNERS | LGA-PARTNERS.COM

PROJECT LEASING

GARRICK HAGINS
412.595.9303
GHAGINS@ATLANTICRETAIL.COM

KEVIN LANGHOLZ
412.398.7112
KLANGHOLZ@ATLANTICRETAIL.COM

EMILY SIPES
412.595.9301
ESIPES@ATLANTICRETAIL.COM



- ALBANY
- ATLANTA
- BOSTON
- CHARLESTON
- CHARLOTTE
- LOS ANGELES
- NEW YORK CITY
- ORLANDO

PITTSBURGH
LANDMARKS BUILDING
100 W STATION SQUARE DRIVE, SUITE 220
PITTSBURGH, PA 15219

412.595.9300
WEST PALM BEACH

WWW.ATLANTICRETAIL.COM

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CHAINLINKS
RETAIL ADVISORS

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