



GREAT SOUTHERN SHOPPING CENTER

1155 WASHINGTON PIKE, 45A | BRIDGEVILLE, PA 15017

SECOND GENERATION MEDICAL OFFICE SPACE
4,500 +/- SF AVAILABLE FOR LEASE

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PROPERTY OVERVIEW

Situated on Route 50 (Washington Pike) in Bridgeville, PA, Great Southern Shopping Center benefits from an excellent location along one of the major traffic arteries in the area. Approximately 28,700+ cars pass the center on a daily basis along Washington Pike. Interstate 79 runs directly north of the center (87,000+ VPD), offering direct access to downtown Pittsburgh from Great Southern; a convenient 9 miles away.

With its unique blend of local and national retailers, Great Southern has been regarded as one of the primary shopping destinations in the area for many years. Major tenants include LA Fitness, Texas Road House, T.J. Maxx & HomeGoods, Fresh Thyme Market, and Dollar Tree.

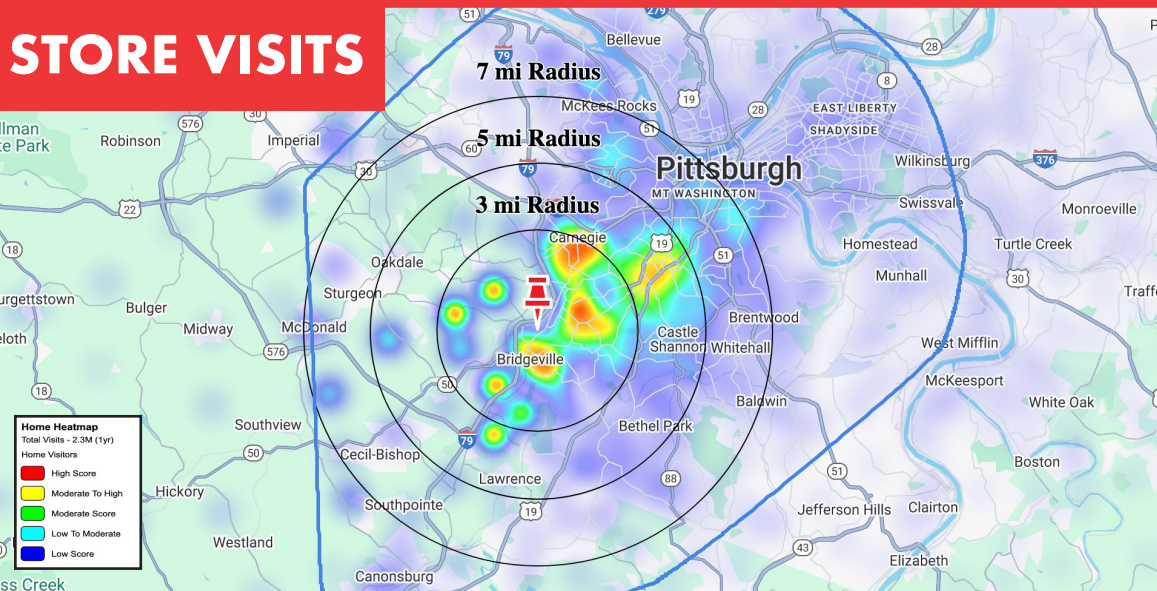


LOCATION

Bridgeville's close proximity to downtown Pittsburgh provides businesses with easy access to a major metropolitan area and its diverse markets. The strong transportation infrastructure includes key roadways like Interstate 79 and Route 50, which offer convenient connections to Pittsburgh and neighboring cities.

In addition to its advantageous location, Bridgeville offers a business-friendly environment. The borough provides incentives, affordable real estate options, and low business taxes, creating favorable conditions for growth and expansion. Moreover, Bridgeville's supportive community and access to a skilled workforce contribute to a thriving business ecosystem, further enhancing its appeal for businesses looking to establish or expand their operations.

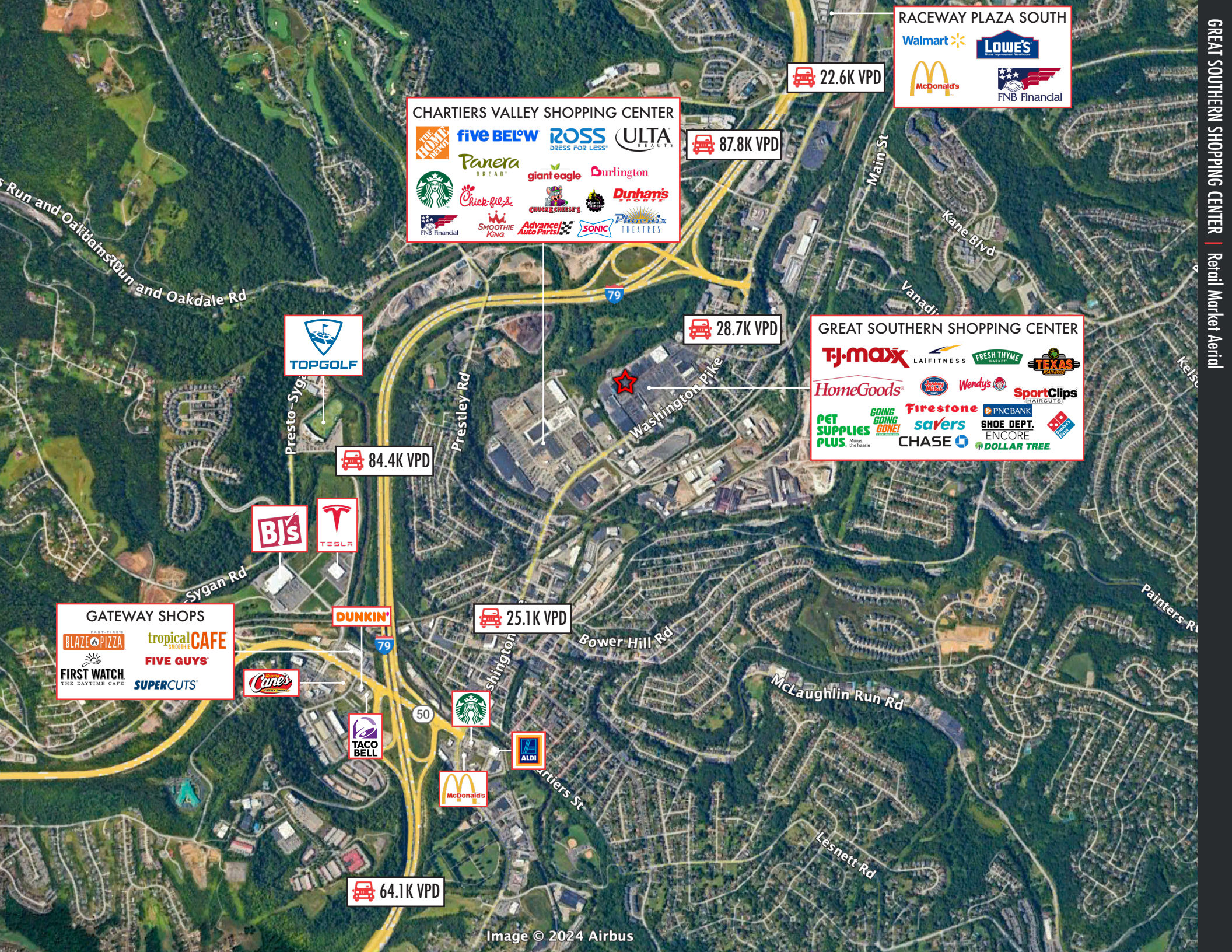
STORE VISITS



Demographics	3 Miles	5 Miles	7 Miles
Total Population	60,141	173,433	324,766
Employees	28,650	84,717	150,430
Average Household Income	\$148,472	\$139,546	\$125,019
Households	25,524	75,844	143,101

WASHINGTON PIKE: 28,790 VPD | I-79 87,876 VPD

Source: SitesUSA
All demographics are based on estimations for 2025.



RACEWAY PLAZA SOUTH

Walmart
Lowe's
McDonald's
FNB Financial

22.6K VPD

CHARTIERS VALLEY SHOPPING CENTER

THE HOME DEPOT
five BELOW
ROSS
DRESS FOR LESS
ULTA
BEAUTY
Panera
BREAD
giant eagle
Durlington
Starbucks
Chick-fil-A
giant eagle
Dunham's
FNB Financial
SMOOTHIE KING
Advance Auto Parts
SONIC
Pluribus THEATRES

87.8K VPD

GREAT SOUTHERN SHOPPING CENTER

TJ-maxx
LAIFITNESS
FRESH THYME
TEXAS
HomeGoods
Wendy's
Sport Clips
PET SUPPLIES PLUS
GOING BONE!
Firestone
savers
CHASE
PNC BANK
SHOE DEPT. ENCORE
DOLLAR TREE

28.7K VPD

TOPGOLF

84.4K VPD

B's

TESLA

DUNKIN'

25.1K VPD

GATEWAY SHOPS
BLAZE PIZZA
tropical CAFE
FIVE GUYS
FIRST WATCH
THE DAYTIME CAFE
SUPERCUTS

Cane's

TACO BELL

Starbucks

McDonald's

ALDI

64.1K VPD



**PLOT PLAN
FOR
GREAT SOUTHERN SHOPPING CENTER
PZ SOUTHERN LIMITED PARTNERSHIP**

SOUTHERN PLAZA
PZ PLAZA LIMITED PARTNERSHIP
 ALLEGHENY COUNTY, PENNSYLVANIA
 COLLIER TOWNSHIP
 MANAGED BY

ZAMIAS SERVICES INC

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

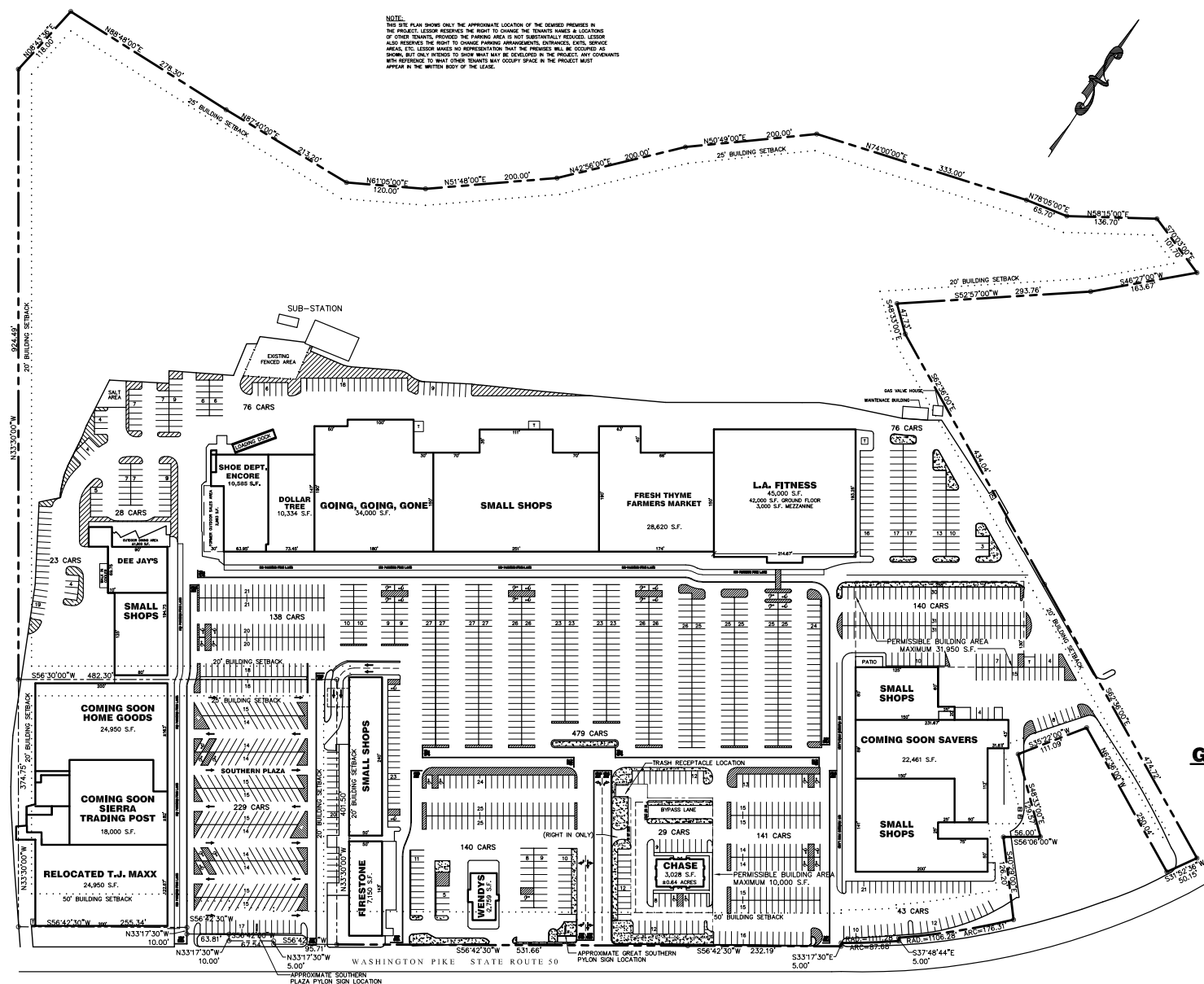


REVISIONS		DATE: 02/18/05
05/26/05	01/23/06	01/04/13 06/20/18 03/05/21
07/14/05	02/05/06	07/23/13 03/04/18 06/13/25
07/27/05	06/05/06	01/15/14 02/11/21 04/13/26
05/18/06	10/02/06	01/11/16 04/21/21
03/13/07	06/23/09	02/12/16 04/01/22
05/04/07	02/17/11	06/22/16 06/23/23
10/01/07	11/06/12	05/28/17 09/21/23
11/20/07	12/17/12	

PP-1P



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



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.

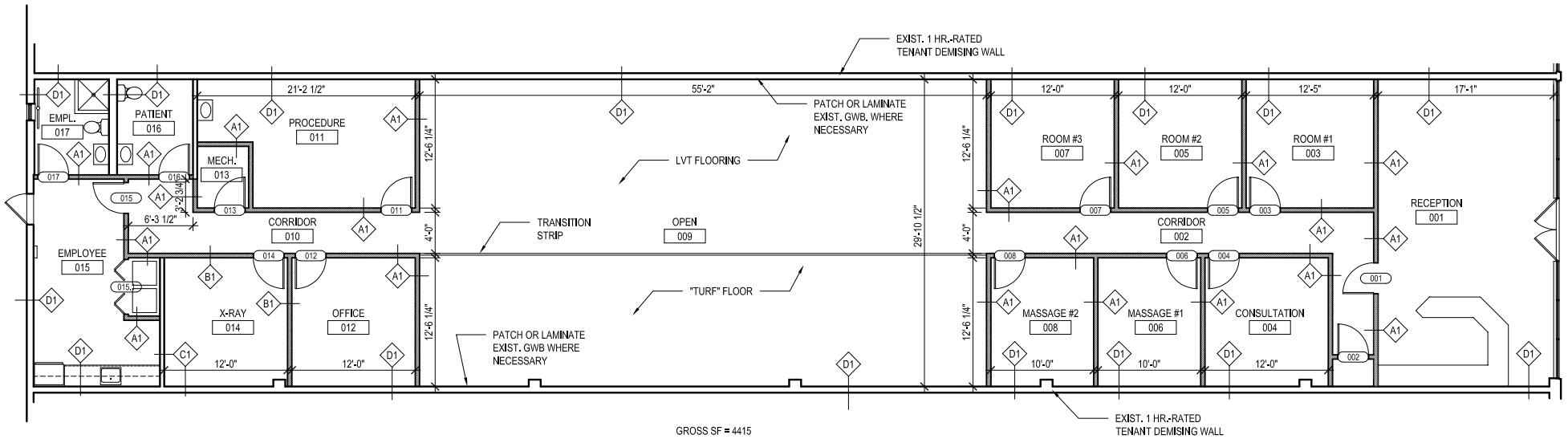


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ZAMIAS
SERVICES INC

PROPOSED LEASE PLAN
FOR
GREAT SOUTHERN SHOPPING CENTER
PZ SOUTHERN LIMITED PARTNERSHIP
&
SOUTHERN PLAZA
PZ PLAZA LIMITED PARTNERSHIP
ALLEGHENY COUNTY, PENNSYLVANIA
COLLIER TOWNSHIP

LP-1P



1 Floor Plan
SCALE: 1/8" = 1'-0"



For More Information
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