



# GREAT SOUTHERN SHOPPING CENTER

1155 WASHINGTON PIKE | BRIDGEVILLE, PA 15017

UNIT 59 | 2,000 SF | 25' FRONTAGE  
AVAILABLE FOR LEASE



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The information contained herein is not a substitute for a thorough due diligence investigation. Zamias Services Inc has not made any investigation, and makes no warranty or representation with respect to the subject property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements there on. The information contained in this marketing package has been obtained from sources we believe to be reliable; however, Zamias Services Inc and "the Landlord" has not verified, and will not verify, any of the information contained here in, nor has Zamias Services Inc conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential Tenants must take appropriate measures to verify all of the information set forth herein. Prospective Tenants shall be responsible for their costs and expenses of investigating the subject property.

# 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.

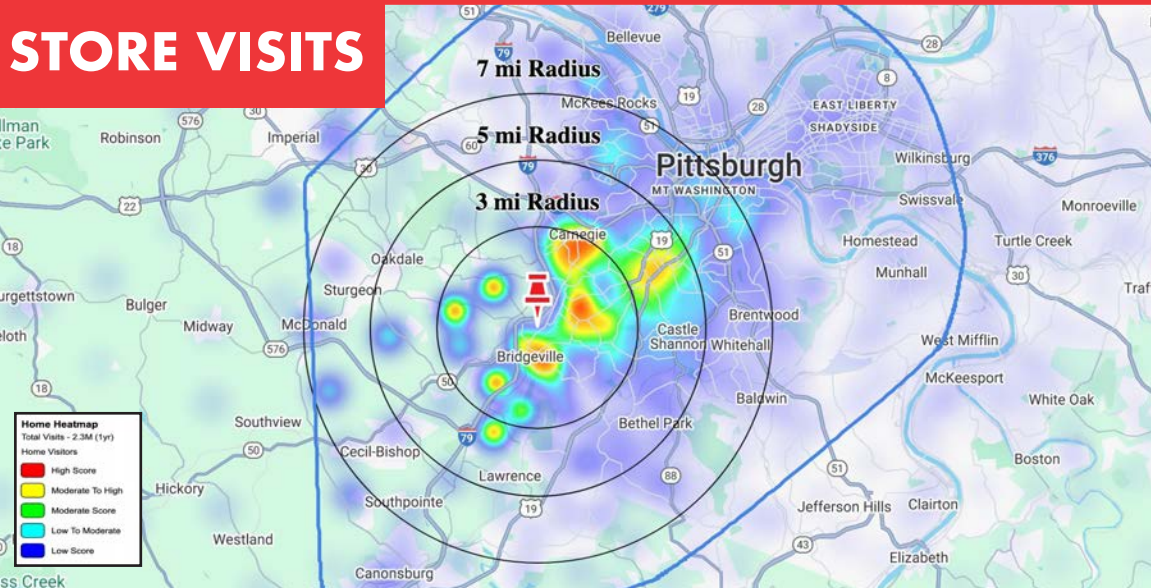


# LOCATION

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  
McDonald's  
LOWE'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  
Chucky's  
Dunham's  
FNB Financial  
SMOOTHIE KING  
Advance Auto Parts  
SONIC  
Platinum THEATRES

87.8K VPD

TOPGOLF

84.4K VPD

**GREAT SOUTHERN SHOPPING CENTER**  
TJ-maxx  
LAIFITNESS  
FRESH THYME MARKET  
TEXAS  
HomeGoods  
Wendy's  
Sport Clips  
SIERRA  
PNC BANK  
PET SUPPLIES PLUS  
GOING GOING GONE!  
Firestone  
SHOE DEPT. ENCORE  
CHASE  
DOLLAR TREE

28.7K VPD

BI'S

TESLA

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

DUNKIN'

25.1K VPD

Cane's

TACO BELL

Starbucks

ALDI

McDonald's

64.1K VPD



**TJ-maxx**

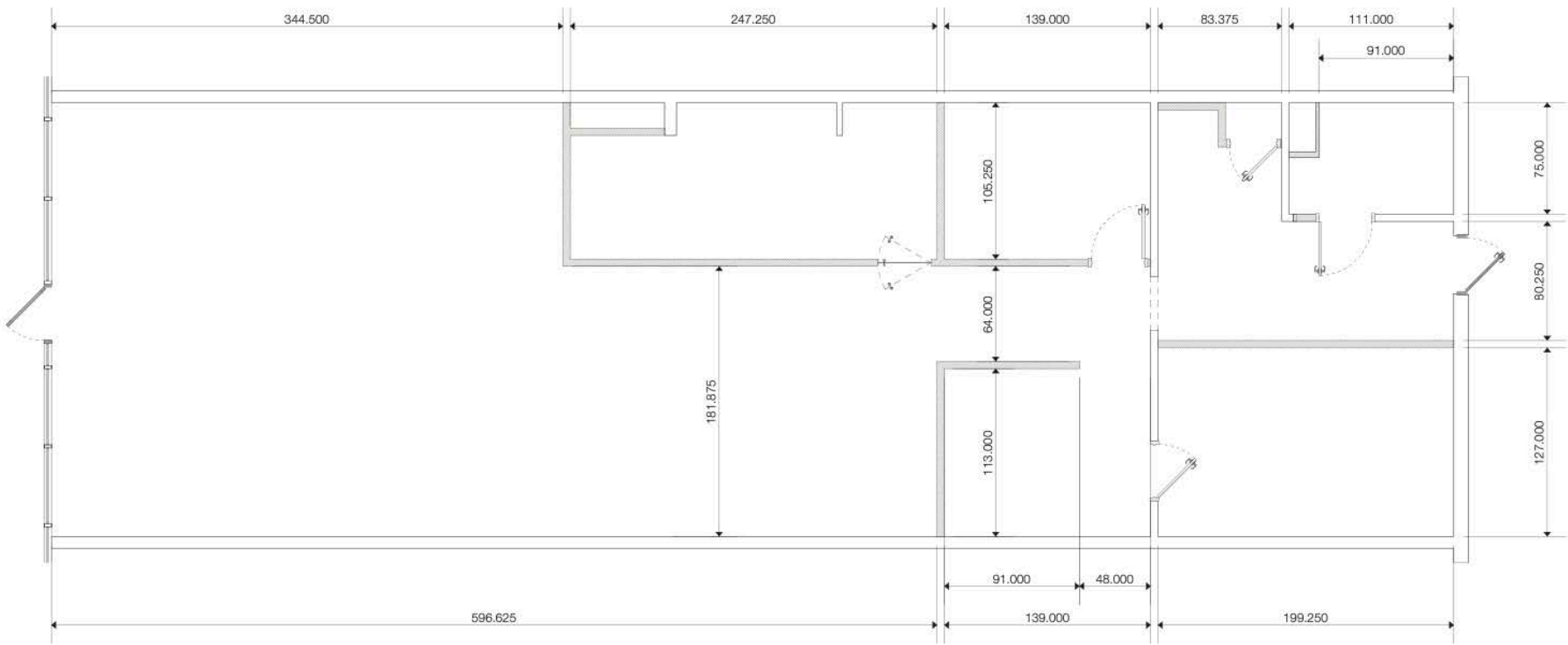
*HomeGoods*

**DOLLAR TREE**

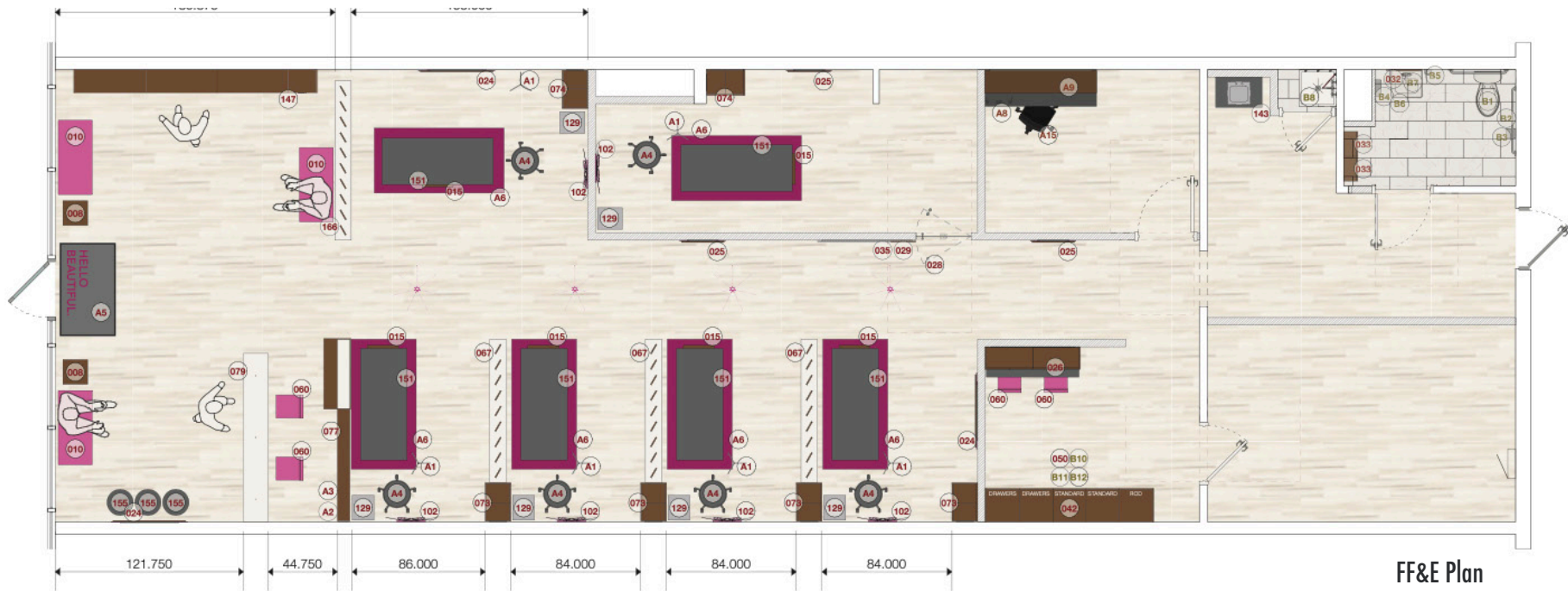
**LA|FITNESS**

**TEXAS ROADHOUSE**

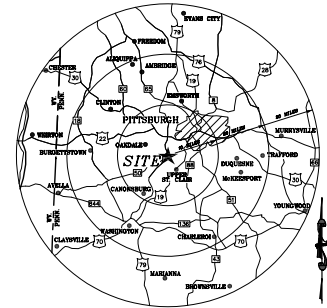
**FRESH THYME MARKET**



Floor Plan

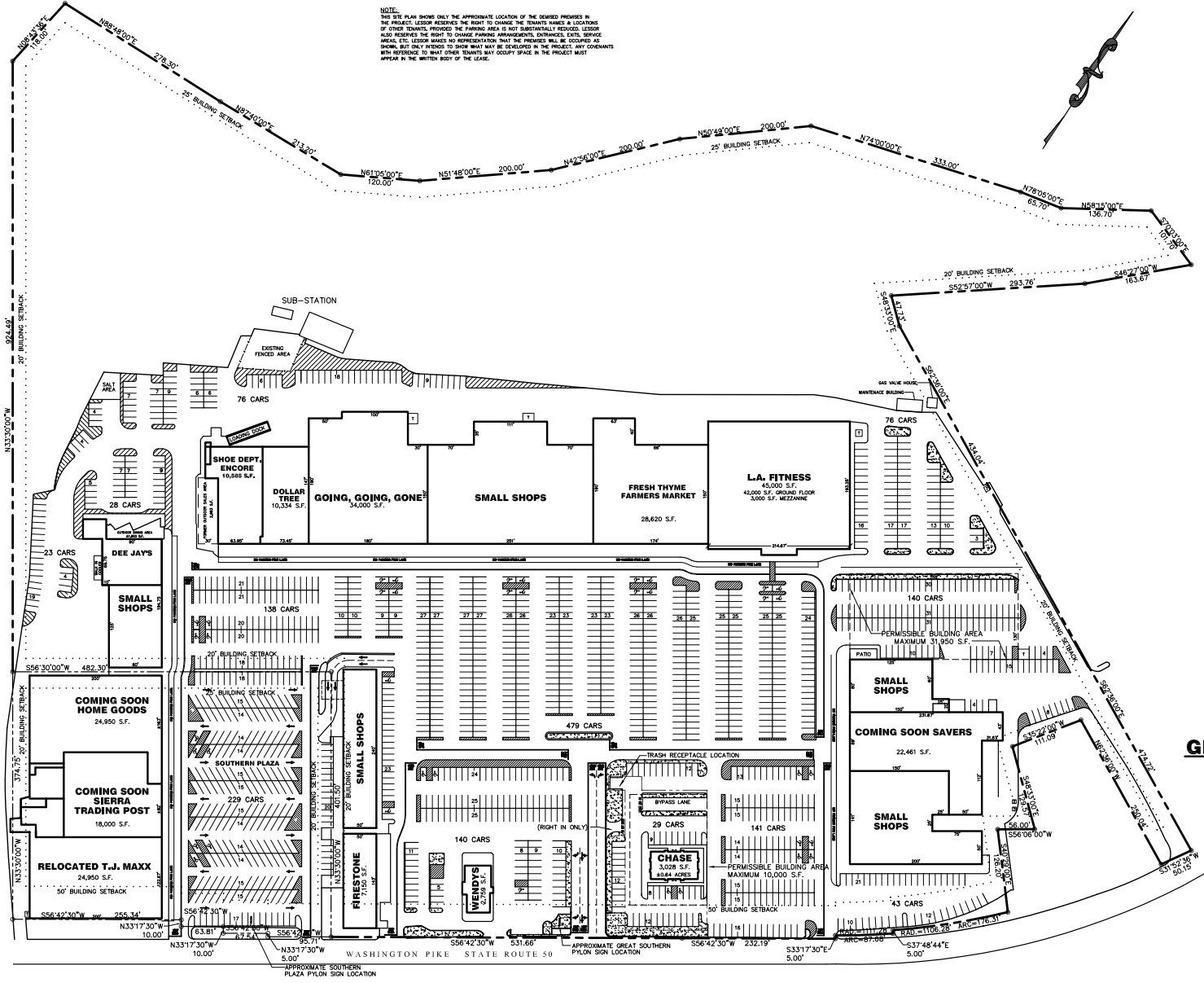


FF&E Plan



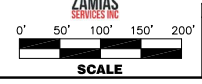
LOCATION MAP

**NOTE:**  
 THIS SITE PLAN SHOWS ONLY THE APPROXIMATE LOCATION OF THE RECORDED PREMISES IN THE PROJECT. LESSOR RESERVES THE RIGHT TO CHANGE THE TENANTS NAMES & 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 COMMENTS WITH REFERENCE TO WHAT OTHER TENANTS MAY OCCUPY SPACE IN THE PROJECT MUST APPEAR IN THE WRITTEN BODY OF THE LEASE.



**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
01/24/05 01/23/05 01/20/05 01/20/05 01/20/05	
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**PP-1P**

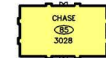
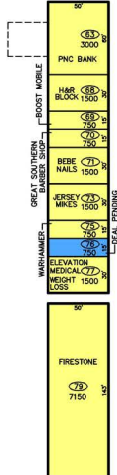
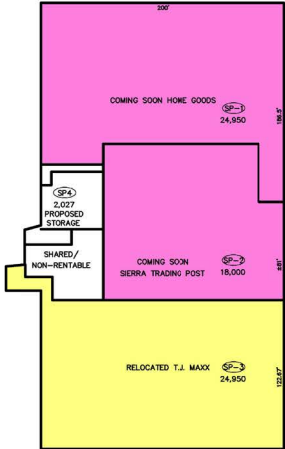
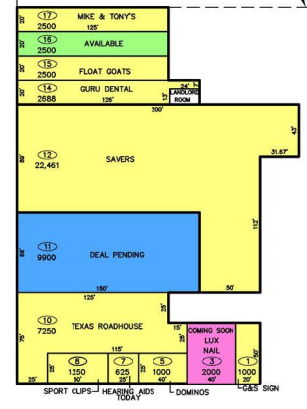
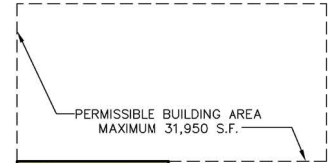
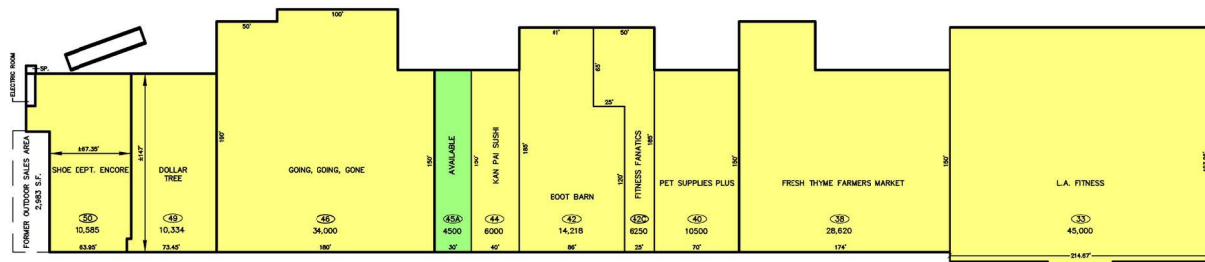
NOTE: ALL OF THE TENANT NAMES WHICH ARE INDICATED ON THIS PLAN REPRESENT THOSE LEASES WHICH ARE EXECUTED, OUT FOR SIGNATURE, IN NEGOTIATION, OR PROPOSED. ALL TENANTS SPECIFIED MAY NOT ACTUALLY COME INTO EXISTENCE. ALL SQUARE FOOTAGES AND DIMENSIONS ARE APPROXIMATE AND SUBJECT TO FIELD VERIFICATION.

**COLOR KEY**

- OCCUPIED
- AVAILABLE
- COMING SOON
- DEAL PENDING

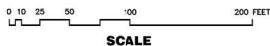
**ROOM KEY**

- 000 — UNIT NUMBER
- 0000 — UNIT SQUARE FOOTAGE



MANAGED BY  
**ZAMIAS SERVICES INC**

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JOHNSTOWN, PA 15904  
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ZAMIAS SERVICES INC



SCALE  
DATE: 04/20/2026

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**



For More Information  
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