

*For Lease*

# 7005 CLAIRTON ROAD

West Mifflin, PA | 15122

±35,000 SF  
0.80 AC



±35,000 SF



*Sale or Lease*  
±0.80 AC



Cale Bruso | Ashlee Lehman | Adam Hagerman | Brad Rohrbaugh | Chad Stine  
For Property Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



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## *Property Overview*

7005 Clairton Road (± 20,000 VPD) is a shopping center located in West Mifflin, PA, a submarket of greater Pittsburgh. Anchored by Big Lots, there are additional opportunities available for a 35,000 square foot tenant for lease and a 0.80 acre pad for sale or lease. This property benefits from high visibility and exposure, ample parking, and prime location, due to the area's dense retail population.



**BIG LOTS!**

**ANNUAL VISITS**

215.5K

**STATE RANKING**

15/69

**AVG. DWELL TIME**

34 Minutes

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	3,034	60,596	183,493
TOTAL EMPLOYEES	5,685	30,362	64,029
AVERAGE HHI	\$84,060	\$88,224	\$81,835
TOTAL HOUSEHOLDS	1,320	26,001	80,290

### TRAFFIC COUNTS:

**Lebanon Church Rd ± 32,000 VPD | Clairton Rd ± 20,000 VPD**

## *Location*

7005 Clairton Road is ideally positioned in the heart of West Mifflin's retail hub. Within a small radius, you will find National retailers like Target, Walmart, Sam's Club, Lowe's, and Planet Fitness, just to name a few. The property is also down the street from the Route 51 on/off ramp, making it easily accessible from the highway and surrounding markets. Major employers in the area include Allegheny County Airport, Bettis Atomic Power Laboratory, and Jefferson Regional Medical Hospital.

## *Trade Area*

Adding to the stability of this market are the demographics within a 10-mile radius. They should 767,992 people within 346,136 households with an average annual income of \$65,059. The daytime population shows 705,117 people.



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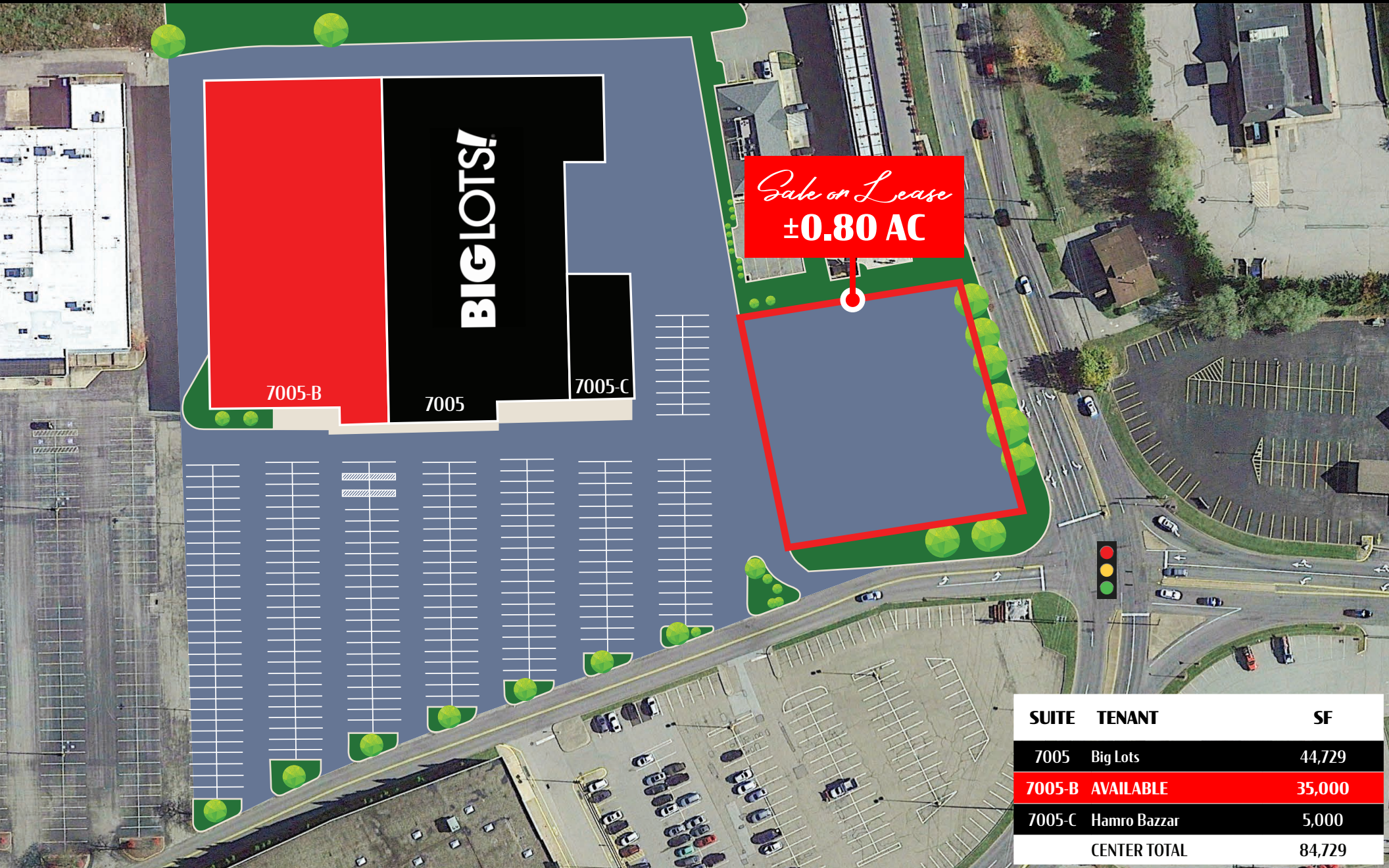
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SUITE	TENANT	SF
7005	Big Lots	44,729
7005-B	AVAILABLE	35,000
7005-C	Hamro Bazzar	5,000
CENTER TOTAL		84,729



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## MARKET AERIAL



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# About Bennett Williams



Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

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