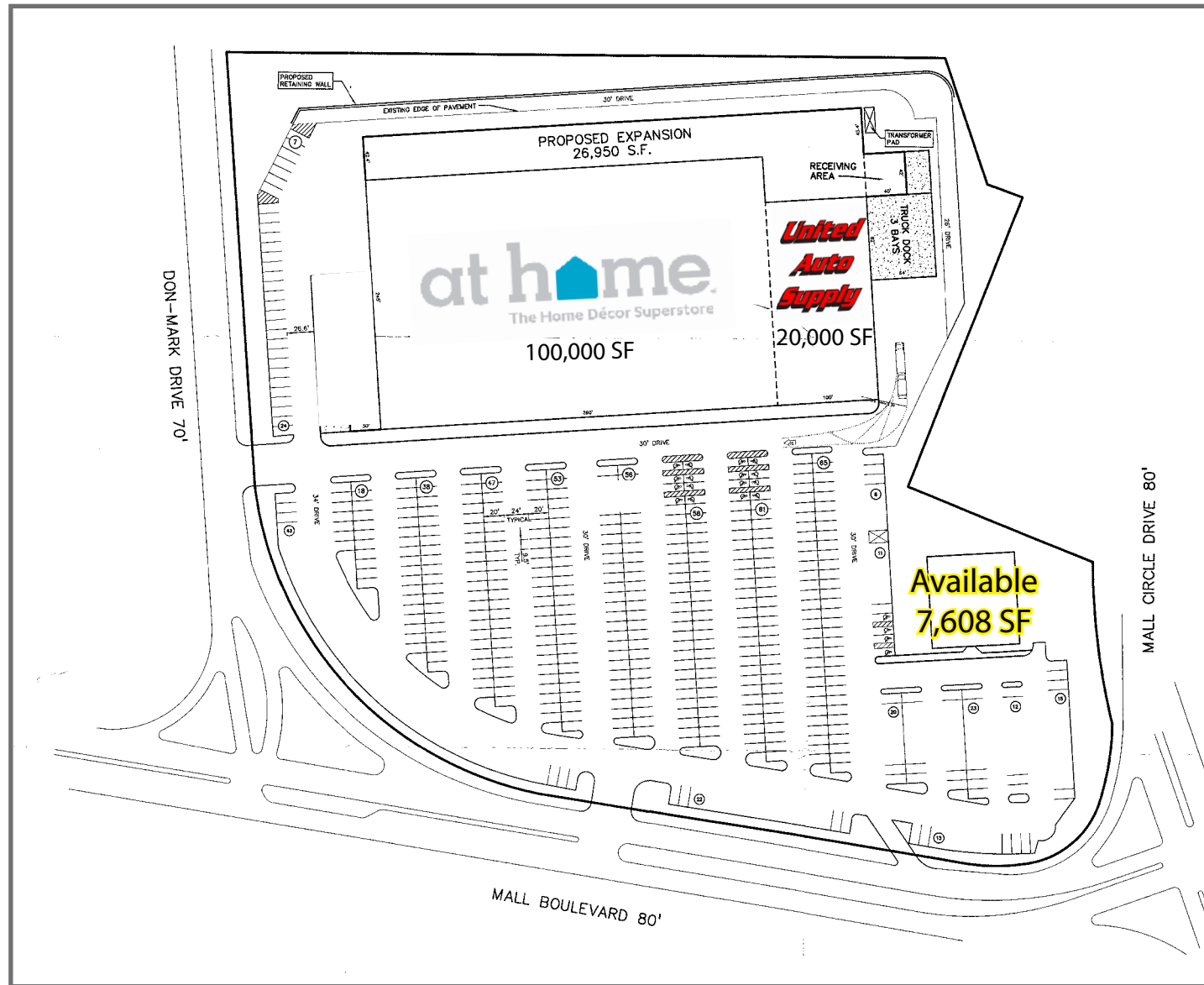


## 122 Mall Boulevard Monroeville, Pennsylvania 15146



**Available Premises**  
7,608 SF Building (former Don Pablos)

### Property Highlights

- Free standing building with 200 parking spaces and access to overflow parking
- Ideally suited for restaurant use or can be redeveloped for medical or service related users
- Located in the heart of the Monroeville retail trade area and adjacent to the Monroeville Mall, a 1,418,700 square foot regional mall
- Adjacent to At Home and United Auto Supply - Neighboring restaurants include Olive Garden, Red Robin, Patron Mexican Grill, Taipei Tokyo, and TGI Friday's



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# Monroeville Retail Trade Area



## AVERAGE DAILY TRAFFIC

William Penn Highway	24,772
Monroeville Boulevard	21,700
Mall Boulevard	10,683

## DEMOGRAPHICS

	1-MILE	3-MILES	5-MILES
Population	5,345	55,231	157,781
Average Household Income	\$75,120	\$74,247	\$72,352