

Real Estate Brokerage Services

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## Plaza on Mall Boulevard

312 Mall Boulevard, Monroeville, PA 15146



### Available Premises

12,100 SF, with Mezzanine Level

### Property Highlights

- Prime end cap location
- New capital improvements underway, including facade improvements, paving and concrete updates along with a new pylon sign
- Located in the heart of the Monroeville retail trade area and adjacent to the Monroeville Mall, a 1,418,700 square foot regional mall, as well as restaurant and hotel trade areas

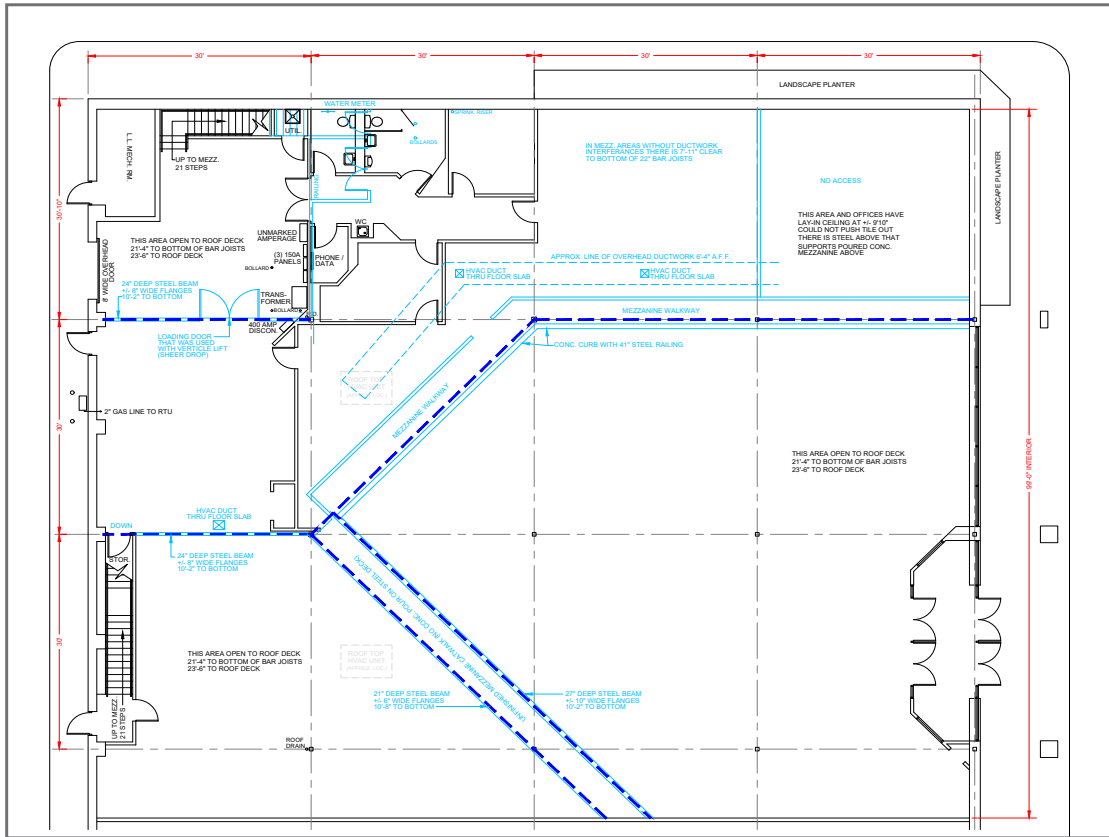
#### AREA AVERAGE DAILY TRAFFIC

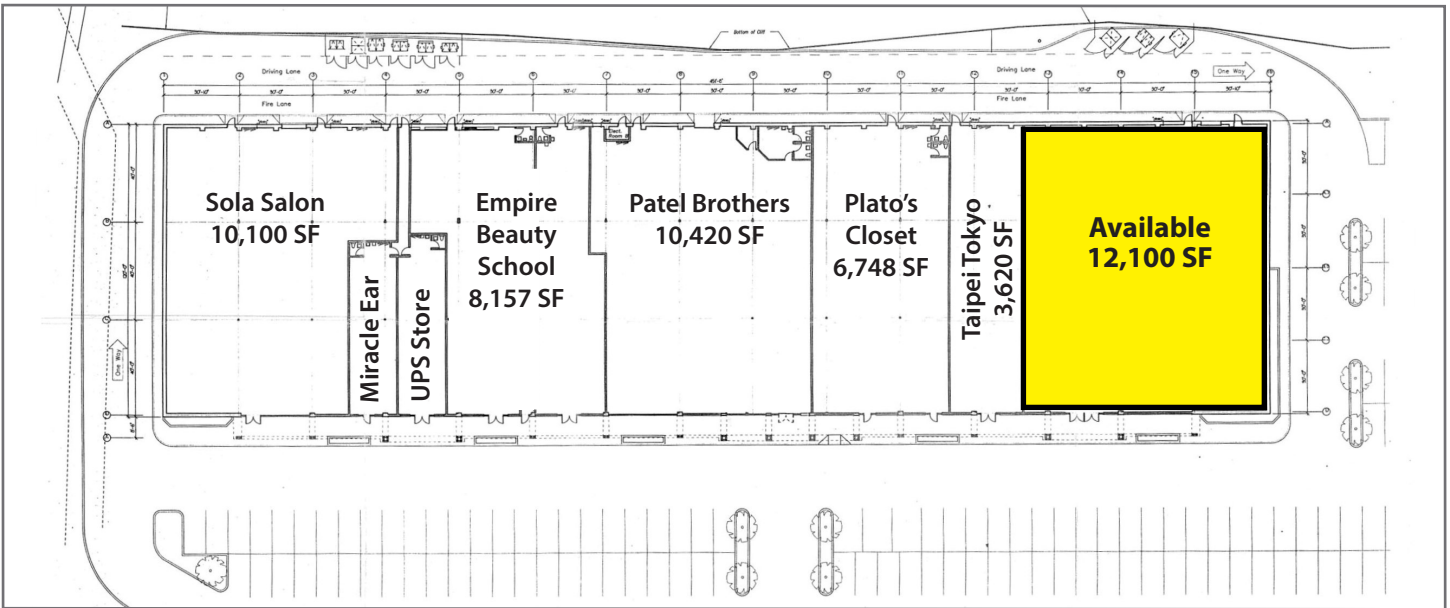
William Penn Highway	24,772
Mall Boulevard	10,683

#### DEMOGRAPHICS

	1-MILE	3-MILES	5-MILES
Population:	6,457	55,463	157,844
Avg. HH Income:	\$77,059	\$74,970	\$74,526

### 12,100 SF, with Mezzanine Level





For more information please contact:

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