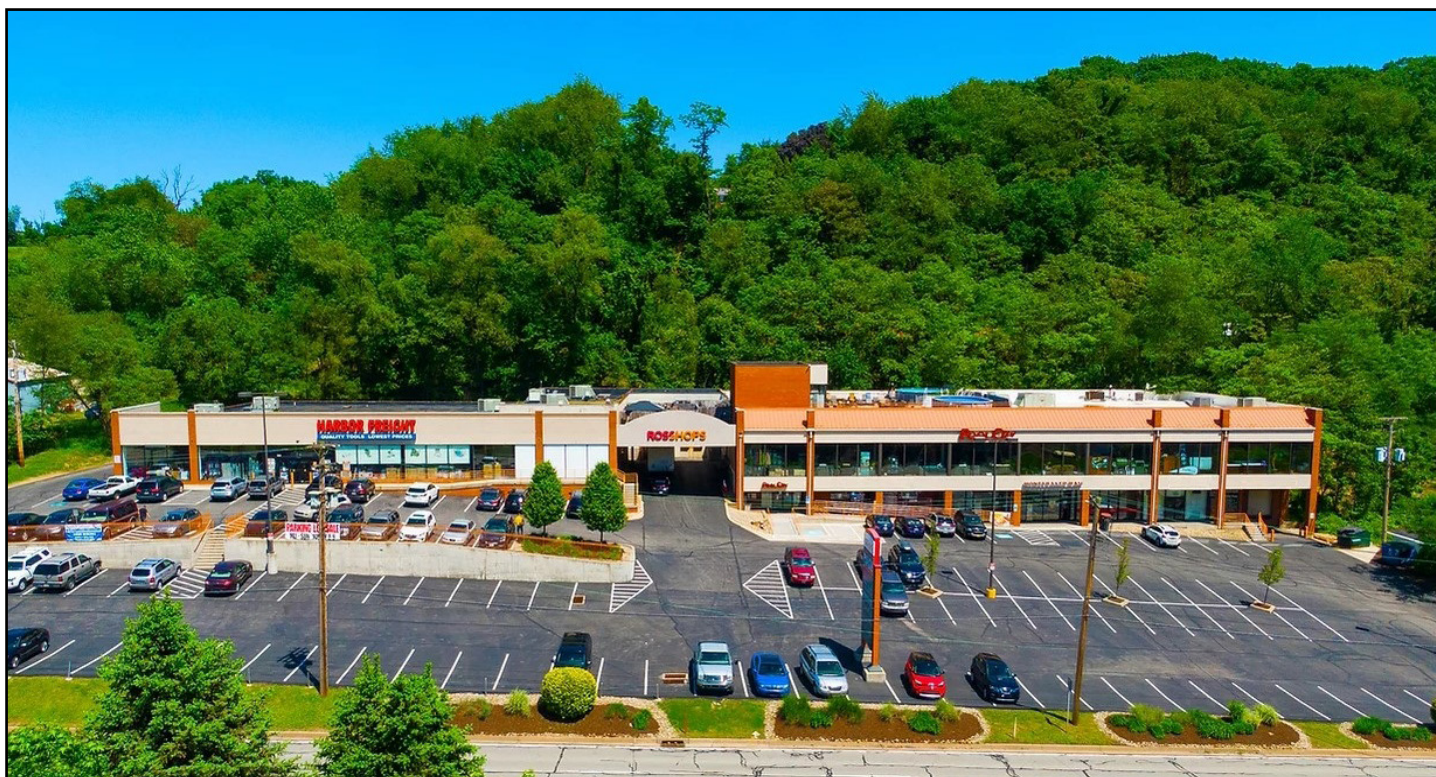


## The Ross Shops

4700 McKnight Road, Pittsburgh, PA 15237



### Available Premises

- 2,519 SF
- 2,682 SF

### Property Highlights

- Great visibility and ample parking
- Access to signalized intersection (McKnight Road @ Braunlich Drive) via neighboring new construction along with two ingress and egress points along McKnight Road
- Located across from the North Hills Village Mall and in close proximity to I-279
- Recently underwent redevelopment improvements which included new pylon signage, all new paving of entire parking lot, replacement of sidewalks and concrete, masonry cleaning, Terra-cotta metal seam roofing, coping, gutter and downspouts, removal of metal facade facing and soffit and all new EIFS facade, and under canopy lighting

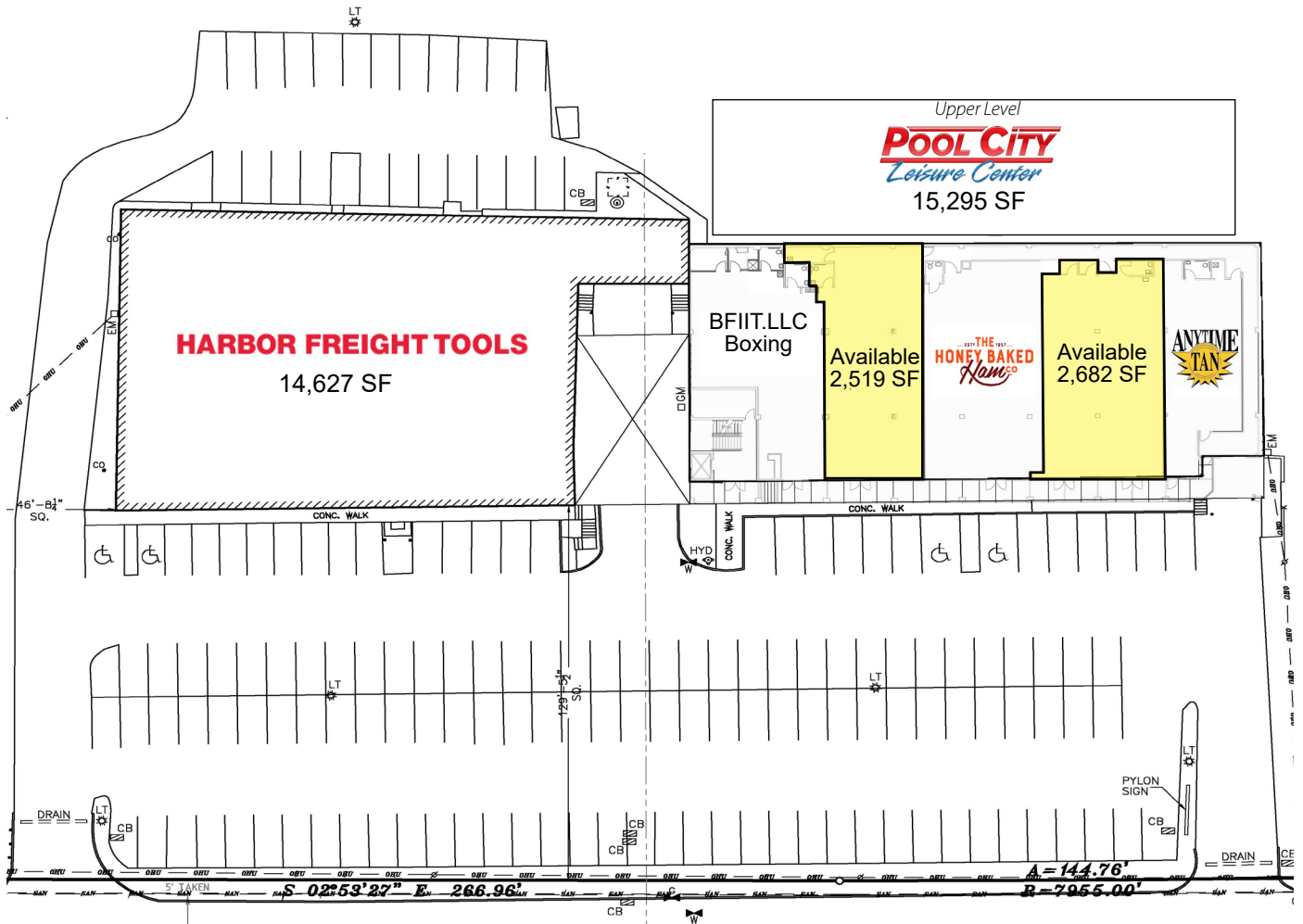
#### AVERAGE DAILY TRAFFIC

|               |        |
|---------------|--------|
| McKnight Road | 38,573 |
|---------------|--------|

#### DEMOGRAPHICS

|                | 3-MILES  | 5-MILES  |
|----------------|----------|----------|
| Population     | 69,535   | 199,163  |
| Avg. HH Income | \$78,343 | \$89,001 |









For more information please contact:

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