



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

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245 Mall Boulevard

Monroeville, PA 15146



Building Size

5,900 SF Building (Patron Mexican Grill) - Available July 2025 or Potentially Sooner, if Required

Site Size

Approximately 59,939 SF or 1.376 Acres

Property Highlights

- Prime restaurant opportunity with access from Mall Boulevard and Route 22
- Free standing building with 101 parking spaces and access to overflow parking
- Located in the heart of the Monroeville retail trade area and adjacent to the Monroeville Mall, a 1,418,700 square foot regional mall



Monroeville Retail Trade Area

