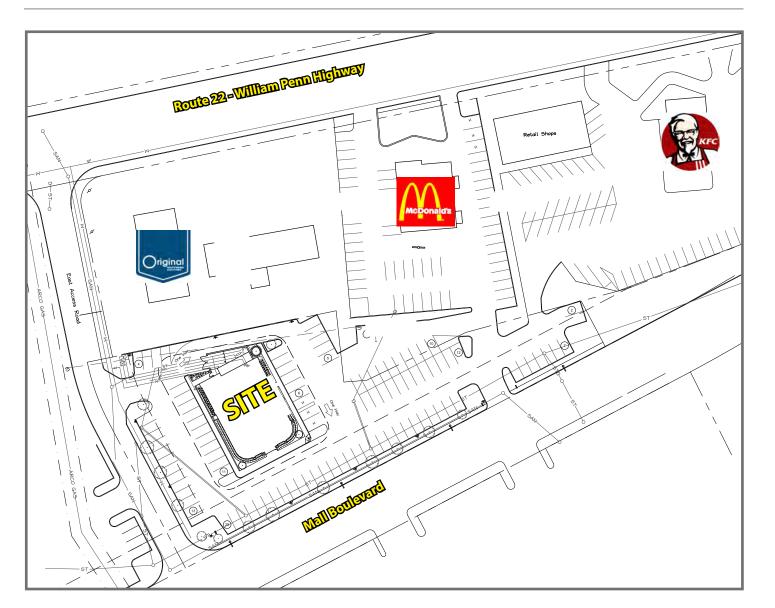
Oxford Realty Services, Inc. - 245 Mall Boulevard



AREA AVERAGE DAILY TRAFFIC			
William Penn Highwa Mall Boulevard	ау	24,772 10,683	
DEMOGRAPHICS			
	1-MILE	3-MILES	5-MILES
Population: Avg. HH Income:	6,457 \$77,059	55,463 \$74,970	157,844 \$74,526

For more information please contact:

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Real Estate Brokerage Services

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

FOR LEASE

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Monroeville Retail Trade Area

