

OXFORD

REALTY SERVICES, INC.

FOR LEASE

Real Estate Brokerage Services

Office | Industrial | Retail | Investing | Consulting

Ross Towne Center

7219 McKnight Road, Pittsburgh, PA 15237



SHARED SIGNALIZED
ACCESS WITH
ROSS PARK MALL



EXCELLENT
VISIBILITY ALONG
McKNIGHT ROAD



40,807 VPD
ON McKNIGHT
ROAD



DOWNTOWN
PITTSBURGH
8 MILES



I-279
3 MILES

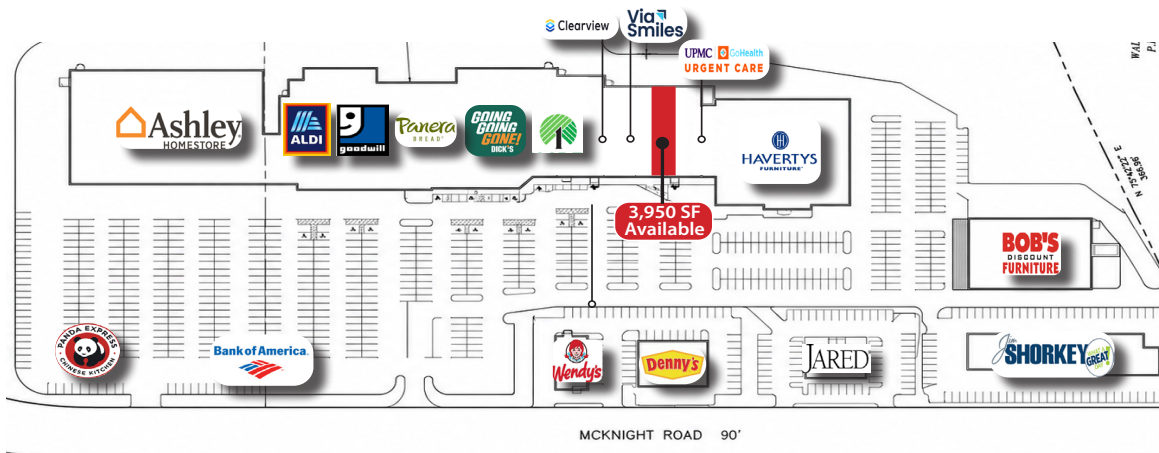


CRANBERRY
15 MINUTES

Available Premises **Property Highlights**

3,950 SF
(former Plato's Closet)

- Ideally located with great visibility along the heavily traveled McKnight Road, across from the Super Regional Ross Park Mall main entrance
- Co-Tenant's include the Ashley Home Store, Aldi, Goodwill, Panera, Going, Going, Gone by Dick's Sporting Goods, Dollar Tree, Clearview Federal Credit Union, ViaSmiles, UPMC GoHealth Urgent Care, Haverty's Furniture and Bob's Discount Furniture, along with Panda Express, Bank of America, Wendy's, Denny's and Jared



Tenants

Going, Going, Gone	22,104 SF	Available	3,950 SF
Dollar Tree	9,450 SF	UPMC Go Health Urogen Care	5,000 SF
Clearview FCU	2,707 SF	Haverty's Furniture	38,542 SF
ViaSmiles	4,556 SF	Bob's Discount Furniture	25,000 SF

WHY THIS LOCATION WORKS



40,807

VEHICLES PER DAY
on McKnight Road



SHARED SIGNALIZED ACCESS
with Ross Park Mall



**DIRECTLY ACROSS FROM
ROSS PARK MALL**
Super Regional Mall with 100+ Stores



DENSE RESIDENTIAL BASE
Over 161,000 people within 5 miles



HIGH-INCOME TRADE AREA
Average Household Income over \$113,000
within 5 miles



IDEAL FOR



Retail



Medical /
Dental



Salon /
Spa



Apparel



Home
Furnishings



Fitness /
Wellness



Pet
Services



Financial /
Professional
Services

NATIONAL RETAILERS NEARBY



TARGET



COSTCO
WHOLESALE



TRADER
JOE'S



WHOLE
FOODS
MARKET



BEST
BUY



LOWE'S



Walmart



Chick-fil-A



STARBUCKS



Cane's



MATTRESS
FIRM



PETCO



5 MINUTES TO I-279
Easy Access to the North Hills
and Downtown Pittsburgh



For more information please contact:

Arthur J. DiDonato, Jr.

Senior Vice President, Retail Brokerage

Oxford Realty Services, Inc.

412.261.0200, ext 3436

adidonato@oxfordrealtyser-

Alec M. Parchinski

Associate

Oxford Realty Services, Inc.

412.261.0200, ext 3485

aparchinski@oxfordrealtyser-

OXFORD

REALTY SERVICES, INC.

2865 Railroad Street, Suite 202

Pittsburgh, PA 15222

www.oxfordrealtyser-

Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, such information has not been verified, and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Rental terms and all dimensions are approximate and specifications are subject to change without notice. Oxford Realty Services, Inc., an independent real estate services company.