

**AVISON
YOUNG**

275 Clairton Boulevard West Mifflin, PA 15122

FOR SALE or LEASE

Partnership. Performance.

46,700 SF – AVAILABLE
Asking \$10/SF NNN
or

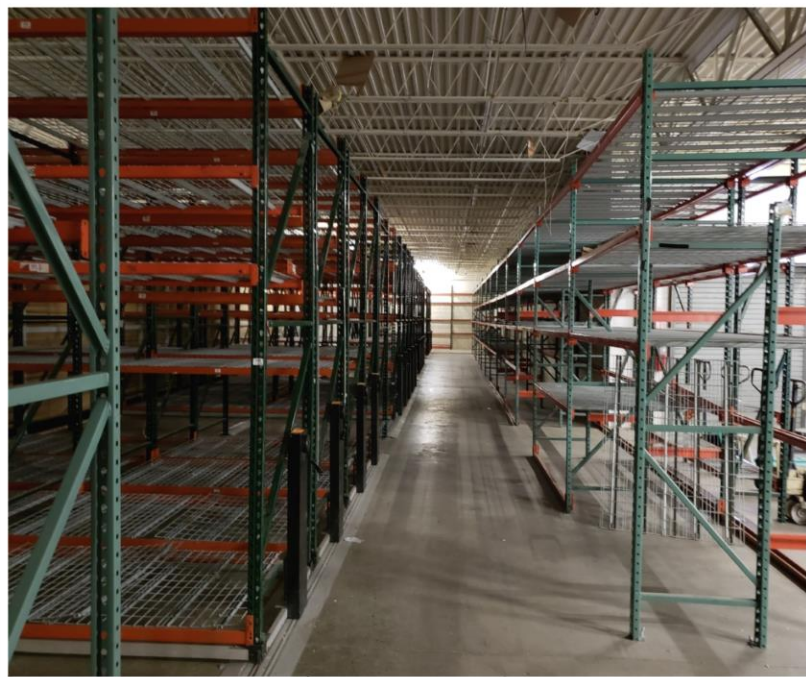
Leasehold Purchase - \$4,000,000 with
Ground Rent Terms to Be Negotiated



**CANADA
BEST
MANAGED
COMPANIES**

James Kelly
Principal and Senior Vice President
D:412.944.2133
C:412.720.4012
james.kelly@avisonyoung.com

Justin Weaver
Associate
D:412.944.2126
C:412.956.1371
justin.weaver@avisonyoung.com



Building Features

- 46,700 SF
- Former Toys “R” Us/ Babies “R” Us
- Two dock doors
- More than 250 parking spaces
- Significant frontage along Rt 51
- 15 foot clear
- 4.14 Acres

Demographics:

Population	1 Mile	3 Mile	5 Mile
2018 Total Population:	7,263	53,046	173,122
2023 Population:	7,222	52,671	171,737
Pop Growth 2018-2023:	(0.56%)	(0.71%)	(0.80%)
Average Age:	45.20	43.00	42.60



Aerial

275 Clairton Boulevard



46,700 SF

- 4.14 Acres
- More than 250 parking spaces

Century III Mall

Clairton Blvd



51

© 2018 Google

Good

Aerial

275 Clairton Boulevard

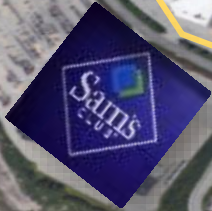
Lebanon Church Rd

RT 885

Century Square

Ollies

Gabe's



Site

