

TRI COUNTY PLAZA



LOCATION

» 820 Tri-County Lane
Belle Vernon, PA 15404



PROPERTY HIGHLIGHTS

- » Premier community shopping center in Belle Vernon, PA; 220,000 ft2 of GLA
- » Anchored by Giant Eagle, Ollie's Bargain Outlet, Family Farm & Home, and Goodwill
- » Prominent location near the junction of Interstate 70 and Rostraver Road / PA Route 210; 37,900 Cars Per Day



LEASING OPPORTUNITIES

- » Small shops ranging from 1,200 to 1,600 SF
- » 2,644 SF space fronting on Finley Road
- » Two Parcels with visibility to I-70 Available
- » Suites 956 (880 SF) and 962 (1776 SF) also available in crossroads building

GLIMCHER GROUP



100	Wine & Spirits	200	Little Bamboo Restaurant	307b	Jo-Ann Fabrics
101	Zero Cafe & Market	201	Italian Village Pizza	307c	Available - 2,644 SF
102	Available - 1,600 SF	202	T-Mobile	307d	Davita
103	Available - 1,600 SF	203	H&R Block	307e	The White Orchid
104	Quest Diagnostics	204	Eyebrows & Beyond	308	Thrift Store - City Mission
105	Smoke Wizard	205	Treasure Hunt	309	Valley Dairy Restaurant
106	SWC Realty	206	Sky Nails	310	Dollar Tree
107	Available - 1,200 SF	301	Giant Eagle	311	Ollie's Bargain Outlet
108	Available - 1,200 SF	304	Rent A Center	312	Goodwill
109	Belle Vision	306	Hallmark	320	Family Farm & Home
110	Cosmo Prof	307A	Yareck's Better Hearing Center	OL	Available Outlot - 2.40 Acres and 2.12 Acres



DEMOGRAPHICS

	3 miles	5 miles	7 miles	10 miles
» Population	22,399	45,848	71,995	112,110
» Households	10,131	20,235	30,753	47,890
» Ave HH Income	\$49,932	\$52,056	\$53,016	\$54,364

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