



ZAMAGIAS PROPERTIES

Richland Mall



Anchored by Kohl's, T.J. Maxx, Shop 'n Save, Five Below and Walmart (*a shadow anchor*), Richland Mall is located north of Pittsburgh, in the fast-growing community of Gibsonia.

The center's primary trade area contains a solidly upper-middle class economic base that boasts an average household income level of \$89,490 (3-mile radius).

Richland Mall is easily accessible to surrounding communities and receives excellent visibility from the area's major retail corridor, Route 8. Recently redeveloped, this center is located at Exit 39 of the PA Turnpike – Interstate 76, with easy on/off access.

Additionally, the center's newest anchor, Kohl's, is a LEED-certified green store.

Location

5375 William Flynn Highway
Gibsonia, PA 15044

Traffic Count

38,923 cars per day

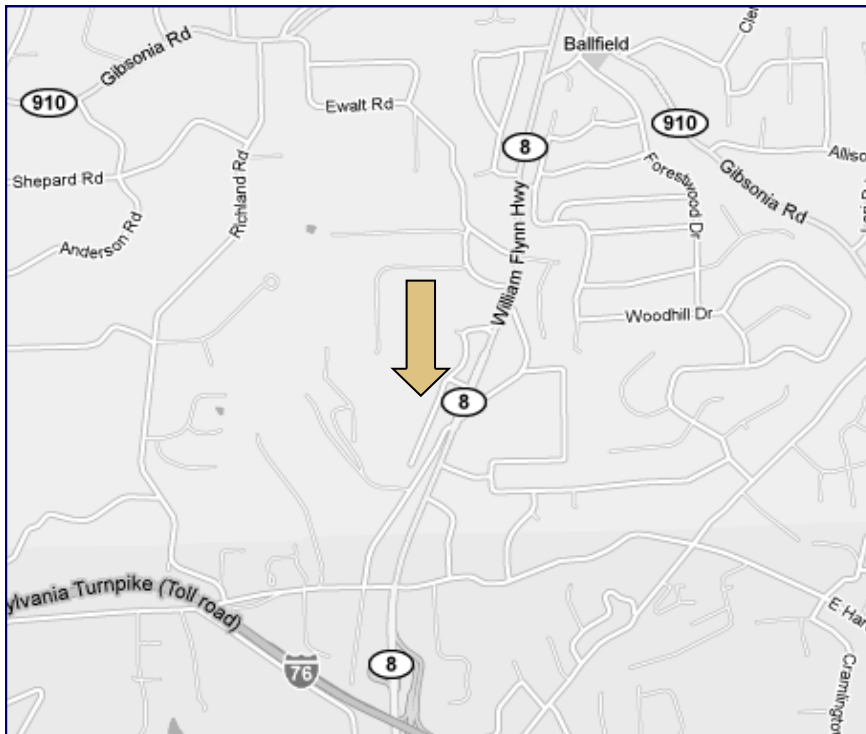
Population & Household Income

<u>Radius</u>	<u>Population</u>	<u>Income</u>
1 Mile	6,062	\$100,758
3 Mile	26,381	\$104,652
5 Mile	59,177	\$107,468



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Major Highway Access

Interstate 76
PA State Routes 8 & 910

Acreage / Square Footage

20 Acres / 217,636 sq.ft.

Zamagias Properties

The Times Building - 8th Flr
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