



1,749 SF - 7,610 SF OF PRIME RETAIL SPACE AVAILABLE

RETAIL | FOR LEASE

DONALDSON'S CROSSROADS

ZAMAGIAS
PROPERTIES

4004 WASHINGTON ROAD | MCMURRAY, PA 15317

Property Highlights

238K

sq foot center

25+

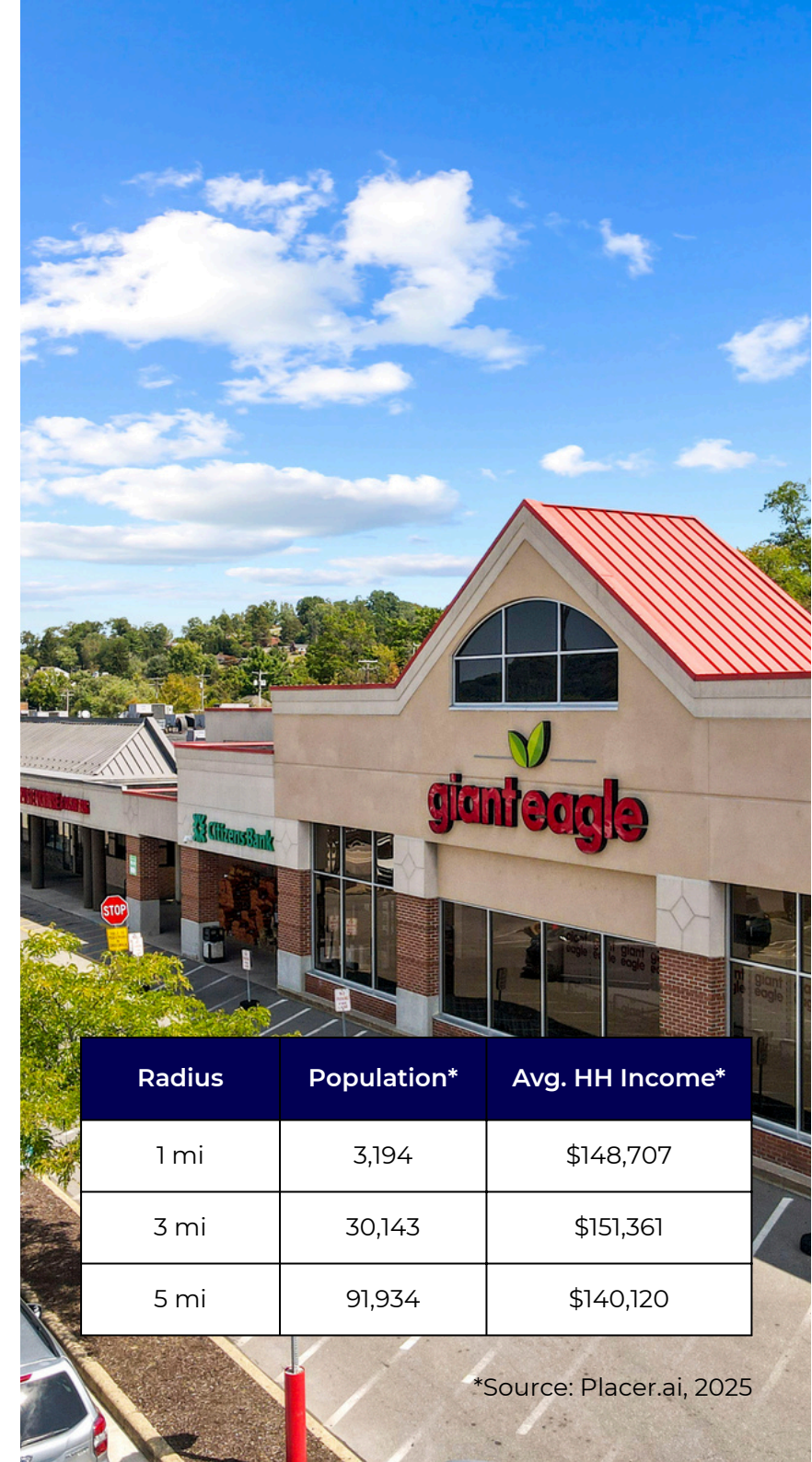
retail tenants

3.2M

visits per year*

High volume grocery-anchored shopping center

- Situated on the corners of Route 19 and McMurray Road in the center of McMurray, PA, Donaldson's Crossroads Shopping Center is the largest open-air shopping complex in the south metropolitan region of Pittsburgh.
- Donaldson's Crossroads sees 3.2M visits per year, placing in the top 13% of shopping centers in PA and top 10% of shopping centers nationwide by visits.*
- Co-tenants include: Giant Eagle, T.J. Maxx, Sola Salon, JPM Chase Bank, Anytime Fitness, Wine & Spirits, Crazy Horse Coffee, Five Below, Leone Pet Supply, and others.
- Professional office space on the center's upper level mini mall.



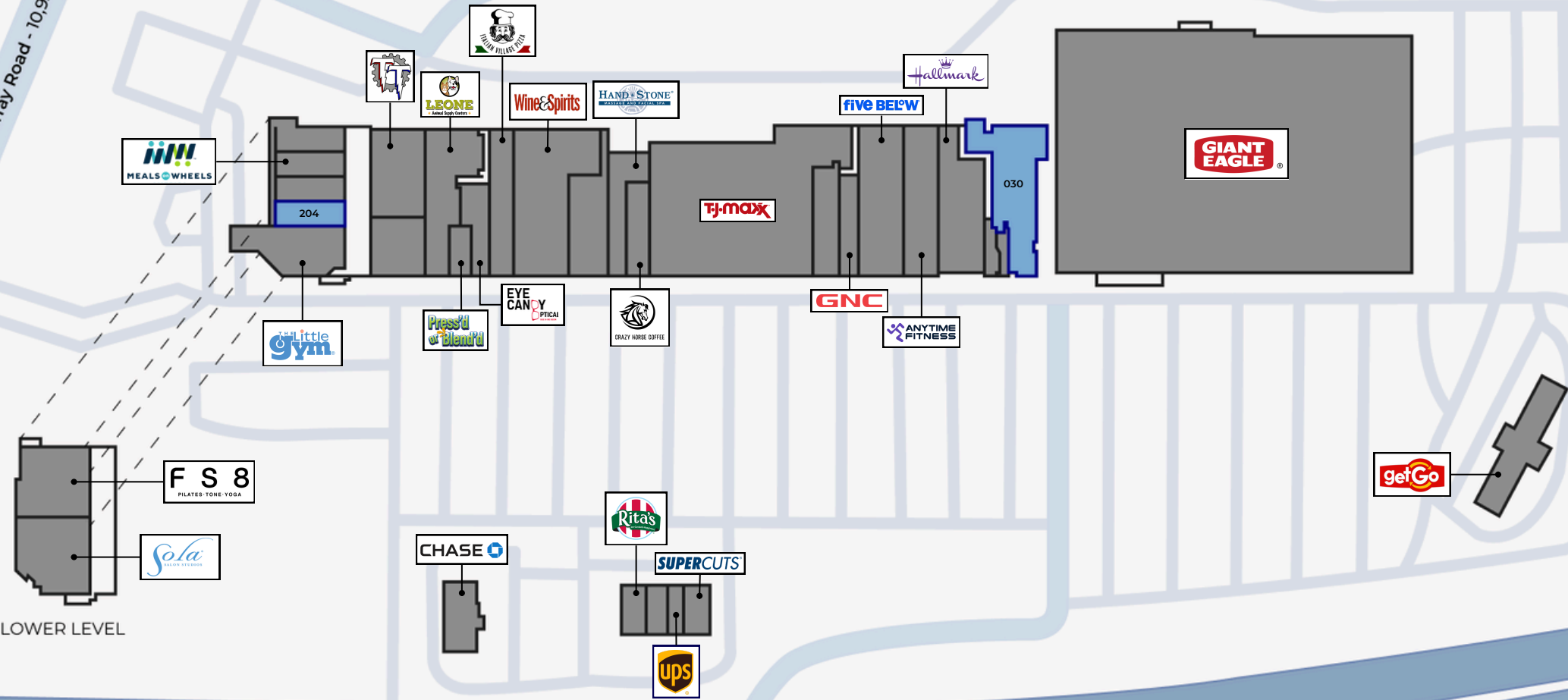
| Radius | Population* | Avg. HH Income* |
|--------|-------------|-----------------|
| 1 mi | 3,194 | \$148,707 |
| 3 mi | 30,143 | \$151,361 |
| 5 mi | 91,934 | \$140,120 |

*Source: Placer.ai, 2025

Donaldson's Crossroads Site Plan & Availability



McMurray Road - 10,938 VPD



Washington Road - 29,197 VPD



| Unit | Size | Frontage | Availability |
|------|----------|----------|--------------|
| 030 | 7,610 SF | 28' | March 2026 |
| 204 | 1,749 SF | 25' | Now |

Donaldson's Crossroads Availability



Unit 204 (AVAILABLE NOW)

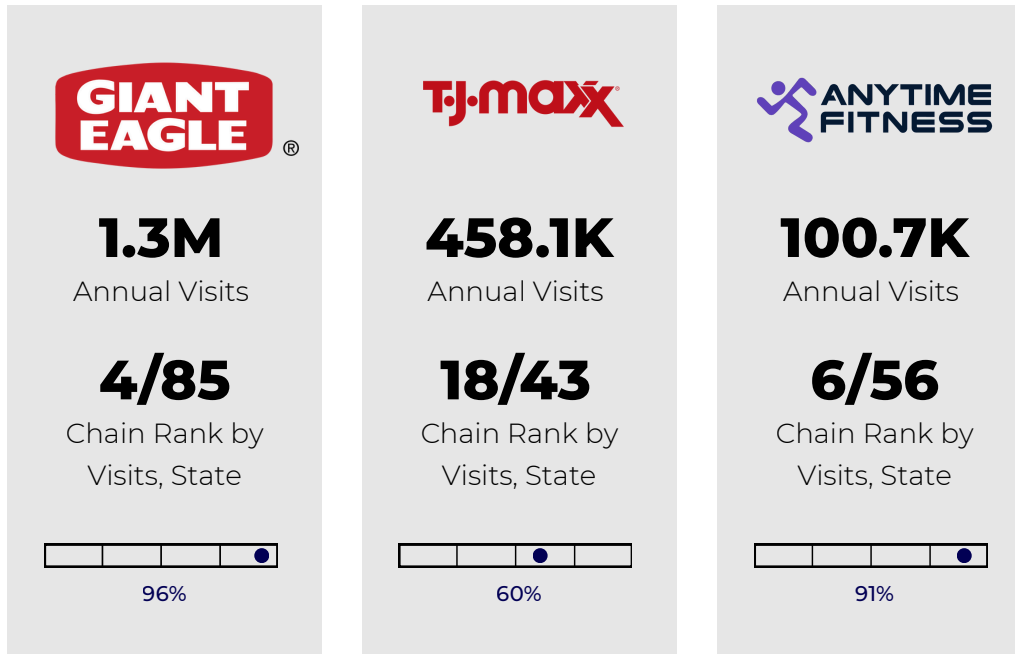
- 1,749 SF available
- Located within center's mini mall
- Prime retail co-tenancy: adjacent to The Little Gym, Titanium Titans Robotics, and Meals on Wheels



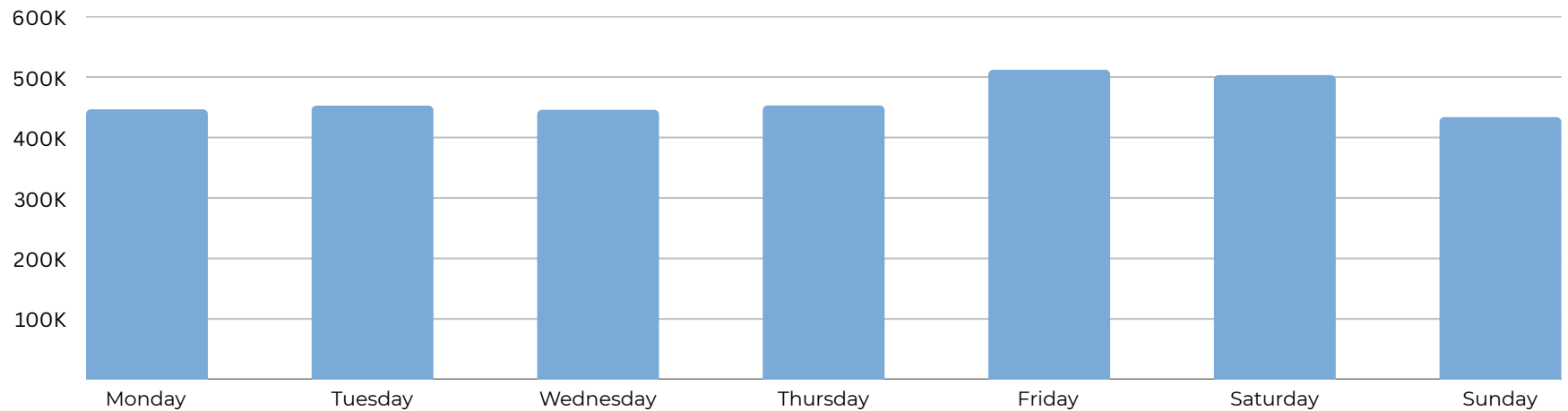
Unit 030 (AVAILABLE MARCH 2026)

- Up to 7,610 SF available with potential to demise
- Potential for outdoor seating
- 2nd generation restaurant space: existing buildout includes waiting area, bar, sushi bar, two dining areas, full kitchen, and walk-in cooler
- Hibachi buildout in place: two dining areas configured for Hibachi-style dining
- Prime retail co-tenancy: adjacent to Giant Eagle, near Anytime Fitness and TJ Maxx

Property Overview

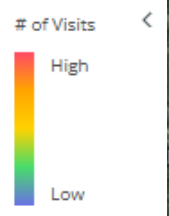
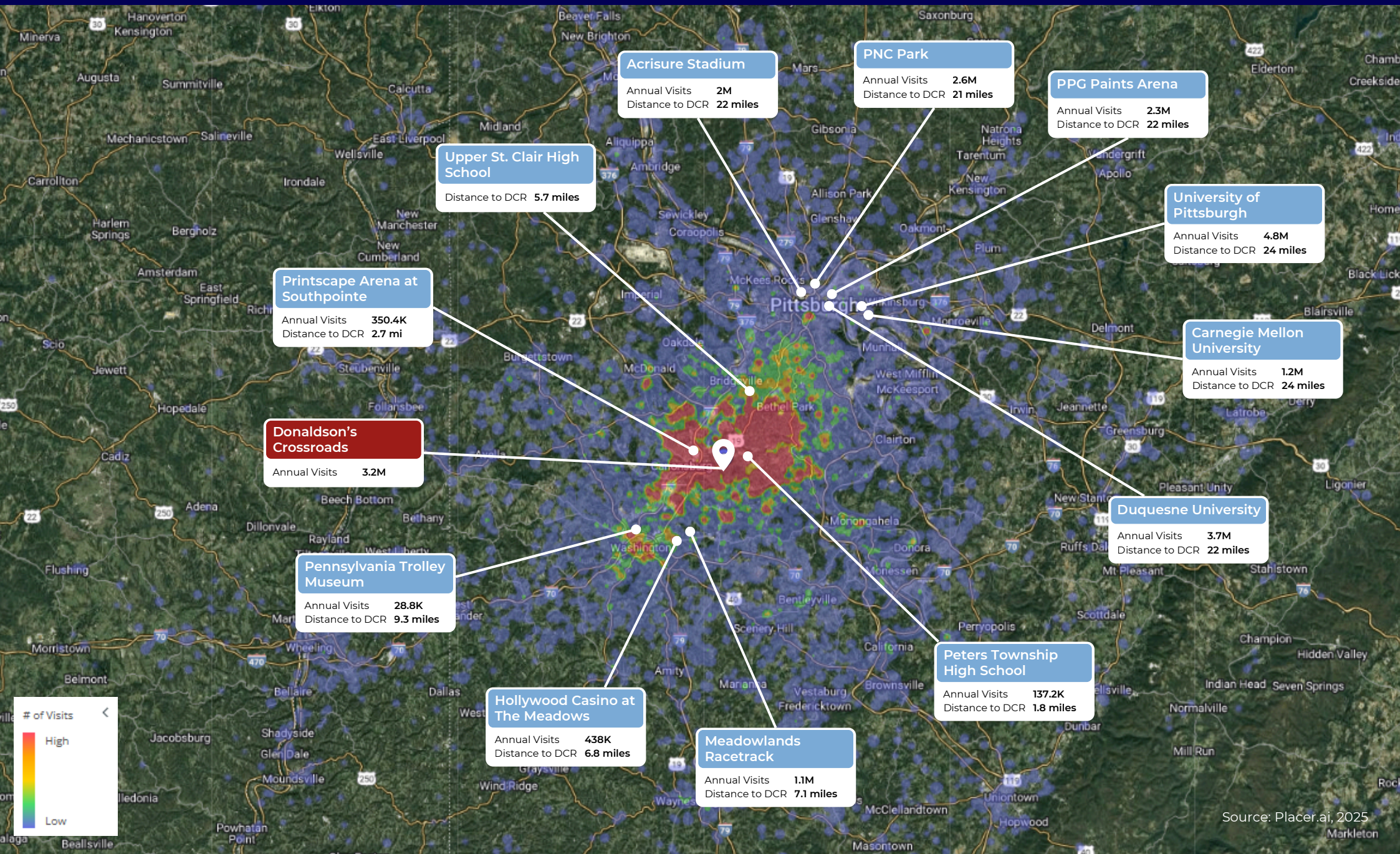


Donaldson's Crossroads Visits (12 months)



Donaldson's Crossroads Trade Area

TA SIZE
79.95 mi²



Source: Placer.ai, 2025
Markleto

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