



**1,500 SF - 14,620 SF OF IN-LINE RETAIL SPACE AVAILABLE**

RETAIL | FOR LEASE

# **RICHLAND MALL**

5375 WILLIAM FLYNN HIGHWAY, GIBSONIA, PA 15044

**ZAMAGIAS**  
PROPERTIES

## Property Highlights

217K

sq foot center

15+

retail tenants

1.3M

visits per year\*

### High volume grocery-anchored shopping center

- Richland Mall is a recently redeveloped 217,636 SF community center located at Exit 39 of PA Interstate 76 with easy on/off access. The center is easily accessible to surrounding communities and receives excellent visibility from the area's major retail corridor, Route 8.
- Draws from a large consumer base, including a trade area of 85.43 mi<sup>2</sup>.\*
- Co-tenants include: Kohl's, T.J. Maxx, SHOP 'n SAVE, Emiliano's, NuAge Fitness Center, Toyland, 8 Star Cuisine, Allegheny Health Network, and others.



Radius	Population*	Avg. HH Income*
1 mi	6,886	\$119,915
3 mi	27,366	\$153,313
5 mi	67,680	\$158,668

\*Source: Placer.ai, 2025

# Richland Mall Site Plan & Availability

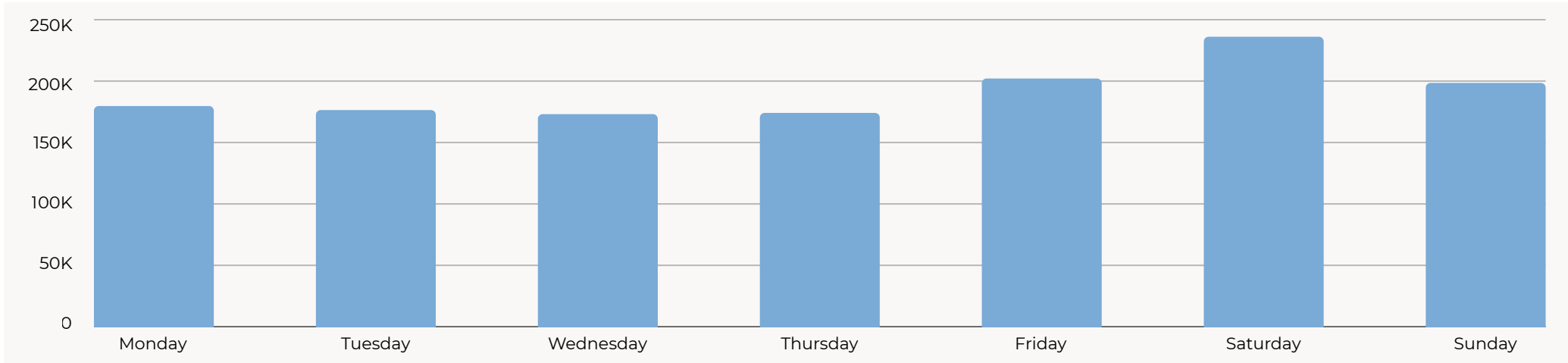
Unit	Size	Frontage	Availability
012	1,500 SF	15'	Now
011	4,800 SF	40'	Now
009	8,320 SF	65'	Q2 2026

\*Option to combine units for up to 14,620 SF

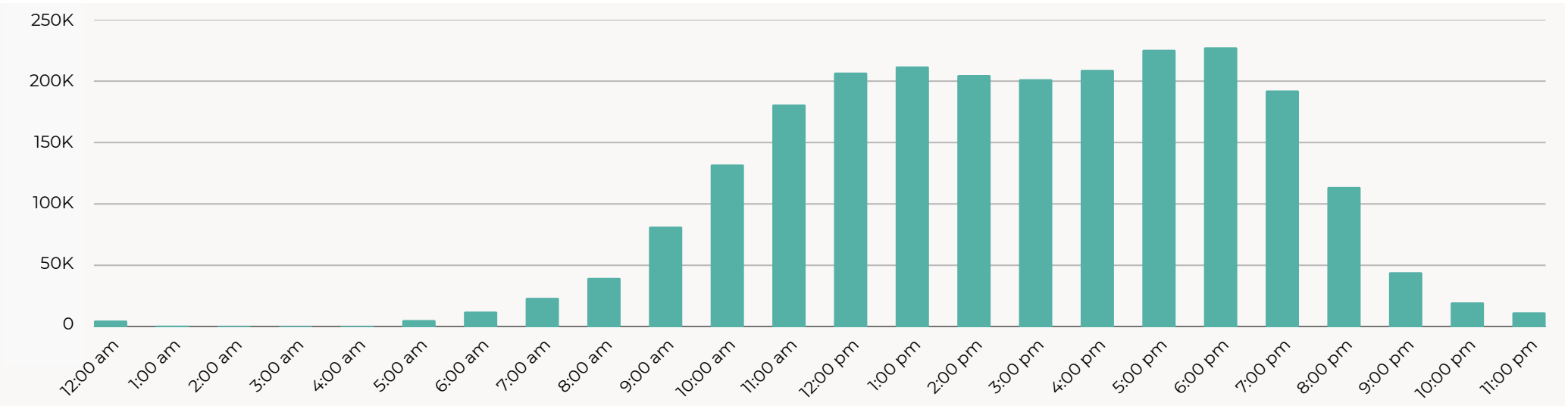


# Richland Mall Visits

Daily Visits (12 months)



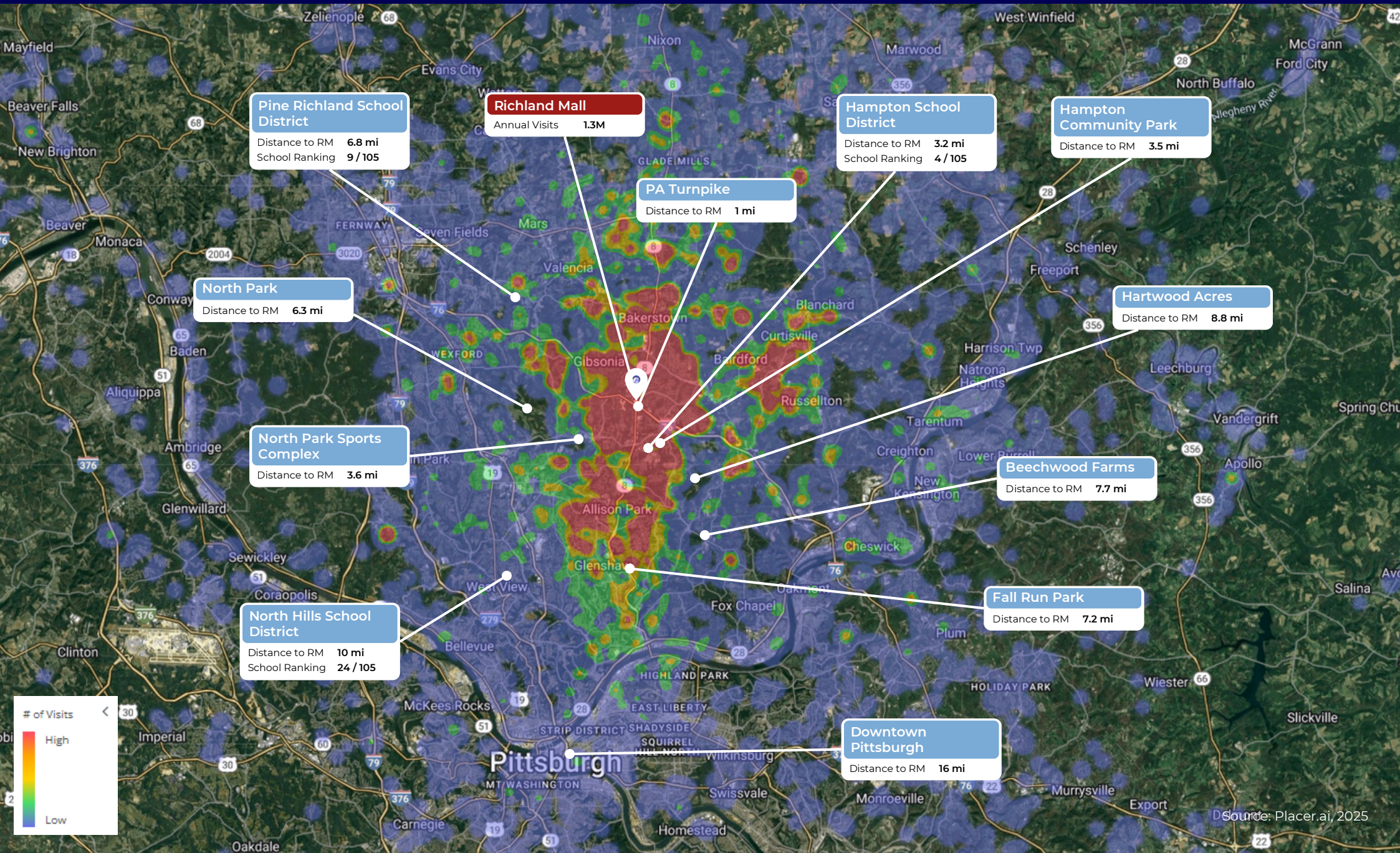
Hourly Visits (12 months)



Source: Placer.ai, 2025

# Richland Mall Trade Area

TRADE AREA SIZE  
**85.43 mi<sup>2</sup>**



# Contact

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