

±3,608 SF SF IN-LINE SPACE AVAILABLE | 2ND GENERATION RESTAURANT | CAN ACOMMODATE DINE-IN & QUICK SERVICE

RETAIL | FOR LEASE

DONALDSON'S CROSSROADS

ZAMAGIAS PROPERTIES

3925 WASHINGTON ROAD | MCMURRAY, PA 15317

Property Highlights

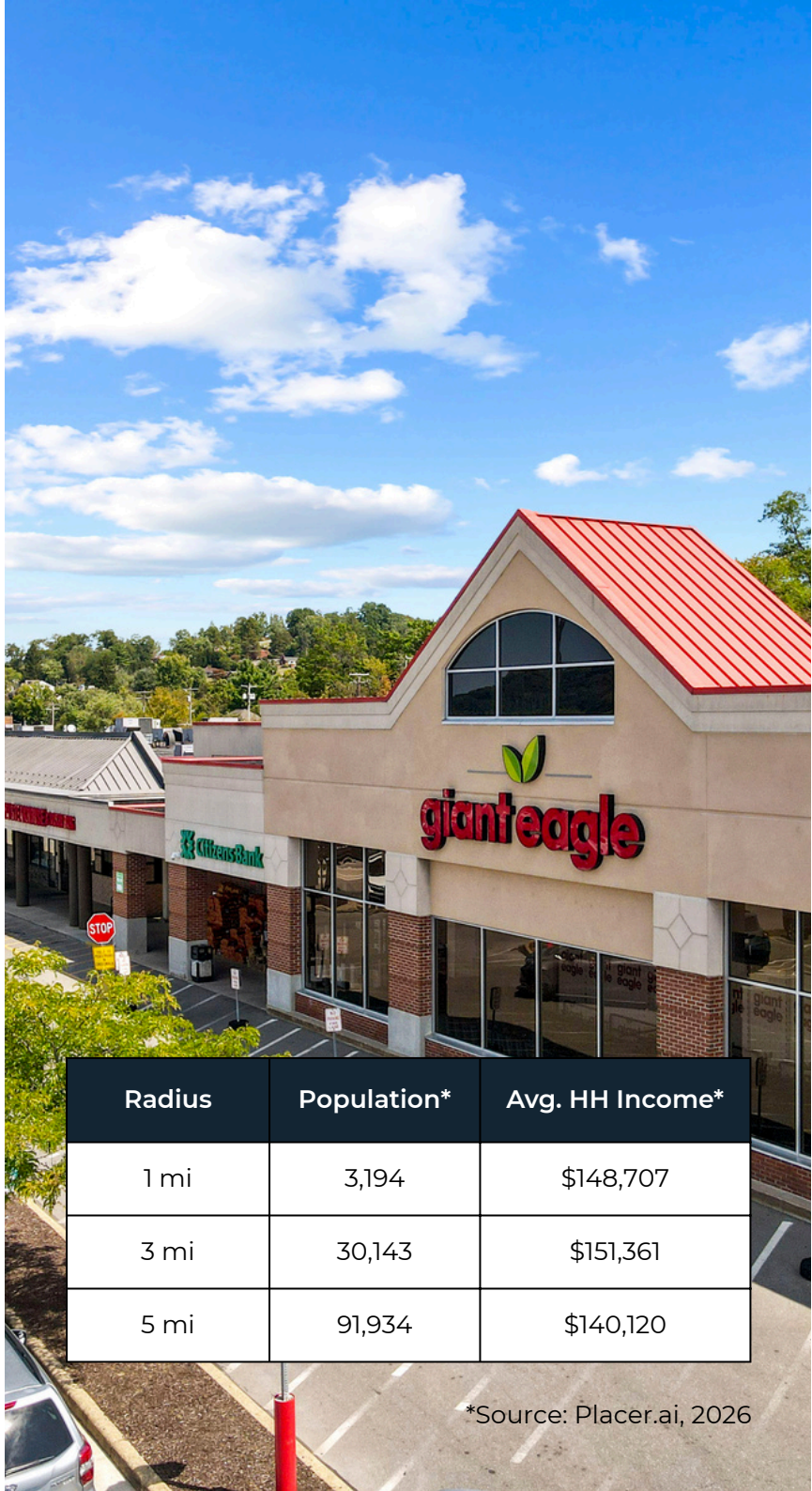
238K
sq foot center

25+
retail tenants

3.7M
visits per year*

High volume grocery-anchored shopping center

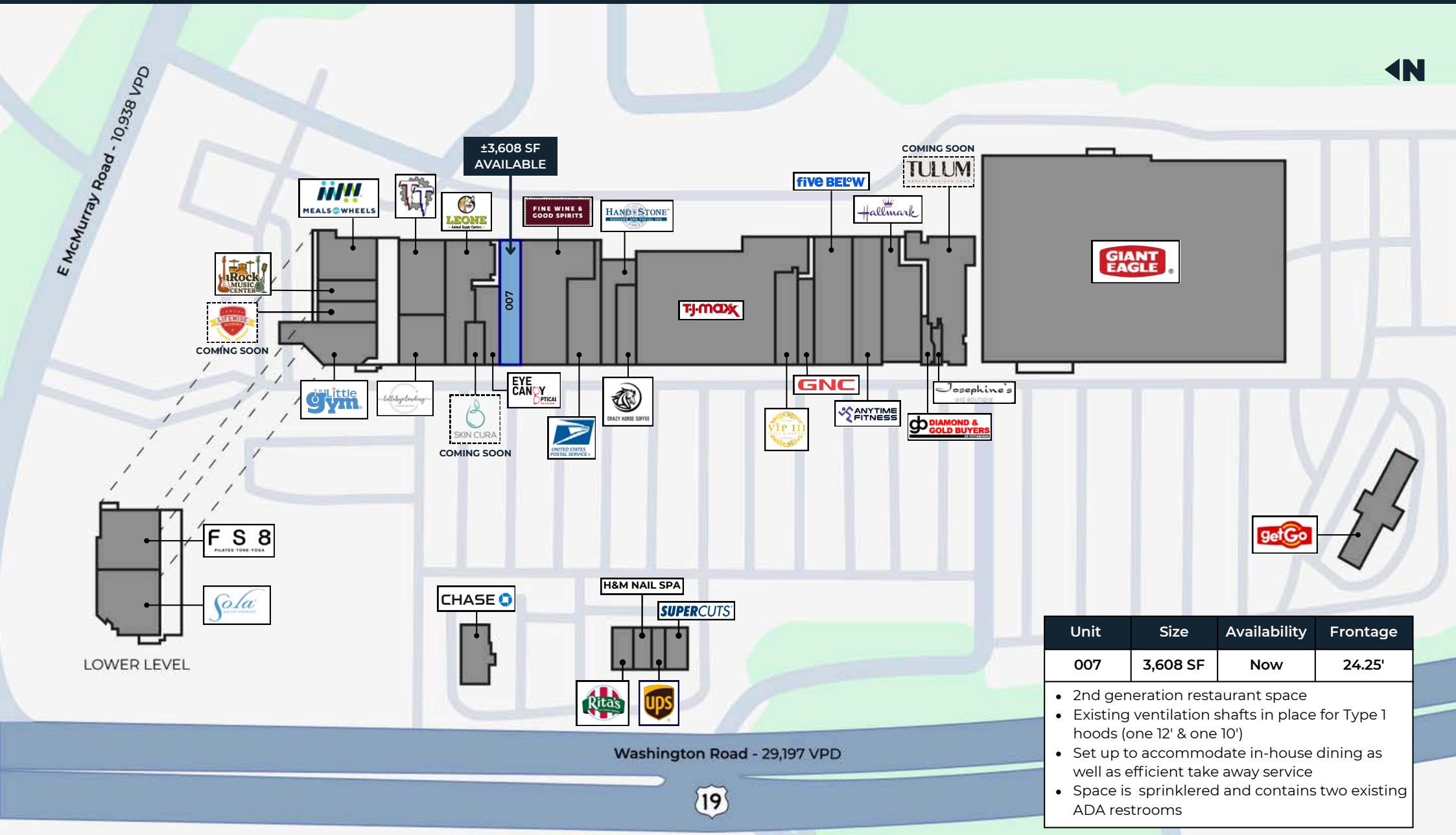
- Situated on the corners of Route 19 and McMurray Road in McMurray, PA, Donaldson's Crossroads Shopping Center offers retailers a highly trafficked location with convenient access for both North- and South-bound traffic at two lighted intersections.
- Donaldson's Crossroads sees 3.7M visits per year, placing in the top 11% of shopping centers in PA and top 9% of shopping centers nationwide by visits.*
- Co-tenants include: Giant Eagle, T.J. Maxx, Sola Salon, JPM Chase Bank, Anytime Fitness, FS8, 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, 2026

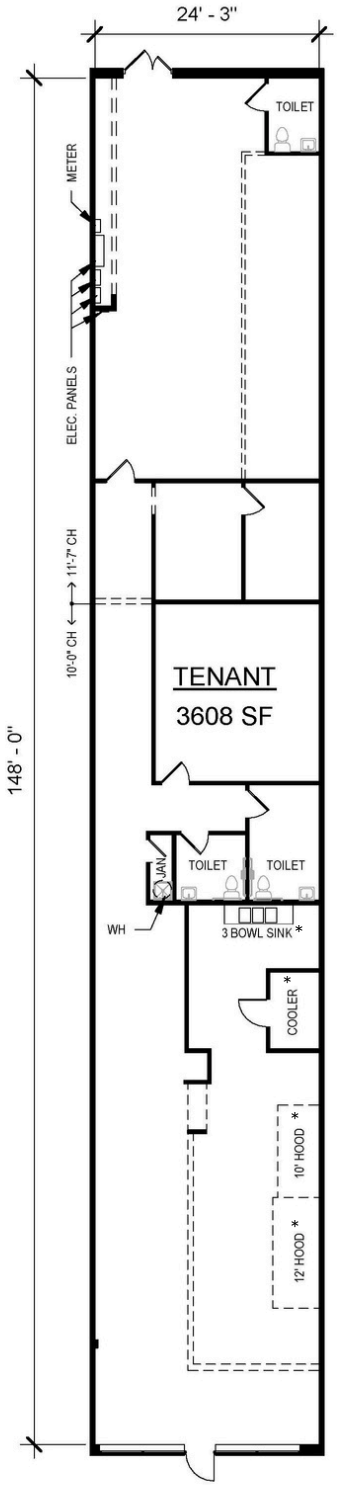
Donaldson's Crossroads Site Plan



Unit	Size	Availability	Frontage
007	3,608 SF	Now	24.25'

- 2nd generation restaurant space
- Existing ventilation shafts in place for Type 1 hoods (one 12' & one 10')
- Set up to accommodate in-house dining as well as efficient take away service
- Space is sprinklered and contains two existing ADA restrooms

Floor Plan - Unit 007



SUITE INFORMATION

PROJECT ADDRESS:	3925 WASHINGTON RD MCMURRAY, PA 15317
COUNTY:	WASHINGTON COUNTY
LEASABLE SF:	3608 SF **BOMA STANDARD*
STORIES:	1 STORY
FIRE PROTECTION:	SPRINKLERED

*Existing infrastructure can accommodate equipment layout and configuration depicted in floorplan, with option for tenant to reconfigure if desired.

Property Overview

1.3M
Annual Visits

5/82
Chain Rank by Visits, State

95%

494.8K
Annual Visits

18/44
Chain Rank by Visits, State

61%

147.7K
Annual Visits

44/416
Chain Rank by Visits, State

89%

96.7K
Annual Visits

7/57
Chain Rank by Visits, State

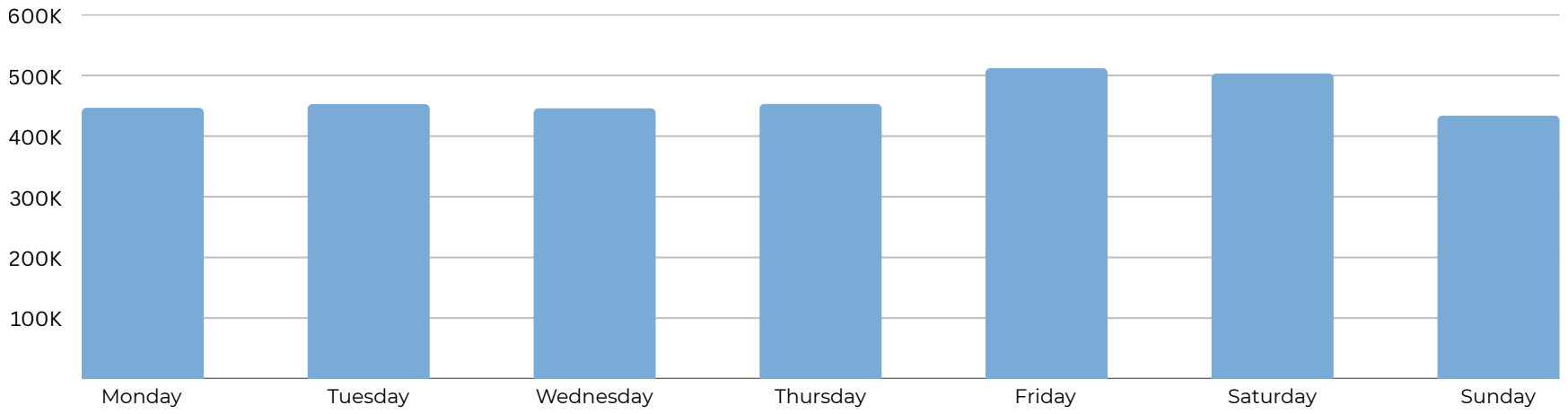
89%

26.4K
Annual Visits

113/676
Chain Rank by Visits, State

83%

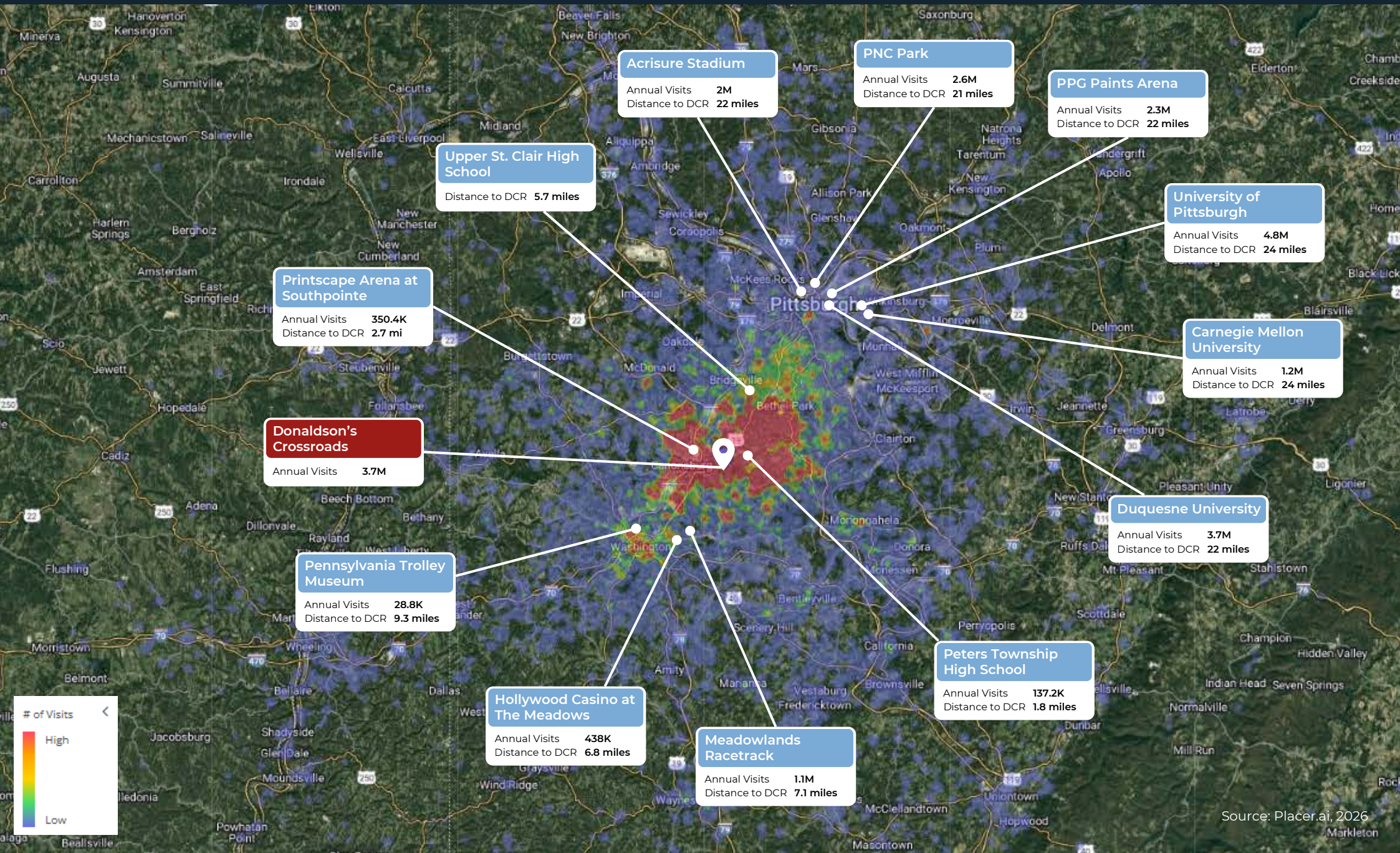
Donaldson's Crossroads Visits (12 months)



Source: Placer.ai, 2026

Donaldson's Crossroads Trade Area

TA SIZE
79.95 mi²



Source: Placer.ai, 2026

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