

±49,808 SF ANCHOR GROCERY SPACE AVAILABLE | 315 FT OF FRONTAGE | AVAILABLE JUNE 2027 | 2 LOADING DOCKS

RETAIL | FOR LEASE

RICHLAND MALL

5375 WILLIAM FLINN HIGHWAY, GIBSONIA, PA 15044

ZAMAGIAS PROPERTIES

Property Highlights

244K
sq foot center

15+
retail tenants

1.4M
visits per year*

- Richland Mall is a recently redeveloped 244,361 SF community center located at Exit 39 of PA Interstate 76 with easy on/off access.
- The center offers retailers a highly trafficked location with convenient access for both North- and South-bound traffic at a lighted intersection and receives excellent visibility from Route 8.
- Draws from a large consumer base, including a trade area of 85.43 mi^2.*
- Co-tenants include: Kohl's, T.J. Maxx, Emiliano's, McDonald's, Busy Berry Play Cafe, NuAge Fitness Center, 8 Star Cuisine, Allegheny Health Network, Chick-fil-A (coming soon), Walmart (shadow anchor), and others.

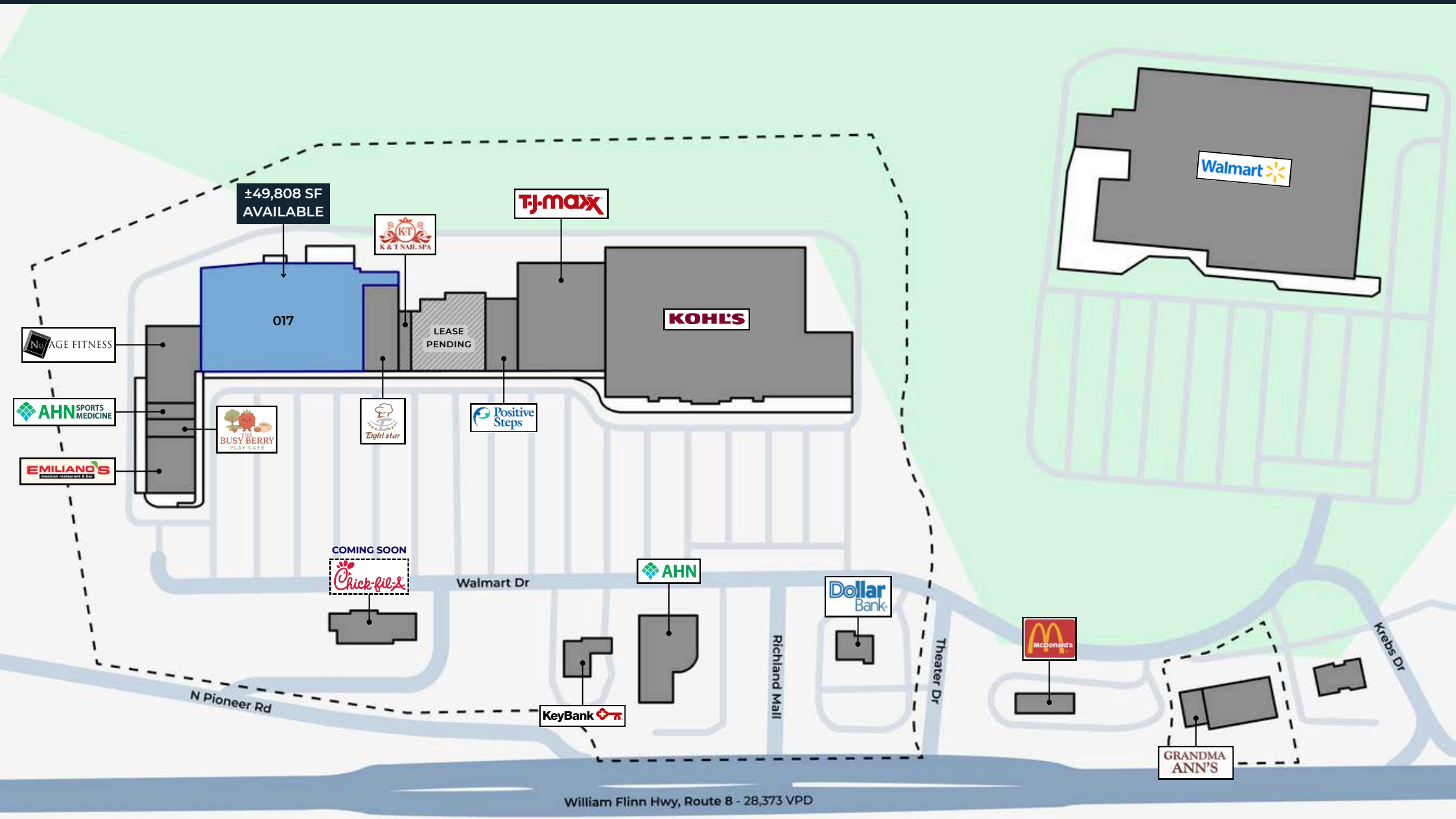


Radius	Population*	Avg. HH Income*
1 mi	6,886	$119,915
3 mi	27,366	$153,313
5 mi	67,680	$158,668

*Source: Placer.ai, 2026

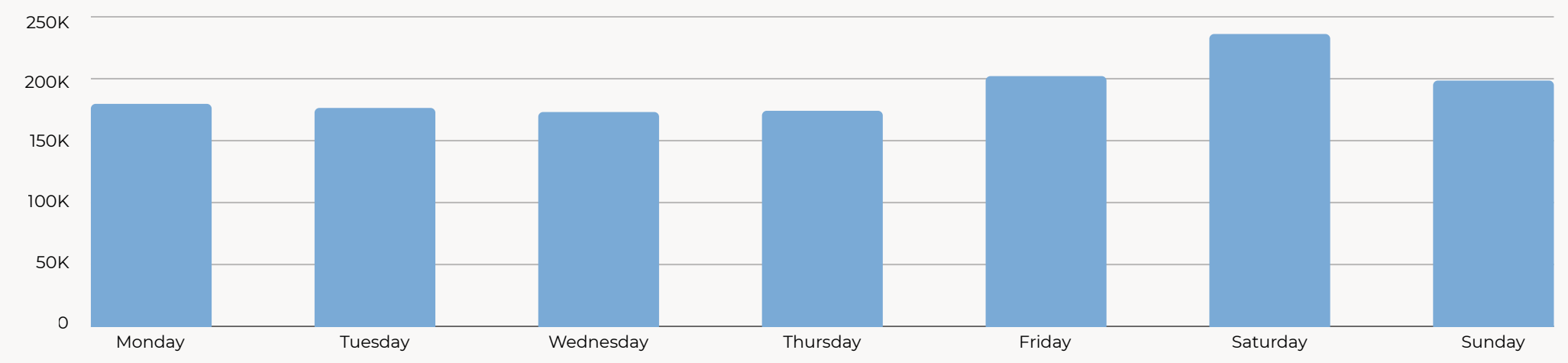
Richland Mall Site Plan

Unit	Size	Frontage	Availability
017	49,808 SF	315‘	June 2027

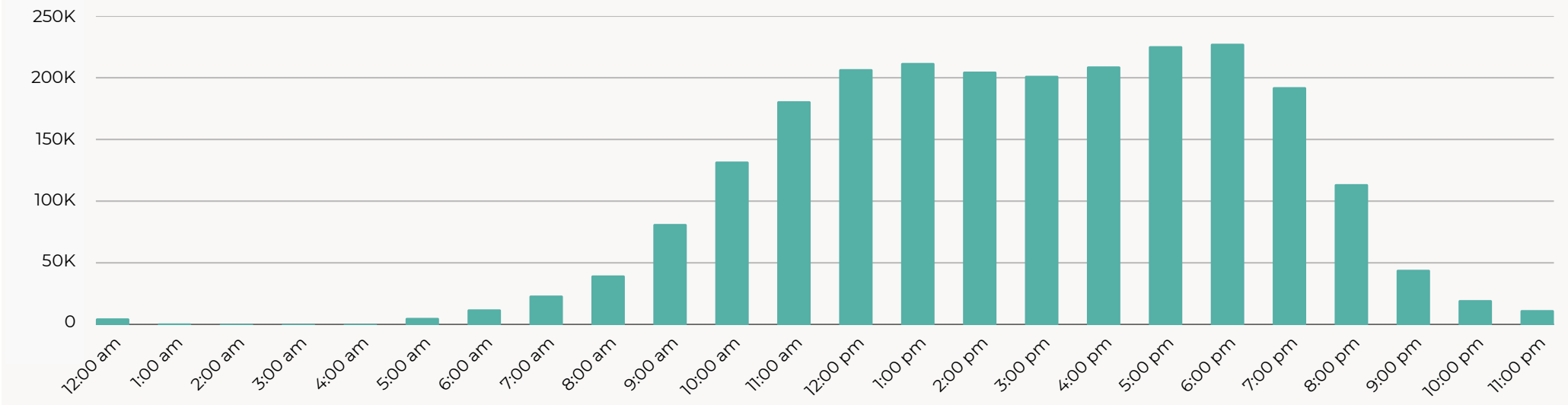


Richland Mall Visits

Daily Visits (12 months)



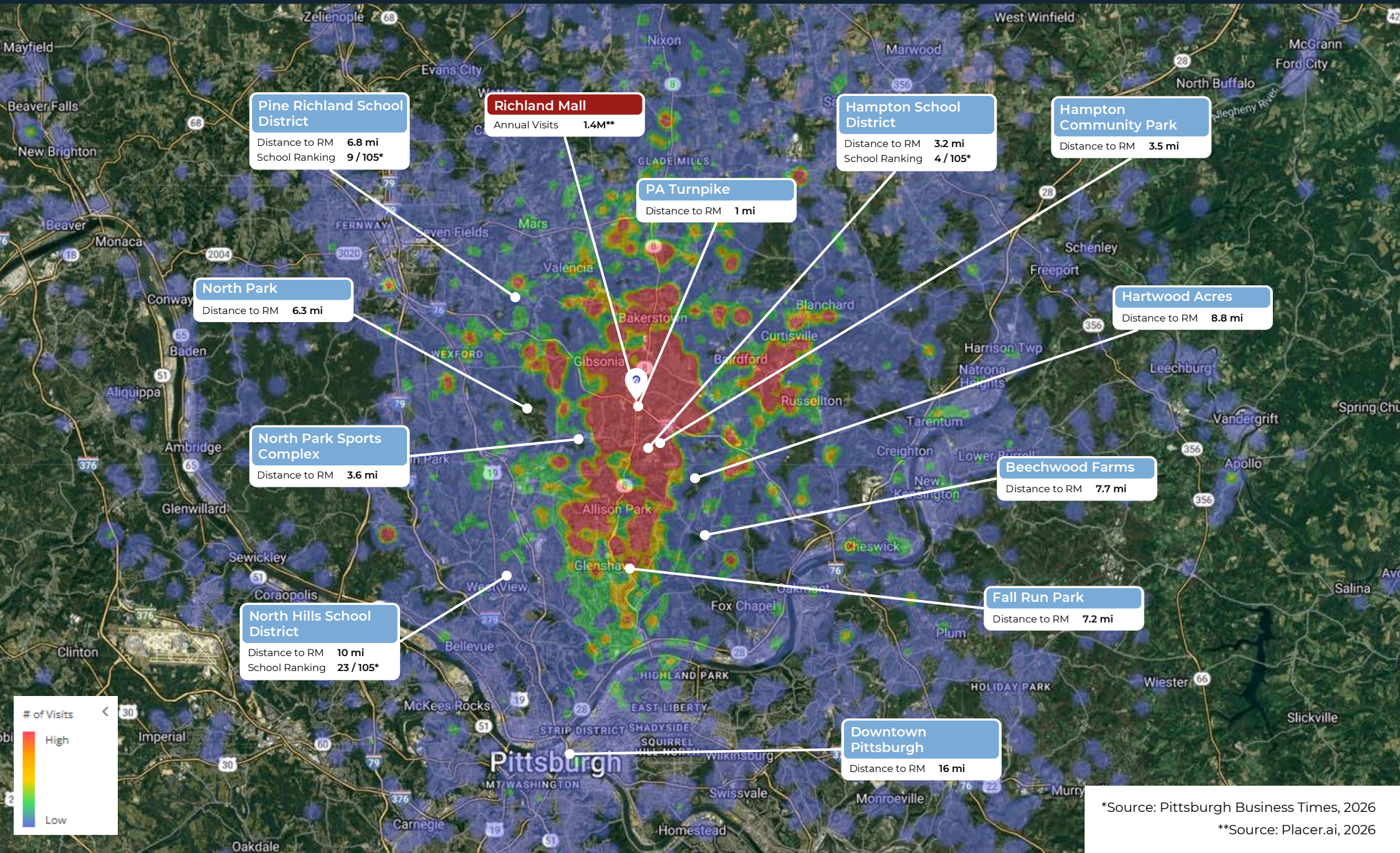
Hourly Visits (12 months)



Source: Placer.ai, 2026

Richland Mall Trade Area

TRADE AREA SIZE**
85.43 mi²



*Source: Pittsburgh Business Times, 2026

**Source: Placer.ai, 2026

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