

FOR LEASE 425 Pittsburgh Mills Circle // Tarentum // PA



## THEATRE AT PITTSBURGH MILLS GALLERIA

425 Pittsburgh Mills Circle  
Tarentum, PA 15084

GLA: 77,820 SF Anchor Space

Schedule a Tour Today:

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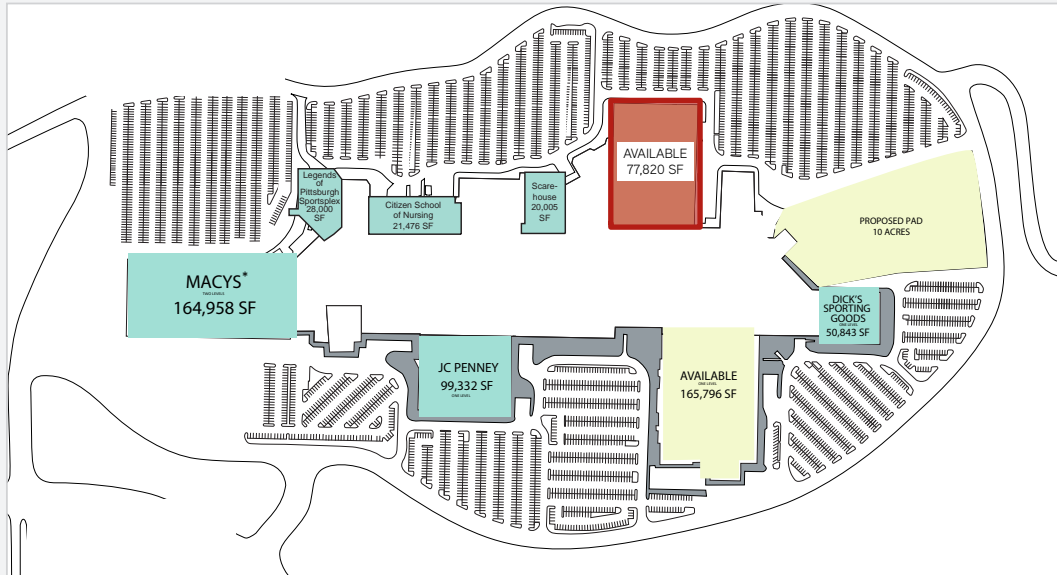
Colliers International | Pittsburgh  
525 William Penn Place | Suite 3510  
Pittsburgh, PA 15219  
412.321.4200





CLOCKWISE FROM TOP LEFT: "now playing" sign; hallway; box offices; exit theater doors to mall; box offices; movie theater auditorium.

## SITE PLAN



## RETAIL MAP



## AREA DEMOGRAPHICS



### Current Population (2020)

29,729 (3 mile)  
76,392 (5 mile)  
307,335 (10 mile)



### Census Population (2010)

31,358 (3 mile)  
78,660 (5 mile)  
315,749 (10 mile)



### Average Household Income (2020)

\$64,243 (3 mile)  
\$84,501 (5 mile)  
\$90,159 (10 mile)



### Households (2020)

14,182 (3 mile)  
35,386 (5 mile)  
140,008 (10 mile)



### Total Businesses (2020)

1,498 (3 mile)  
3,128 (5 mile)  
12,613 (10 mile)



### Total Employees (2020)

16,732 (3 mile)  
36,204 (5 mile)  
135,089 (10 mile)

## FEATURES

- 77,820 SF Anchor Movie Theater Space Available
- 18 Theaters total
- 1 IMAX theater
- Opportunity to add value by repurposing game room into a bar
- Located in Tarentum, Pennsylvania, approximately 17 miles northwest of downtown Pittsburgh in Allegheny County.
- Average Daily Traffic Count: 54,288 | Route 28 (Allegheny Valley Express Way)
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