

UNDER CONSTRUCTION | TENANTS MAY TAKE POSSESSION IN 2016 OR EARLY 2017



View from Fort Couch Road

Siena at St Clair

**DIRECTLY ACROSS FROM SOUTH HILLS VILLAGE
PITTSBURGH, PENNSYLVANIA**

CBRE

Siena at St Clair

The Project



Siena at St Clair is directly across from South Hills Village. The project will include a Whole Foods Market, 85,000 square foot retail center and approximately 35 residential units.

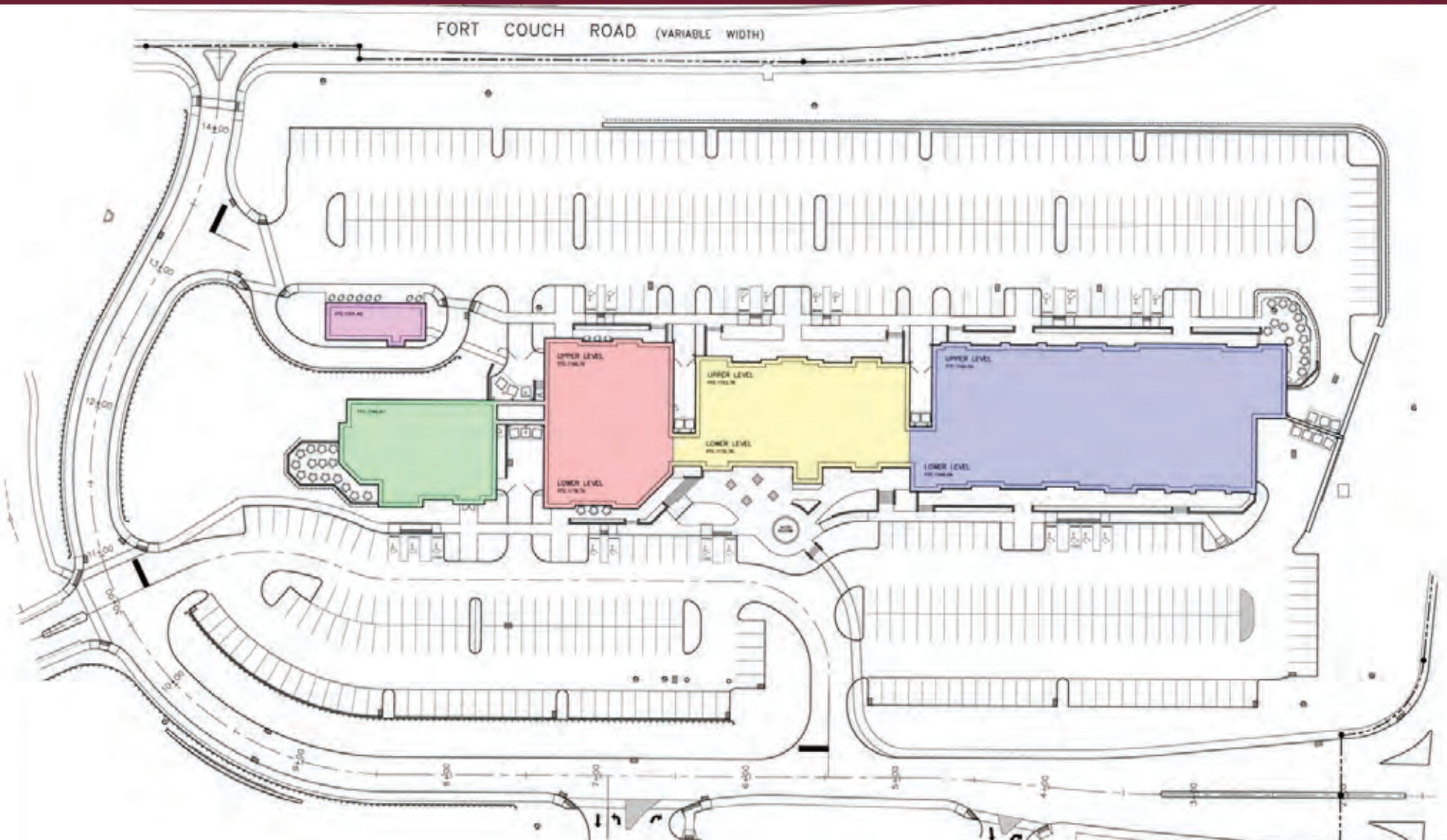
The highly anticipated project is located at the intersection of Fort Couch Road and Washington Road (Route 19) in the premier location in all of the South Hills. The development sits directly across from the new Target, Dick's Sporting Goods and Bonefish Grill.

The South Hills market is one of the city's most established with many national and regional retailers and restaurants represented. Some of the retailers in the area include Macy's, The Fresh Market, Kohl's, Restoration Hardware and Trader Joe's. Area specialty retailers include Apple, American Eagle Outfitters, Coach, J. Crew, Sephora, The Limited, Ulta Beauty, Anthropologie, Janie & Jack and many more.

Restaurants include Bonefish Grill, Olive Garden, TGI Friday's, Bravo!, Mitchell's Fish Market, Houlhan's and many more.



Opportunities



The Design



Birds Eye View



The Design



Approach at Plaza



The Design



View from Route 19/Washington Road

The Design



View from Fort Couch Road

Schools



Demographics



Fashion



Drawing a Crowd

Food



Retail



Access





RETAIL CORRIDOR

Siena at St Clair is surrounded by over 13.8 million square feet of retail space (within five miles). This retail includes several new developments in addition to existing retail. Area tenants include (or will include) The Home Depot, Kohl's, The Fresh Market, Olive Garden, Target, Michaels, TGI Friday's, Dick's Sporting Goods, Macy's, Trader Joe's, Aldi and many more.



SCHOOLS

The South Hills area is home to some of the best schools in Western Pennsylvania. Upper St Clair, Bethel Park, Mt Lebanon and South Park High Schools are all located within approximately five miles of the site. This will provide a young and active customer base in addition to the exceptionally strong demographic makeup already in place.



DEMOGRAPHICS

The area surrounding Siena at St Clair include some of the highest average household incomes and housing values in the entire Western Pennsylvania region.



FASHION

Apple, American Eagle Outfitters, Coach, J. Crew, Sephora, The Limited, Ulta Beauty, Anthropologie, Janie & Jack, Aeropostale, Aldo, Abercrombie & Fitch, Banana Republic, Buckle, Christopher & Banks, Clarks, Crazy 8, DSW, Express, Finish Line, Forever 21, Hollister, J. Jill, Journeys, Justice, Lane Bryant, LOFT, Men's Warehouse, New York & Company, Pac Sun, Soma, Victoria's Secret, The Children's Place, Vera Bradley, White House Black Market, Ann Taylor, Charming Charlie, Williams-Sonoma, Talbots, Pottery Barn Kids, Restoration Hardware



FOOD

Bonefish Grill, Olive Garden, Red Robin, Eat'nPark, TGI Friday's, Boston Market, Einstein Bros Bagels, Chipotle, Boston Market, Chick-fil-A, StonePepper's Grill, Primanti Bros, Bravo! Cucina Italiana, Panera Bread, Houlihan's

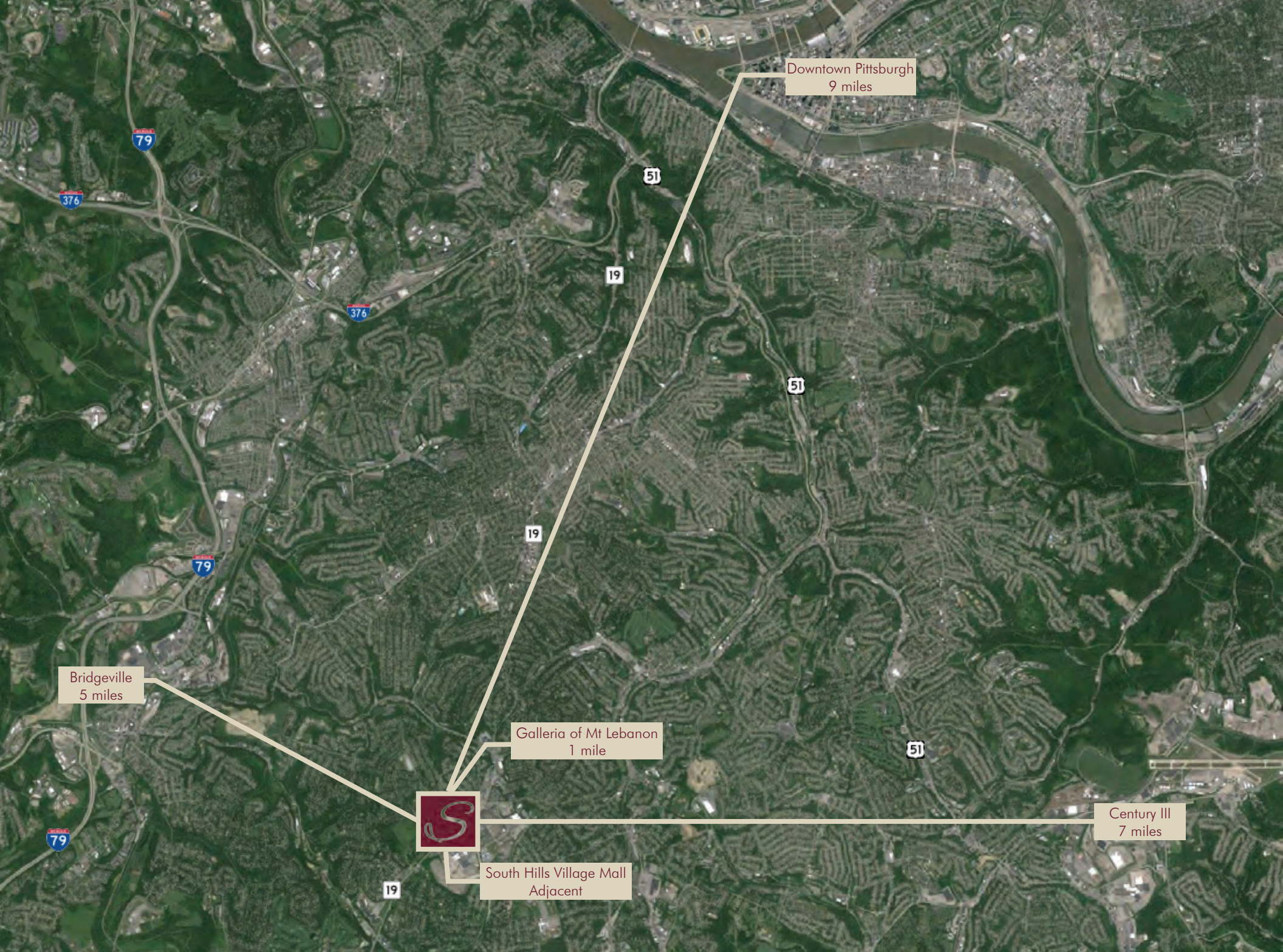


ACCESS

The site can be easily accessed at a signalized intersection from both Washington Road/Route 19 (31,248 CPD) and Fort Couch Road (6,910 CPD).

Better than the Rest

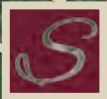
		<i>SIENA AT ST CLAIR</i>	<i>Easton Town Center</i>	<i>King of Prussia Mall</i>	<i>Ross Park Mall</i>	<i>Kenwood Towne Centre</i>	<i>Legacy Village</i>
POPULATION	Population						
	One mile radius	8,946	3,771	4,828	8,925	10,858	10,356
	Three mile radius	95,171	98,944	57,743	68,907	66,859	95,324
	Five mile radius	235,426	258,052	174,926	161,826	165,490	241,554
HOUSING	Daytime Population						
	One mile radius	10,007	15,393	27,052	9,320	18,830	11,495
	Three mile radius	44,850	50,688	90,081	40,154	49,881	68,186
	Five mile radius	100,960	121,740	177,469	66,397	159,327	137,958
	Estimated Households						
	One mile radius	4,054	1,765	1,863	4,261	4,995	4,507
Three mile radius	40,566	39,550	23,205	30,260	29,104	40,097	
Five mile radius	103,582	107,079	68,074	70,693	73,725	106,998	
INCOME	Average Housing Value						
	One mile radius	\$276,733	\$178,679	\$327,997	\$197,013	\$213,300	\$253,611
	Three mile radius	\$222,417	\$159,341	\$322,359	\$190,228	\$268,785	\$195,438
	Five mile radius	\$192,702	\$167,053	\$311,560	\$191,633	\$262,384	\$189,757
	Average Household Income						
	One mile radius	\$101,306	\$60,090	\$104,816	\$77,176	\$72,440	\$90,422
	Three mile radius	\$94,362	\$58,637	\$107,672	\$80,604	\$82,780	\$81,467
	Five mile radius	\$81,302	\$61,507	\$105,568	\$77,780	\$77,733	\$67,749
	Households with Income Over \$50,000						
One mile radius	2,577	823	1,404	2,534	2,750	2,494	
Three mile radius	26,471	17,975	16,127	18,954	16,277	12,198	
Five mile radius	61,197	48,357	45,446	40,556	38,157	48,719	
Households with Income Over \$75,000							
One mile radius	1,837	542	1,082	1,790	1,766	1,793	
Three mile radius	18,694	10,668	11,894	12,875	10,730	15,158	
Five mile radius	40,456	29,569	33,315	27,015	25,044	31,734	
Households with Income Over \$100,000							
One mile radius	1,440	337	756	1,223	1,089	1,307	
Three mile radius	13,616	6,309	8,698	8,411	7,266	10,282	
Five mile radius	27,482	18,131	24,101	17,743	16,867	20,508	



Downtown Pittsburgh
9 miles

Bridgeville
5 miles

Galleria of Mt Lebanon
1 mile



South Hills Village Mall
Adjacent

Century III
7 miles



The Galleria Mall

ANN TAYLOR ANTHROPOLOGIE
 pottery barn kids RESTORATION HARDWARE CHICO'S

THUNDER STARBUCKS COFFEE HOULIHAN'S Jollibee BRAVO!

Cinema GYMBOREE CRABTREE & EVELYN

The Shoppes on Washington

Chick-fil-A
 TRADER JOE'S

Norman Centre

Pier 1 imports
 BRUEGGERS BAGELS
 FedEx Kinko's

Crossgates Plaza

WYNNER'S
 Panda Express

NEW DEVELOPMENT:
 Siena
 WHOLE FOODS MARKET

BONEFISH GRILL

S

CVS

Walgreens

PNC BANK

Olive Garden

MARKET DISTRICT

BEST BUY

FRIDAYS

Village Square

Burlington Michaels
 THE HOME DEPOT
 HALF PRICE BOOKS
 Office DEPOT
 KOHL'S
 TOYS 'R US

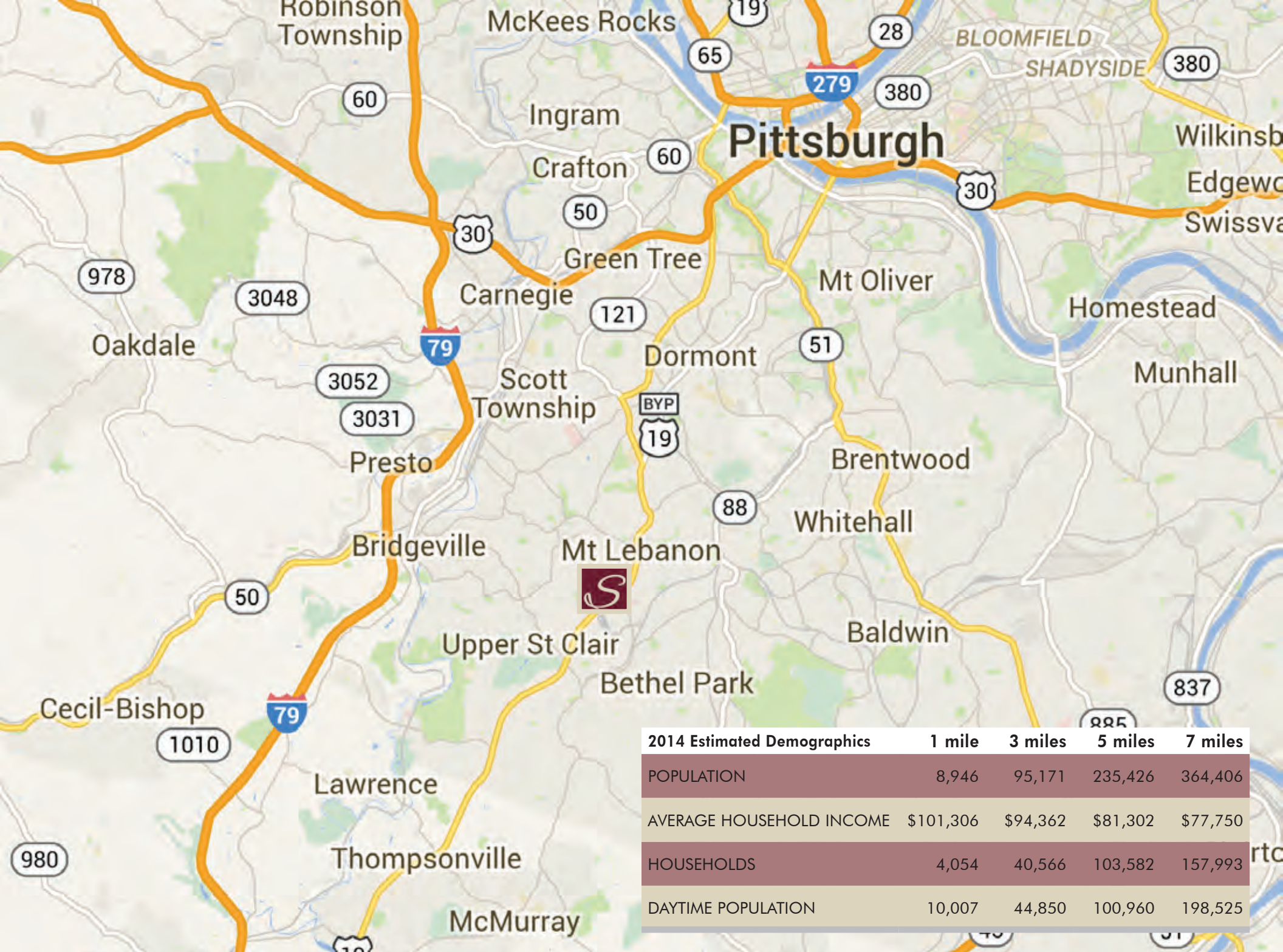
Cinema

LA FITNESS

South Hill Village Mall
 (Super Regional)

★ macy's TARGET
 BARNES & NOBLE BOOKSELLERS sears
 DICK'S

Eat n Park



2014 Estimated Demographics	1 mile	3 miles	5 miles	7 miles
POPULATION	8,946	95,171	235,426	364,406
AVERAGE HOUSEHOLD INCOME	\$101,306	\$94,362	\$81,302	\$77,750
HOUSEHOLDS	4,054	40,566	103,582	157,993
DAYTIME POPULATION	10,007	44,850	100,960	198,525

Siena at St Clair

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Contact

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