

FOR LEASE > MEDICAL RETAIL CENTER



Medical Center Fifty-One

ROUTE 51 | 810 CLAIRTON BOULEVARD, PLEASANT HILLS, PA 15236



**Join Kids+ at Pittsburgh's
Newest Medical Retail Center**

Kids+ Pediatrics Highlights

- > Region's Largest, Fastest Growing Pediatric Practice
- > 22 Pediatric Providers | 20,000 Patients, newborn thru 21 year olds
- > Generating high volume patient traffic 6 days per week
- > Full range of Pediatric, Mom-Oriented and Parenting Services
 - General Pediatrics
 - Breastfeeding
 - Sleep and Sports Medicine
- > Nationally recognized medical - communications and social media leader



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Project Information

- > Pittsburgh's newest retail medical center
- > High-volume Pediatric Practice as Anchor Tenant
- > Up to 19,000 RSF available
- > Comprehensive site and building improvements
- > Flexible floor plan
- > Ready for second quarter 2015 occupancy
- > Prominent Route 51 signage
- > Abundant parking | up to 5 : 1,000 RSF
- > Flanked by K-Mart and Primanti Bros., and numerous complementary destinations and amenities
- > Professional, local property management

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High Traffic Kids+ Anchor Tenant, Complete Renovation, Flexible Floor Plan



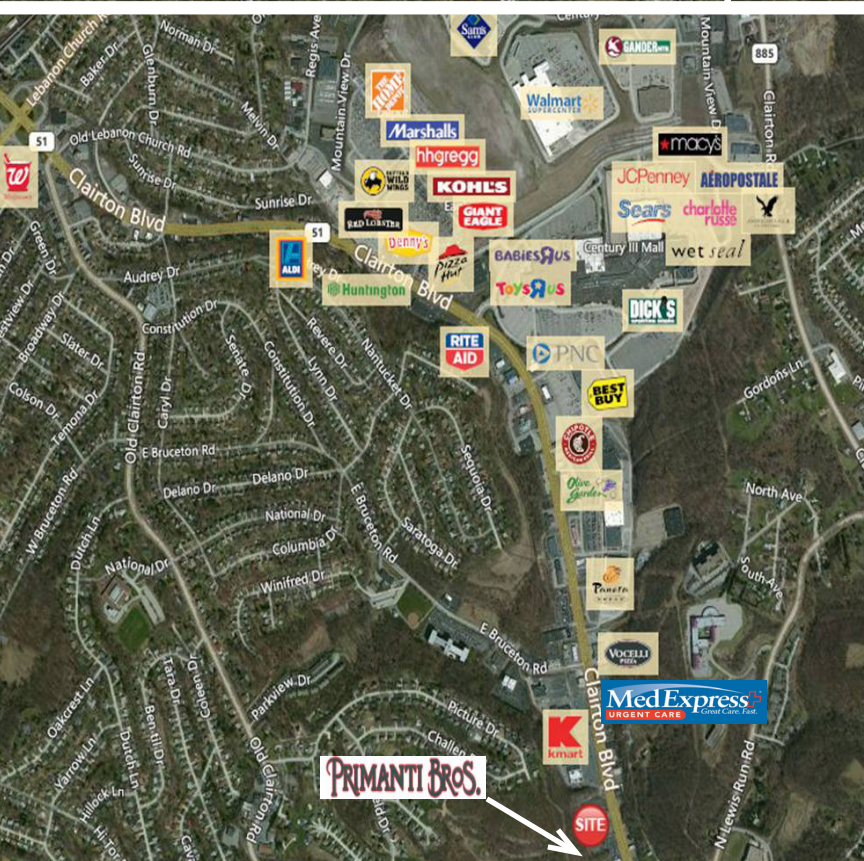
Building Floor Plan (suggested demising walls)



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Location Highlights

- Situated along Route 51
- Access to public transportation (PAT)
- One mile from Jefferson Regional Medical Center; five miles from UPMC McKeesport hospital

Traffic Count
Route 51 | 26,000 ADT

Demographics

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	5,722	43,405	148,309
Number of Households	2,464	18,563	64,420
Average Household Income	\$75,456	\$68,859	\$61,910

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