

# TRINITY POINT

1002 Trinity Circle,  
Washington, PA 15301

## Outparcel For Lease Prime Location

### Property Features

- Land – 1.54 Acres/.97 Acres Usable
- Existing Building – approximately 2,400 SF
- Existing Build out – Bank with 4 lane drive-through
- 26 Parking Spaces
- Well established 450,000 SF Power Center
- Anchored by Walmart Super Center and Sams Club
- Tenancy includes several national restaurants, brands, and regional banking
- Located at the junction of I-79, I-70, and Route 19 in Washington, Pennsylvania





| OUTPARCELS         |                |
|--------------------|----------------|
| Sam's Club         | Aldi's         |
| Walmart            | McDonald's     |
| Arby's             | Wesbanco Bank  |
| Fusion Steakhouse  | Applebee's     |
| First Commonwealth | Red Lobster    |
| Red Robin          | Cracker Barrel |
| Krispy Kreme       | Plaza Azteca   |
| Springhill Suites  |                |

| RETAIL A          |             |
|-------------------|-------------|
| 1 Sally Beauty    | 1,888 sqft  |
| 2 Wireless Zone   | 2,083 sqft  |
| 3 Famous Footwear | 8,000 sqft  |
| 4 Game Stop       | 3,560 sqft  |
| 5 AVAILABLE       | 7,977 sqft  |
| 6 AVAILABLE       | 2,600 sqft  |
| 7 Levin Mattress  | 7,800 sqft  |
| 8 Dollar Tree     | 8,000 sqft  |
| 9 Petco           | 15,000 sqft |
| 10 Sports Clips   | 1,200 sqft  |
| 11 Rita's         | 1,200 sqft  |

| RETAIL B             |            |
|----------------------|------------|
| 1 Panera Bread       | 5,200 sqft |
| 2 All Smiles         | 2,500 sqft |
| 3 Dean Diamonds      | 1,600 sqft |
| 4 Barbara's Hallmark | 4,900 sqft |
| 5 AVAILABLE          | 1,600 sqft |
| 6 Dickey's BBQ Pit   | 1,600 sqft |
| 7 AVAILABLE          | 3,326 sqft |
| 8 European Nails     | 1,600 sqft |
| 9 H&R Block          | 1,500 sqft |

| RETAIL C                |            |
|-------------------------|------------|
| 1 Visionworks           | 3,200 sqft |
| 2 Moe's Southwest Grill | 2,400 sqft |
| 3 Supercuts             | 1,200 sqft |
| 4 Sprint                | 1,989 sqft |
| 5 Nail Studio           | 1,500 sqft |
| 6 Starbucks             | 1,600 sqft |

## Demographics

|                    | 1 Mile    | 5 Miles  | 10 Miles |
|--------------------|-----------|----------|----------|
| Population         | 2,078     | 51,146   | 113,478  |
| Households         | 1,275     | 22,371   | 46,476   |
| Avg HH Income      | \$107,024 | \$70,931 | \$86,964 |
| Daytime Population | 2,253     | 45,189   | 103,853  |