

804 West View Park Drive, Pittsburgh, PA 15220

Second-Generation Restaurant with Drive-Thru

For Lease

±2,900-square-foot second-generation restaurant space with an existing drive-thru, dedicated onsite parking and signage opportunities, positioned as an outparcel to the Giant Eagle-anchored West View Park Shopping Center.

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Property Overview

Address	804 West View Park Drive
Parcel ID	280-E-370
Building Description	Freestanding second-generation restaurant with existing drive-thru component
Zoning	C-1 (General Commercial District)
Suggested Uses	Fast-casual restaurant, coffee shop, bank
Year Built	2011
Property Type	Retail, Restaurant
Building Size	±2,900 SF
Signage	Building signage opportunity available
Parking	27 free striped surface spaces, including 2 ADA-designated spaces
Site Access	Marked ingress/egress with wraparound drive
Rental Rate	$69,900 per year
Neighboring Retailers	Giant Eagle, O'Reilly Auto Parts, Subway, Taco Bell, MOD Car Wash, Dunkin' and Monro Auto Service

Property Highlights

- Second-generation restaurant space
- 27 free onsite parking spaces
- Existing drive-thru component
- Outparcel to Giant Eagle anchored shopping center









Neighboring Traffic Drivers

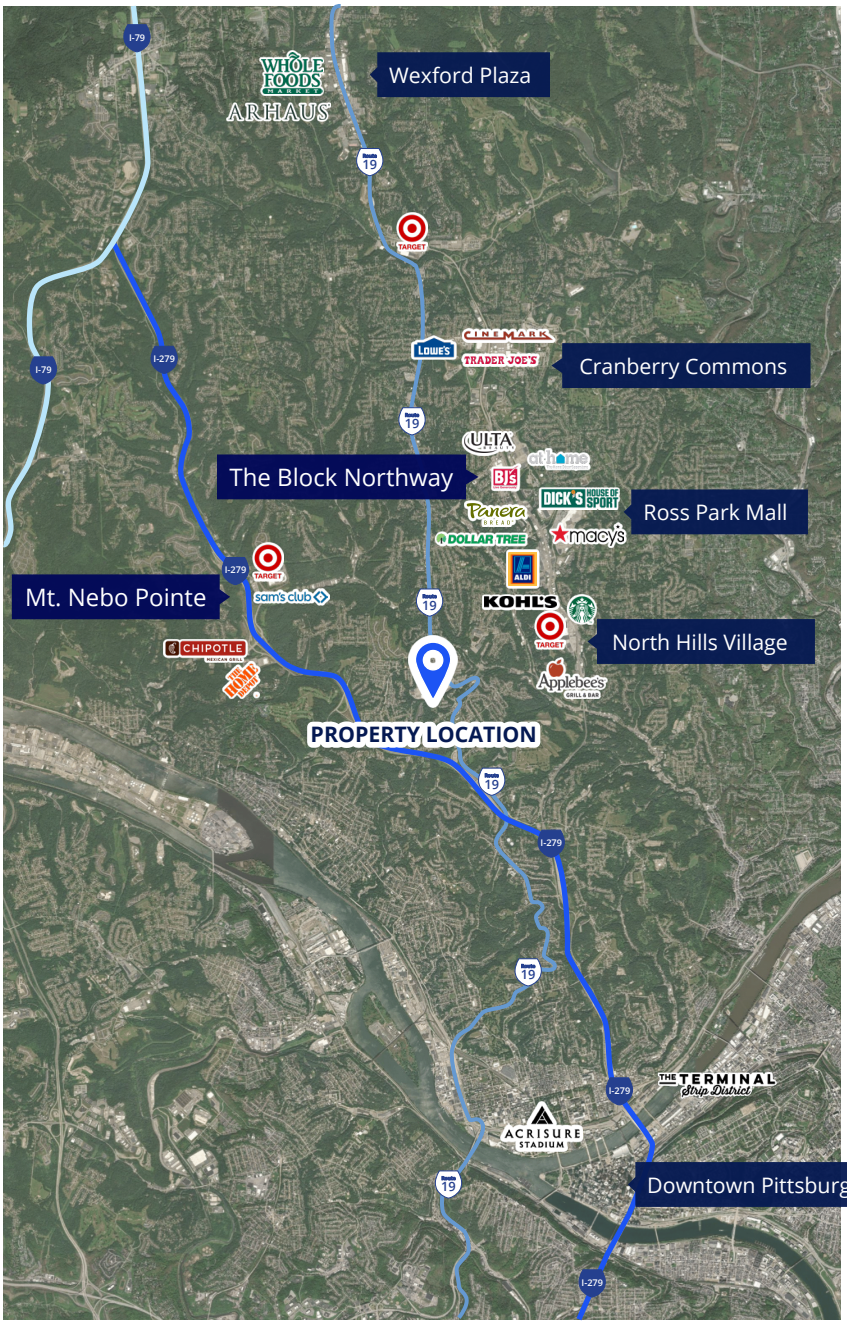


Location & Access

804 West View Park Drive

Located in West View, PA, a Pittsburgh suburb positioned within the North Hills. The site is located within the Giant Eagle-anchored West View Park Shopping Center and is surrounded by an established residential population and mix of retail, restaurant and service businesses.

804 West View Park Drive benefits from immediate access to Route 19 and under 5-minute proximity to I-279, providing connectivity throughout the North Hills and into Downtown Pittsburgh. McKnight Road is within a 10-minute drive of the property, providing access to additional retail destinations including The Block Northway, North Hills Village and Ross Park Mall.



Destination Drivetimes

McKnight Road	8-minute drive
Ross Park Mall	10-minute drive
Downtown Pittsburgh	15-minute drive
Strip District	15-minute drive
Cranberry Township	20-minute drive
Pittsburgh Intl. Airport	25-minute drive

3-Mile Demographics

2026 Population	Average HH Income	Total Area Businesses	Total Number of Housing Units
78,592	**$121,201**	**2,716**	**38,780**



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