



Available Space



6750 Hollywood Blvd., Delmont PA 15626

Retail space available **for lease**

4,800-square-foot endcap opportunity in shopping destination Hollywood Square's Delmont Retail Center

Colliers is pleased to present an existing gym space offering a primarily open-plan layout, high and exposed ceiling design, and floor-to-ceiling windows within freestanding retail building.

- Adjacent to 150,000 SF Walmart Supercenter that receives 2M visits annually and a 54,000 SF Busy Beaver location
- Neighboring restaurant tenants include Starbucks, Taco Bell, Jersey Mike's Subs, Picante Mexican Grille, and Subway
- Abundant and free onsite parking for guests and employees
- Located in the Hollywood Square strip center, directly across from Salem Plaza, a retail destination on the other side of Rt. 22
- Accessible via lighted intersection access

Current Rentable Availability

4,800 SF



Flexible
Floor Plan



Onsite
Parking

Mark Anderson

Senior Vice President
+1 412 515 8521
marke.anderson@colliers.com

Jonathan Levinson

Senior Associate
+1 412 515 8545
jonathan.levinson@colliers.com

Colliers Pittsburgh

525 William Penn Place, St. 3910
Pittsburgh, PA 15219
colliers.com/pittsburgh

Property Overview

Address: 6750 Hollywood Boulevard

Zoning: No Zoning Ordinance

Year Built: 2003

Building Size: 19,200 SF

Typical Floor: 19,200 SF

Parking: 50 Surface Spaces

Rentable Area: 4,800 SF

Rental Rate: \$18.00 PSF

Service Type: NNN

Available: Immediately

Term: Negotiable

Building Tenants: 7



Quick access to Route 22 and Route 66 exchange



Multiple neighboring fast casual restaurants



Ample and free onsite parking in well-maintained lot



Strip center anchored by Walmart and Busy Beaver



Route 22 Avg.
Daily Thru Traffic
39,955



Annual Visits to
Adjacent Walmart
2M



Businesses In
1-Mile Radius
192



Property Photos

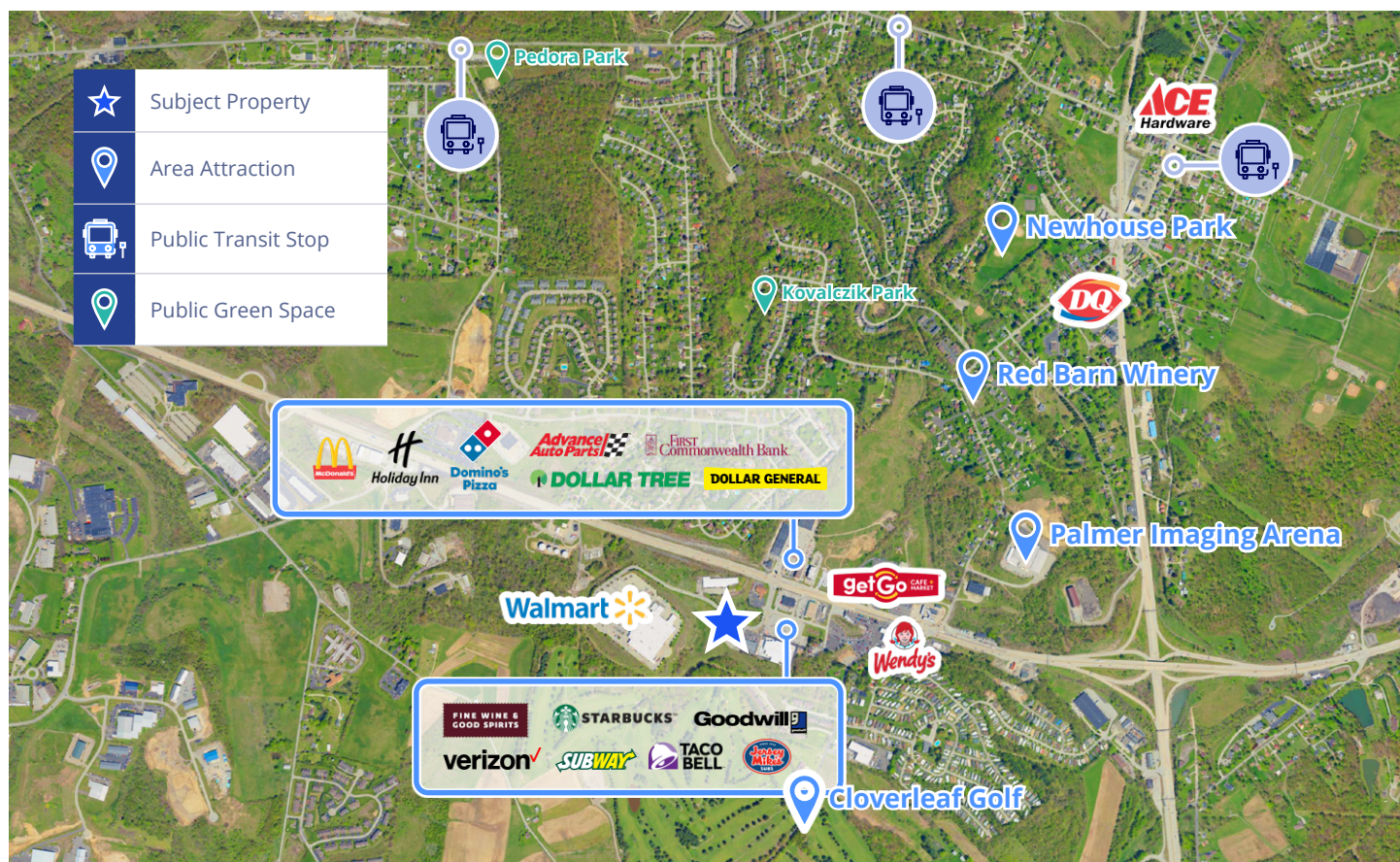
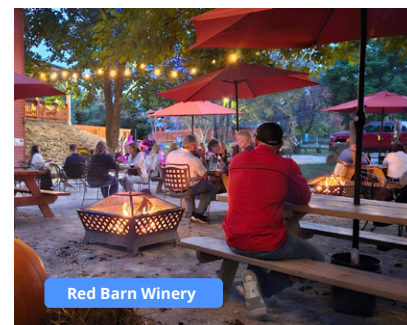


Location Overview

Delmont is a Pittsburgh suburb located in the region's Westmoreland County submarket. Positioned 26 miles east of Downtown Pittsburgh, the Delmont borough is home to approximately 2,600 residents that support a diverse mix of area retailers.

The borough draws a diverse range of demographics thanks to its well-rated public schools, low crime rates, affordable cost of living, and a thriving community populated by local businesses and national tenants. 75% of households own their homes, ensuring an established area consumer base.

Area attractions include the Cloverleaf Golf Club, Palmer Imaging Ice Arena, Newhouse Park, and the Red Barn Winery.



5-Mile Radius Demographics



Residential Statistics



Current
population
38,535



Number of
households
16,462



Median
household income
\$101,298



Unemployment
rate (4.2% US rate)
4.2%

Annual Household Spending

Eating Out

\$4,702

Groceries

\$8,662

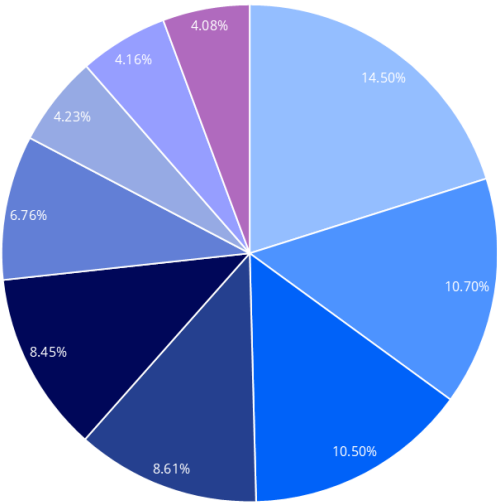
Apparel & Services

\$2,718

Healthcare

\$9,482

Top Area Industries



- Office & Administrative Support
- Management Occupations
- Sales & Related Occupations
- Healthcare Support Operations
- Business & Financial Services
- Healthcare Diagnostics
- Education & Library Occupations
- Production Occupations
- Maintenance & Repair Occupations





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