

**FOR LEASE 1,489 - 1,197 SF | COMBINE FOR UP TO 2,686 SF  
2,007 SF SPACE AVAILABLE SUMMER 2025**



## **3465 WILLIAM PENN HIGHWAY WILKINS TOWNSHIP, PA 15235**

Village at Showcase is strategically located on Business Route 22 with easy access to Monroeville, Churchill, and Jefferson Hills. Suitable for retail, restaurant, or retail office.

### **PROPERTY HIGHLIGHTS:**

- Join a very successful retail base
- Anchored by Aspen Dental & Buffalo Wild Wings
- Multiple access points including a signalized intersection
- Class A inline retail
- Ample parking surrounding Village at Showcase
- Suitable for restaurants, retail or retail office



### **CONTACT US:**

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**BUNCHER**  
COMPANY  
Developing with a Purpose.

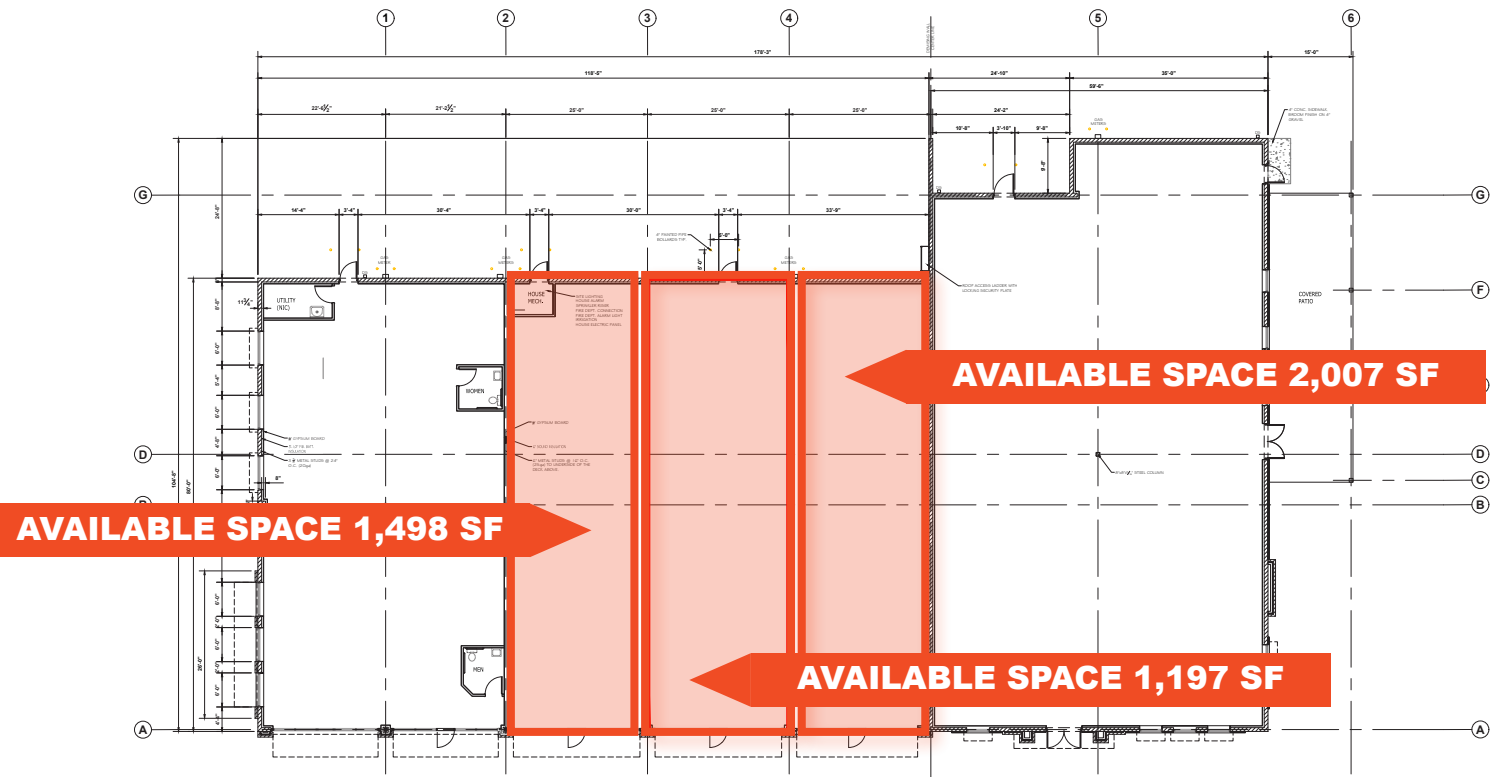
VILLAGE AT SHOWCASE

# FLOORPLAN

1,489 - 1,197 SF UP TO 2,686 SF RETAIL SPACE

2,007 SF SPACE AVAILABLE SUMMER 2025

Suitable Space for Restaurant, Retail or Retail Office



## LOCATION HIGHLIGHTS

- Conveniently located in Wilkins Township
- Directly adjacent to Sheetz & Residence Inn by Marriott
- Within walking distance to office and residential complexes
- Signalized intersection

20 Minute Drive-Time Demographics:



Population:  
248,151



Households:  
115,223



HH Income:  
\$96,836



Businesses:  
9,721