



ROADSIDE DEVELOPMENT EXPANDS BEYOND DMV WITH FIRST ACQUISITION IN PENNSYLVANIA

PITTSBURGH ACQUISITION MARKS PIVOTAL STEP IN GROWTH STRATEGY

Washington, D.C. (April 22, 2026) — [Roadside Development](#), a Washington, D.C.–based real estate investment and development firm known for its retail-driven, mixed-use and adaptive reuse projects, today announced the acquisition of the Galleria at Mt. Lebanon in Pittsburgh, Pennsylvania. The transaction marks Roadside Development’s first investment outside of the D.C., Maryland and Virginia region and represents a significant step in its broader expansion strategy.

The Galleria at Mt. Lebanon is an approximately 168,000-square-foot, two-story shopping center located at 1500 Washington Road in the Mt. Lebanon neighborhood of Pittsburgh. Originally constructed as a Kaufmann’s department store and later converted to an indoor mall in 1988, the property presents a compelling opportunity in one of Pittsburgh’s most established retail corridors.

“Pittsburgh is a natural next step for Roadside as we expand beyond the D.C. region,” said Jeff Edelstein, President. “We’ve built our platform around developing and repositioning retail properties; our focus now is on taking a thoughtful, measured approach as we evaluate the property’s long-term potential. We’re excited to establish a presence in the market and explore additional opportunities over time.”

Roadside’s plans for the property are currently in development. In the near term, there will be no changes to the Galleria’s operations or its tenant mix. Current tenants include Anthropologie, Pottery Barn, Williams-Sonoma, Orvis, Evereve, AMC Theatres and Club Pilates, along with restaurants such as The Yard Gastropub, Houlihan’s, Mitchell’s Fish Market, Panera Bread and Starbucks.

“Pittsburgh is a market we know well and have personal connections to,” said Richard Lake, Managing Partner. “That familiarity reinforces our commitment to taking a measured, long-term approach as we consider how this property can best serve the community in years to come. Pittsburgh’s proximity to our D.C. headquarters allows our team to be highly engaged as we move forward.”

Mt. Lebanon is one of the Pittsburgh region’s most established and affluent suburbs, known for its walkable business district, strong household incomes and highly engaged residential community.

Roadside Development continues to advance a robust pipeline of acquisition and development opportunities, with a focus on the Washington, D.C. metropolitan area and select markets along the East Coast, including plans to expand its presence in Pittsburgh. The firm remains committed to creating high-quality, experience-driven destinations through adaptive reuse and ground-up development, while building long-term partnerships with investors, tenants and the communities it serves.

For more information about Roadside Development, please visit roadsidedevelopment.com.

ABOUT ROADSIDE DEVELOPMENT:

Roadside Development is a Washington, D.C.-based real estate investment and development firm focused on mixed-use, retail and adaptive reuse projects throughout the Washington, D.C. metropolitan region and select markets nationwide. Since its founding, the firm has established a track record of repositioning underutilized properties and delivering projects that combine strong retail merchandising, thoughtful design and long-term investment discipline. The firm's portfolio includes notable developments such as [City Ridge](#), [City Market at O](#), Cityline at Tenley, Purcellville Gateway and Stonebridge at Potomac Town Center.

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