



ROCHESTER, PA

# 816 OHIO RIVER BLVD

FREESTANDING 6,912 SF BUILDING FOR LEASE

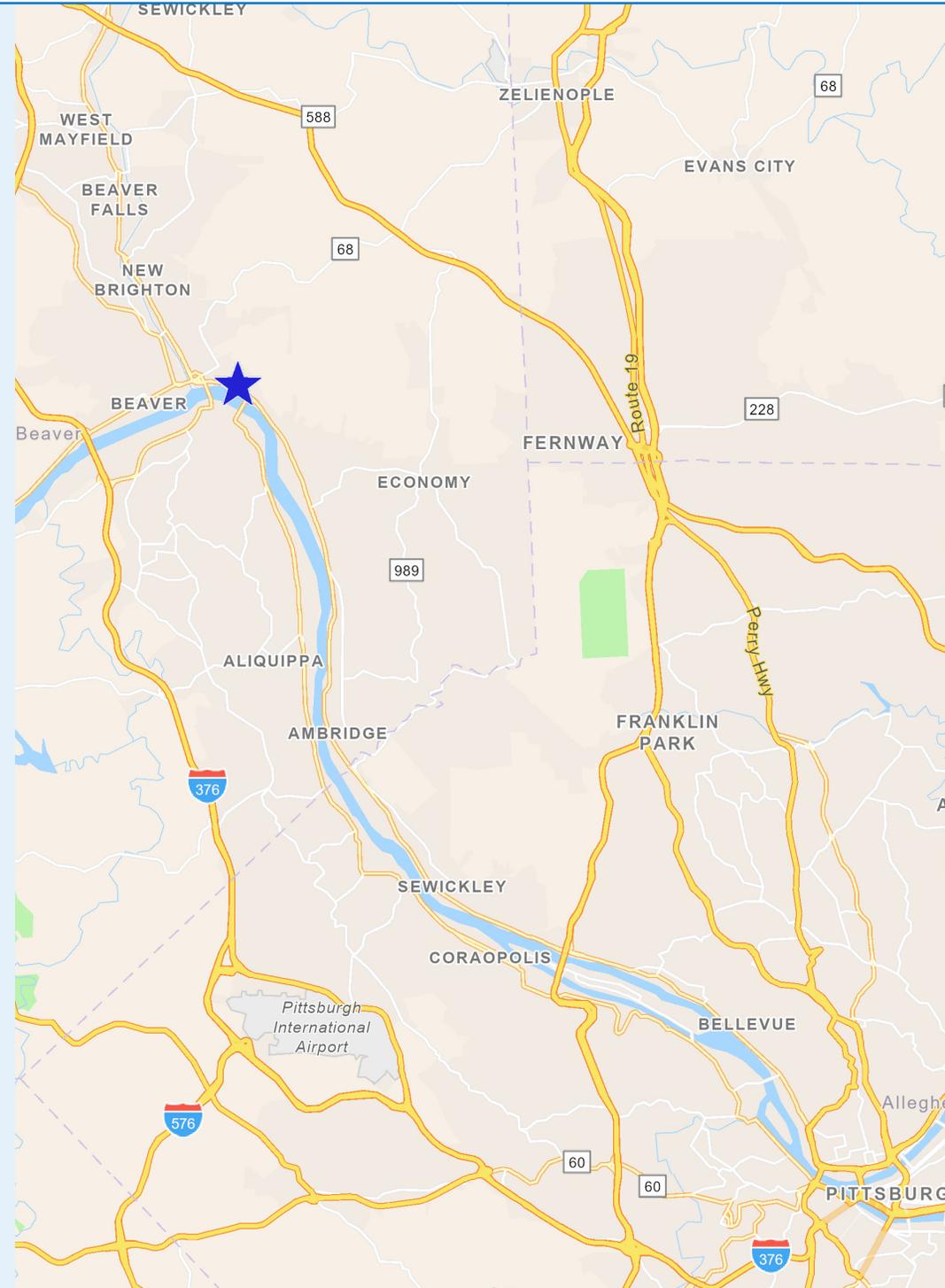


# PROJECT DETAILS

FOR LEASE • FREESTANDING 6,912 SF BUILDING | 1.64 ACRES AVAILABLE

|                            |   |
|----------------------------|---|
| <b>AVAILABLE SPACE</b>     | 6,912 SF  |
| <b>TRAFFIC COUNTS</b>      | 23,469 ADT - Route 51                               |
| <b>PROPERTY HIGHLIGHTS</b> | Lease<br>Building: 6,912 SF<br>Property: 1.64 Acres |
| <b>NEIGHBORING TENANTS</b> | Big Lots, Shop 'N Save, Goodwill, True Value        |
| <b>COUNTY</b>              | Beaver  |
| <b>MARKET</b>              | Rochester   |

|   | 3 MILE   | 5 MILE   | 10 MILE  |
|---|----------|----------|----------|
|  <b>POPULATION</b>          | 30,781   | 66,198   | 192,542  |
|  <b>DAYTIME POPULATION</b> | 35,117   | 65,043   | 182,370  |
|  <b>MEDIAN HH INCOME</b>   | \$62,728 | \$66,052 | \$75,607 |

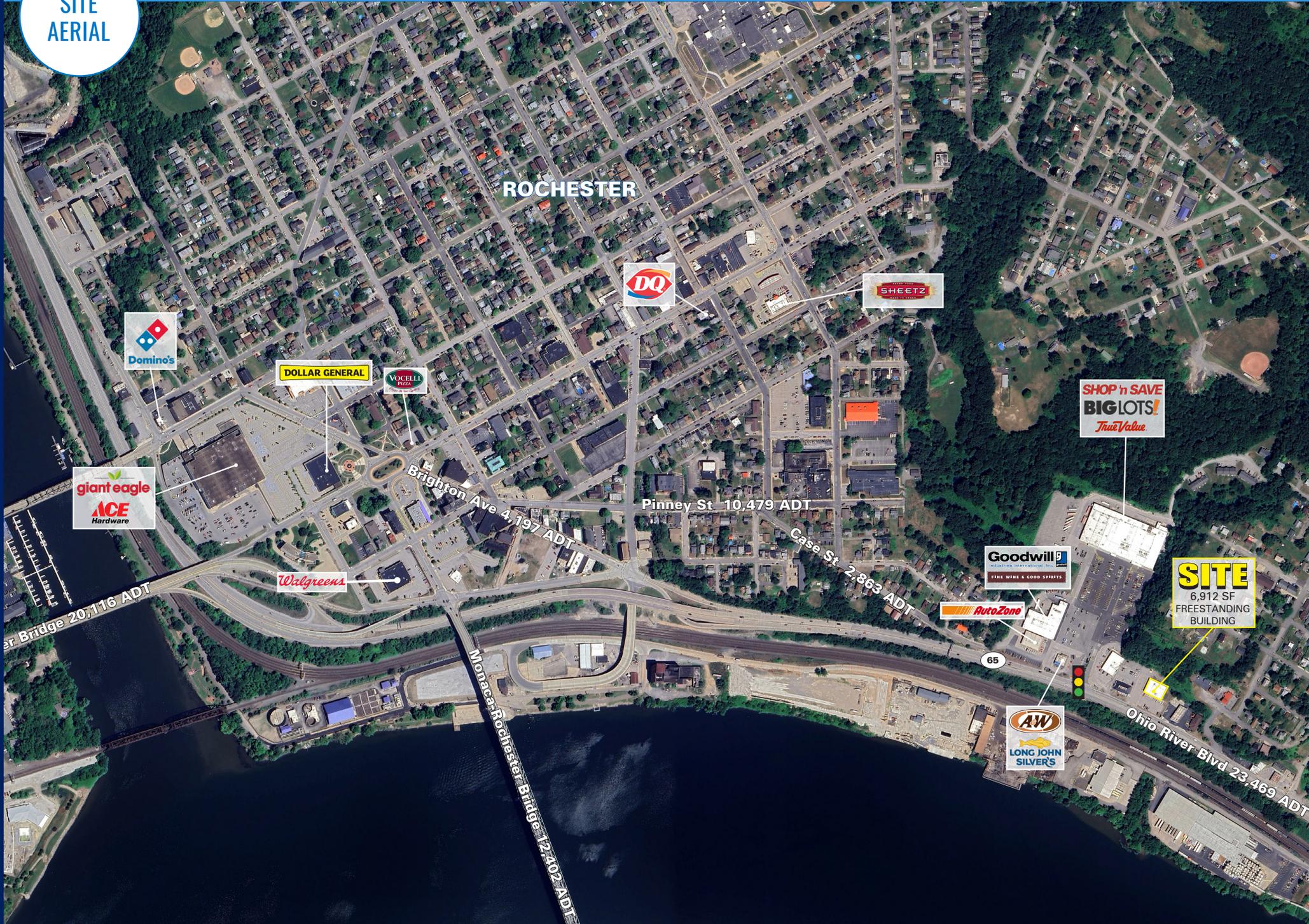


MARKET  
AERIAL

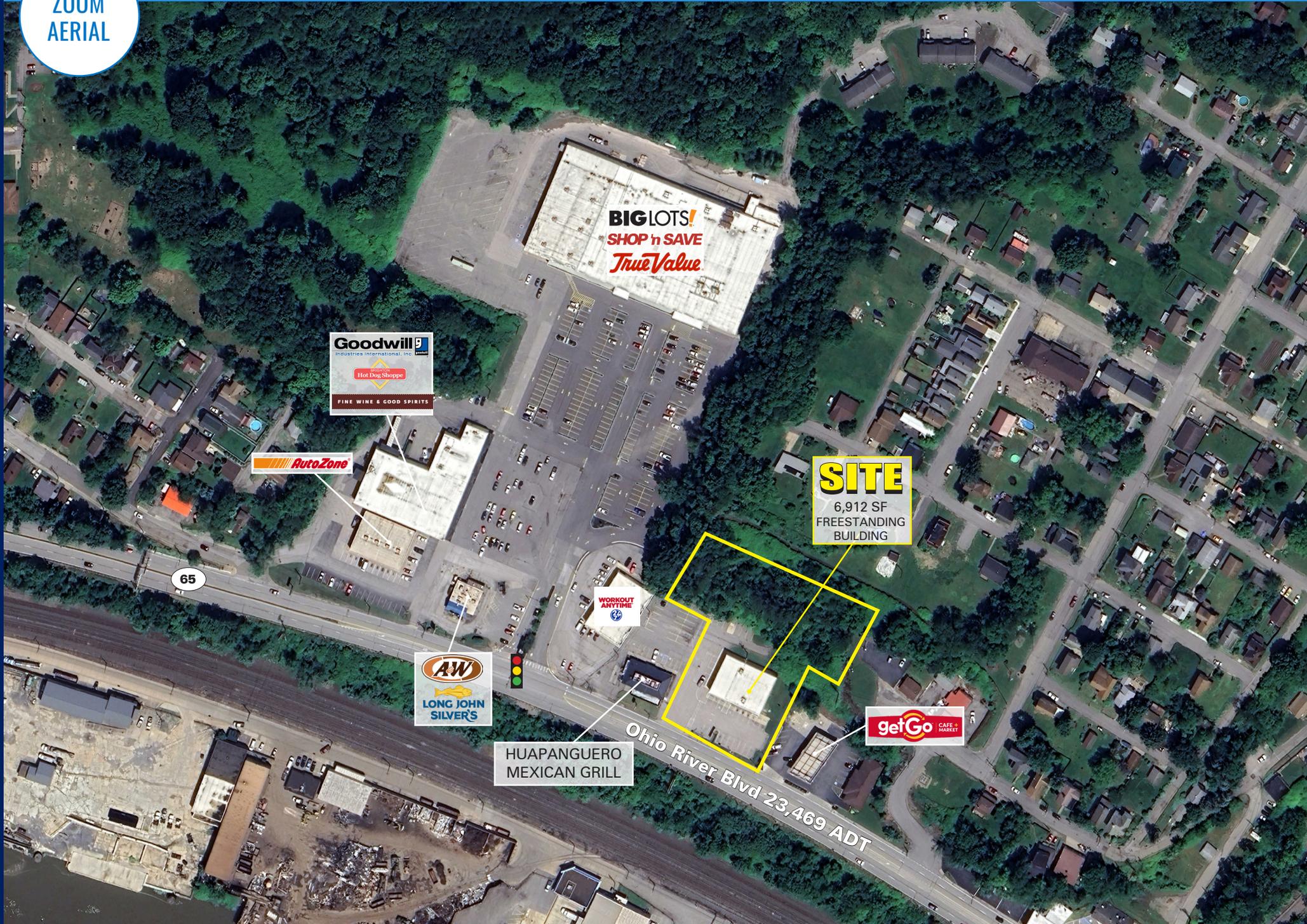
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SITE AERIAL



ZOOM  
AERIAL



HUAPANGUERO  
MEXICAN GRILL

ROCHESTER, PENNSYLVANIA

# 816 OHIO RIVER BLVD

**FOR LEASE | FREESTANDING 6,912 SF BUILDING**

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**WEST PALM BEACH**

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