

Neshannock Shoppes



Neshannock Township, Pennsylvania Retail Development



Now Leasing Retail - Anchor & Jr. Anchor Available

Representative rendering

MITCHELL ROAD

(NO ADDITIONAL R.O.W. TAKING ASSUMED AT THIS TIME)

CLOVER LANE

(NO ADDITIONAL R.O.W. TAKING ASSUMED AT THIS TIME)

ROUTE 18

(NO ADDITIONAL R.O.W. TAKING ASSUMED AT THIS TIME)

ROUTE 18

(NO ADDITIONAL R.O.W. TAKING ASSUMED AT THIS TIME)

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Neshannock Shoppes

PROPERTY DETAILS

- **New Retail Development with Anchor & Jr. Anchor opportunities available**
- **Great New Castle location with 1.3M visits within 500 ft (Placer.ai)**
- **Warm, Lit, Vanilla Box Delivery**
- **Exceptional Accessibility via Major Transportation Corridors: 1.4 Miles from I-376 (Beaver Valley Expressway)**
- **10,000+ vehicles daily along Mitchell Road & over 14,000+ vehicles daily along Wilmington Road**

DEMOGRAPHICS

within a 5 mile radius

EST. POPULATION

35,637

EST. HOUSEHOLDS

14,777

EST. AVG. INCOME

\$77,368

CONSUMER SPENDING

\$422M

NEIGHBORING RETAILERS

SHEETZ

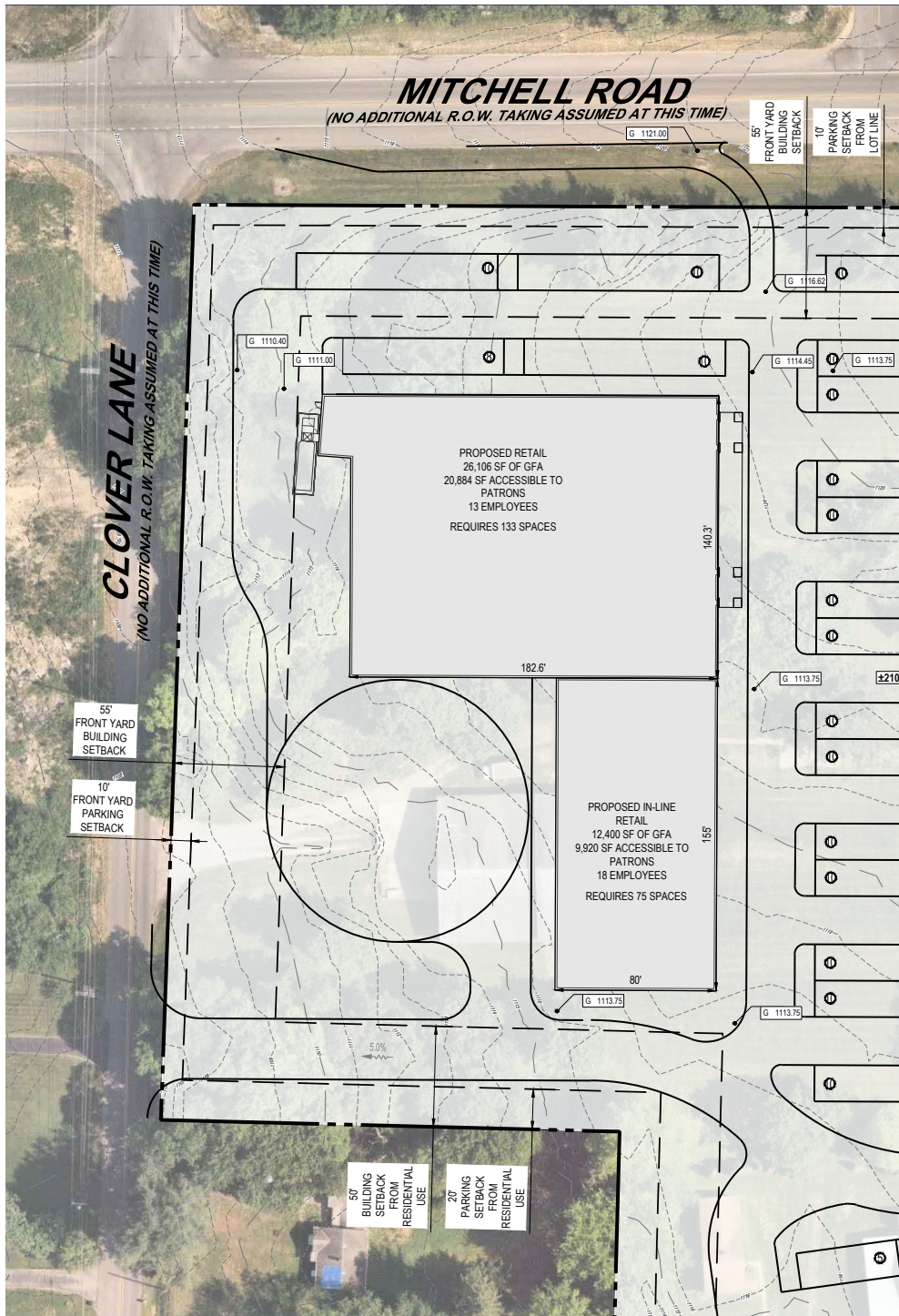
BURGER KING

UPMC
LIFE CHANGING MEDICINE

FIRST
Commonwealth Bank.

Wendy's

and many more



PRIME RETAIL AVAILABLE



ANCHOR & JR ANCHOR

3457 WILMINGTON RD., NEW CASTLE, PA 16105



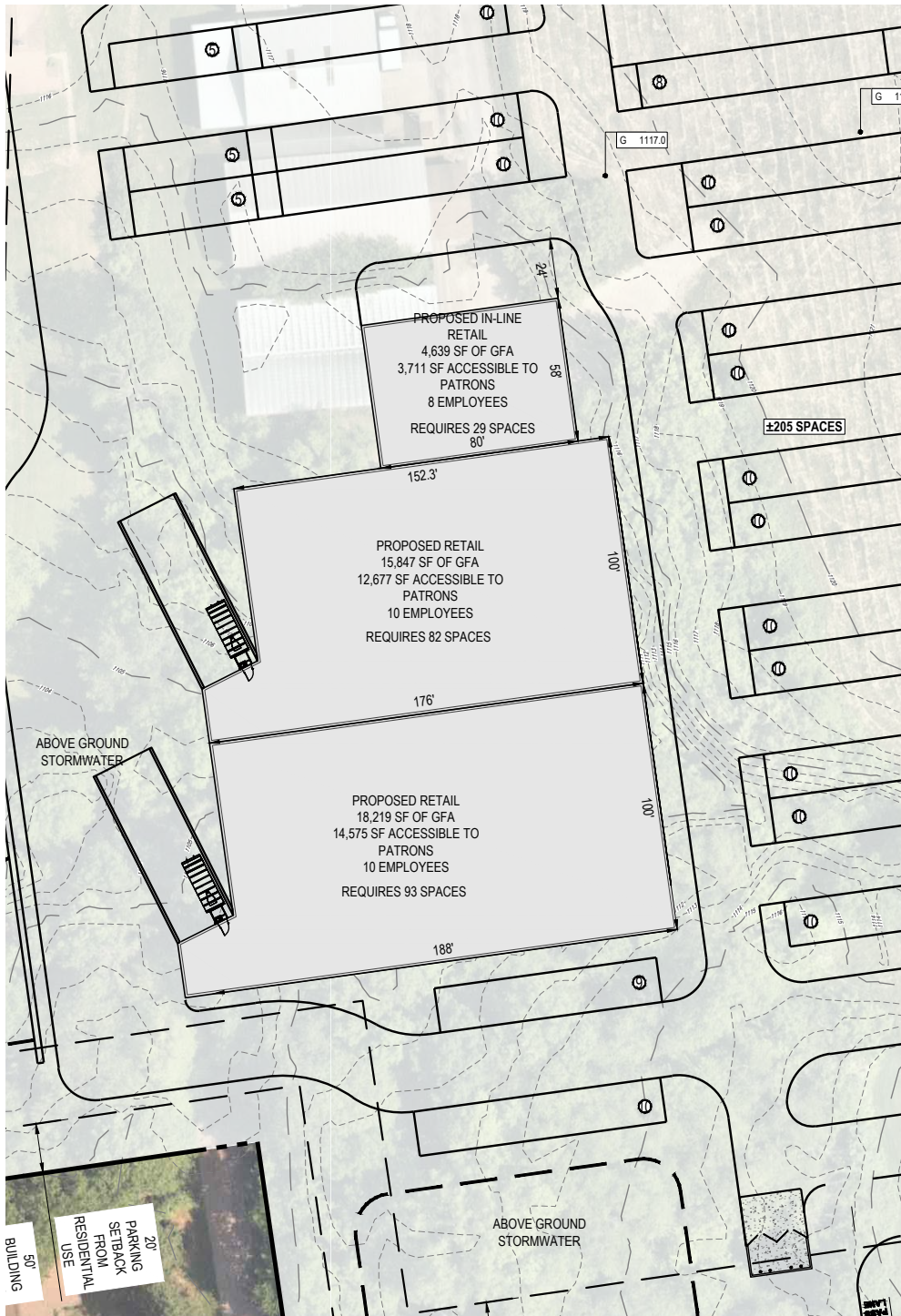
PROPERTY HIGHLIGHTS:

- **25,000+/- SF Available For Anchor & Jr Anchor Retail Leasing Opportunity**
- Warm Lit Vanilla Box Delivery
- Exceptional Accessibility via Major Transportation Corridors:
1.4 Miles from I-376 (Beaver Valley Expressway)
- High Traffic Exposure Along Prominent Thoroughfares:
24,000+ Vehicles Daily along Mitchell Rd. & Wilmington Rd.
- Dynamic local economy with emerging consumer demand

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental, or other conditions, prior sale lease, financing or withdrawal without notice. Hanna Commercial Real Estate will make no representation, and assume no obligation, regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property.



PRIME RETAIL AVAILABLE **NOW LEASING**

3457 WILMINGTON RD., NEW CASTLE, PA 16105



PROPERTY HIGHLIGHTS:

- **1,000 to 8,000 SF of Small Shop Retail Available**
- **New Retail Development with High-End Finishes**
- Warm Lit Vanilla Box Delivery
- Exceptional Accessibility via Major Transportation Corridors:
1.4 Miles from I-376 (Beaver Valley Expressway)
- High Traffic Exposure Along Prominent Thoroughfares:
24,000+ Vehicles Daily along Mitchell Rd. & Wilmington Rd.
- Dynamic local economy with emerging consumer demand

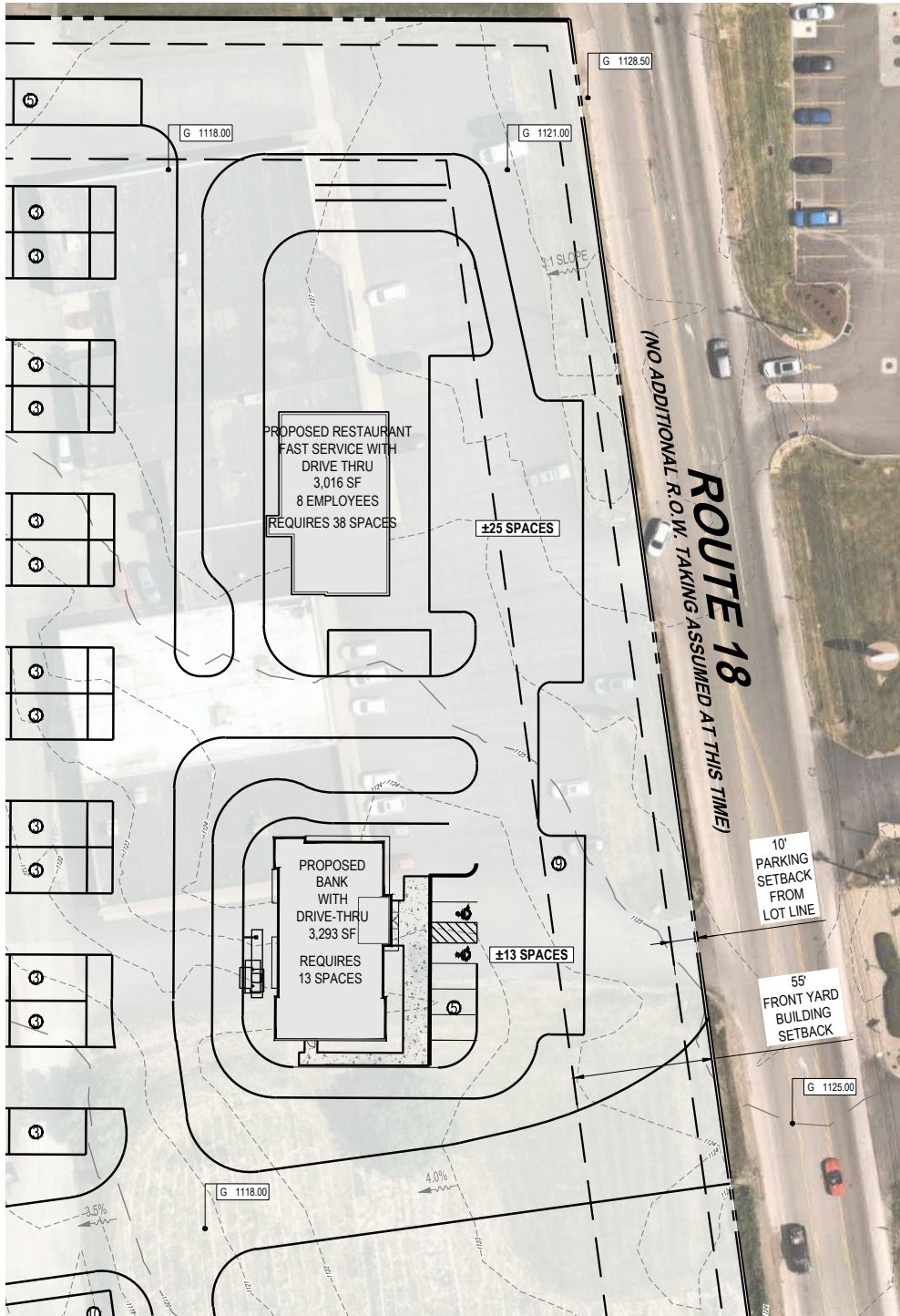
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PRIME RETAIL OUTPARCELS



PAD SITES AVAILABLE

3457 WILMINGTON RD., NEW CASTLE, PA 16105



PROPERTY HIGHLIGHTS:

- **Outparcel Opportunities Up to 2 acres**
- **New Retail Development with High-End Finishes**
- Exceptional Accessibility via Major Transportation Corridors:
1.4 Miles from I-376 (Beaver Valley Expressway)
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About Neshannock Township



Neshannock Township's economic growth is built on a strong foundation of strategic development initiatives and thoughtful local planning. The township actively leverages economic development to maintain and expand its tax base while generating more employment opportunities. Its officials work closely with stakeholders through initiatives like the Economic Development Advisory Panel, ensuring that planning and redevelopment efforts align with the evolving needs of the community and set the stage for sustainable growth .

A key driver behind this growth is the comprehensive planning approach currently underway. The township's updated plan, often referred to as "Neshannock 2030," emphasizes a balanced mix of land use strategies, improved recreational facilities, and targeted investments in commercial spaces. This planning framework not only fosters an environment ripe for new business investments but also enhances the quality of life for residents, further fueling economic activity .

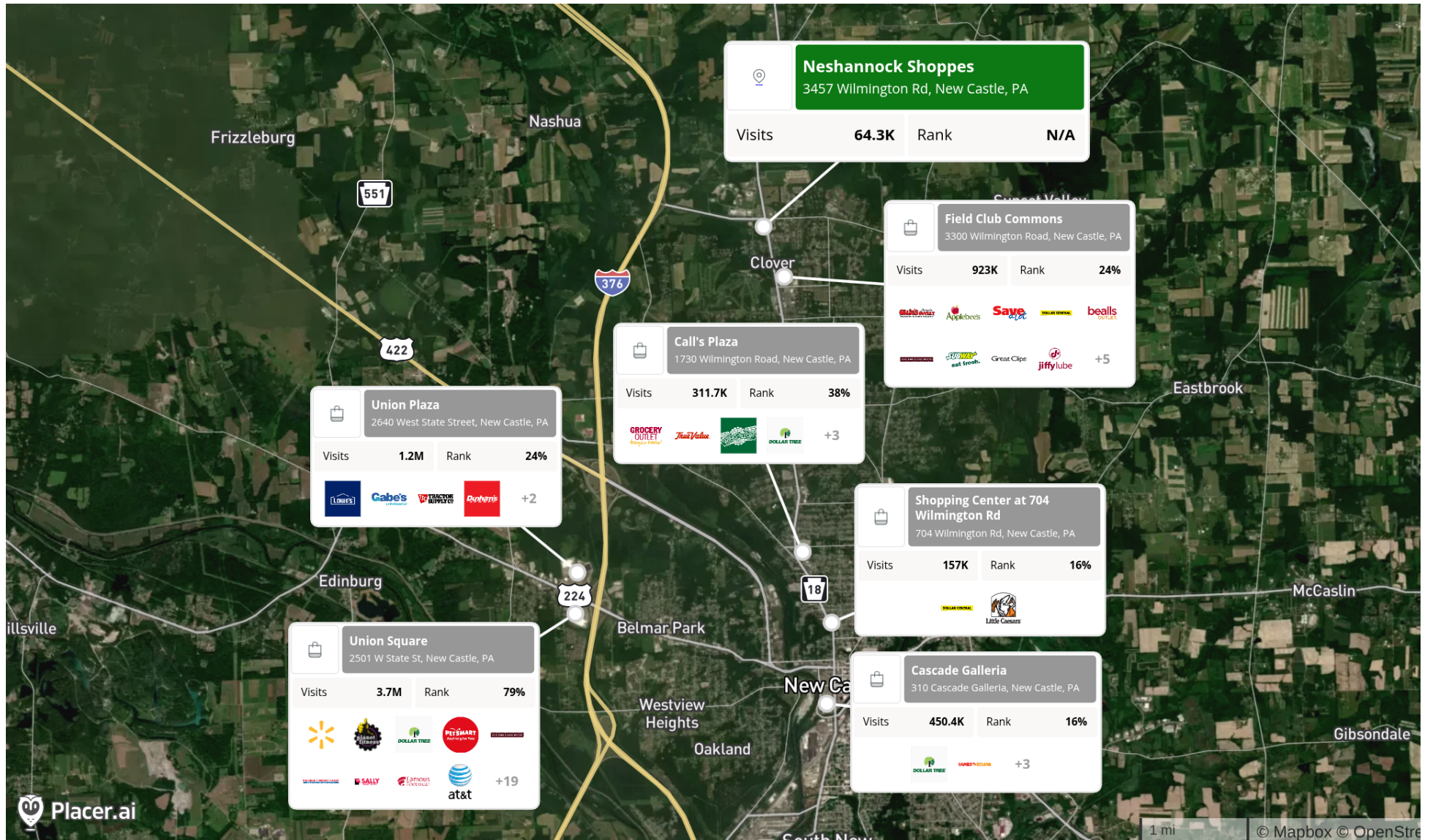
Economic indicators in the area also paint a promising picture. For instance, median household income in Neshannock Township has seen significant growth over the past decade—rising by over 32% from 2010 to 2023. This robust increase, which outpaces national averages, suggests a healthy local economy with a strong consumer base. Higher income levels translate into greater purchasing power, making the area even more attractive for retail and service-oriented businesses

Moreover, the township's commitment to upgrading its infrastructure and attracting diverse commercial ventures means that both new and established businesses can leverage improved accessibility and modern facilities. As an outcome, opportunities for anchor and junior anchor retail developments have flourished, further underscoring the area's potential as a commercial hub. Such an environment not only attracts local spending but also positions Neshannock as a key player in the regional economic landscape.

For more information about Neshannock Township: neshannock.org



Neshannock Shoppes Trade Area



SI Neshannock Shoppes



Neshannock Township, Pennsylvania Retail Development

NOW LEASING



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