



MONACA, PA

BEAVER VALLEY MALL

FOR SALE OR LEASE



PROJECT DETAILS

BEAVER VALLEY MALL • FOR SALE OR LEASE

AVAILABLE SPACE

126,010 SF (former 2-level JCPenney)

PROPERTY HIGHLIGHTS

55-Acre mall site for sale or lease

Operating anchors include Boscov's, Dick's, and Rural King

Significant large-scale redevelopment potential

Close proximity to Penn State Beaver campus

Close proximity to Shell Polymers Monaca

AREA RETAILERS

Walmart, Target, Lowes, Dick's Sporting Goods, Kohls, Ross and Burlington

TRAFFIC COUNTS

I-376 - 40,054 ADT

Route 19 - 23,278 ADT

Brodhead Road - 17,833 - ADT

COUNTY

Beaver

MARKET

Monaca



POPULATION

3 MILE

8,673

5 MILE

32,193

10 MILE

131,145



DAYTIME POPULATION

6,030

32,855

118,671

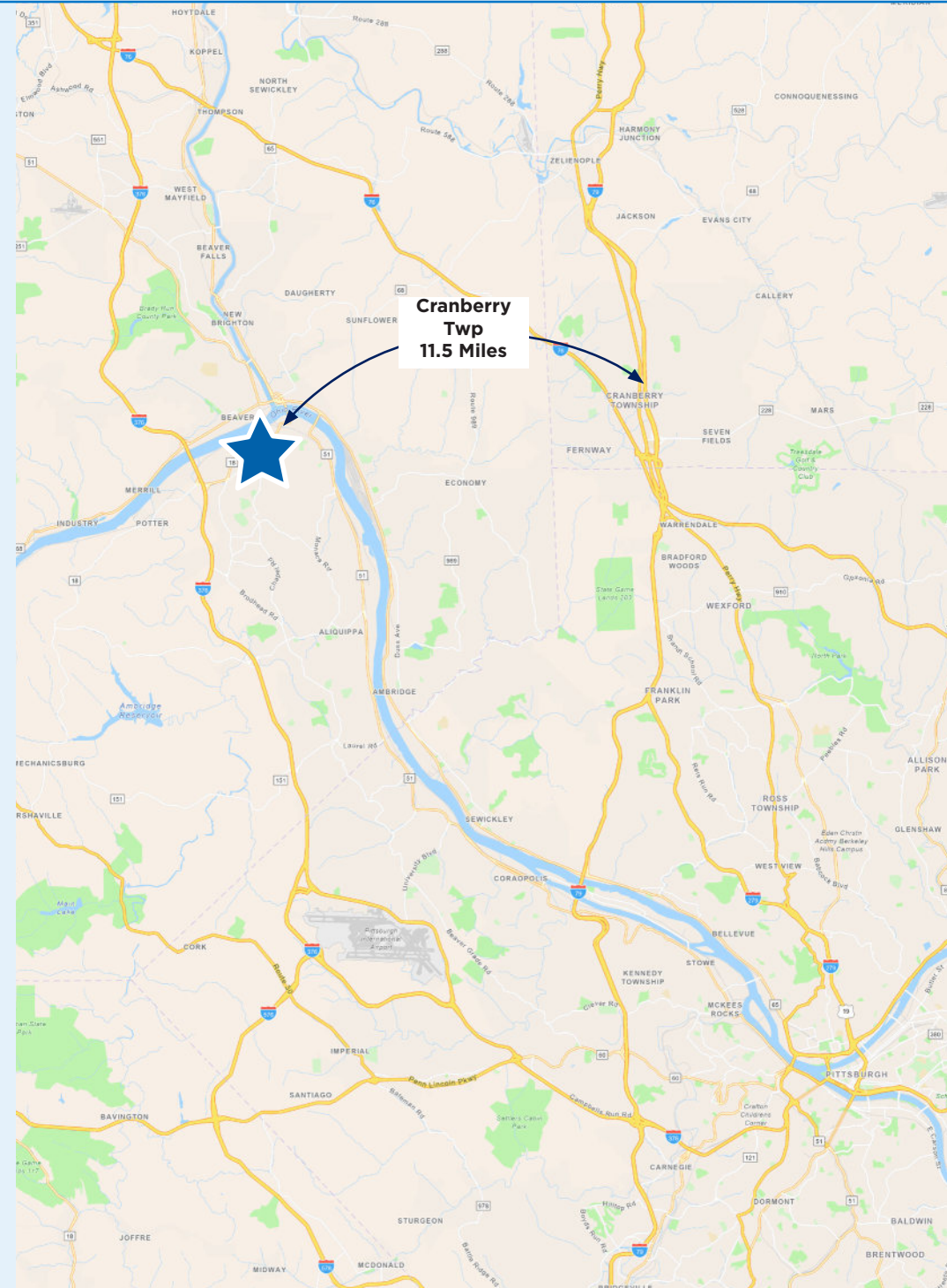


MEDIAN HH INCOME

\$93,363

\$77,094

\$67,752



SITE AERIAL

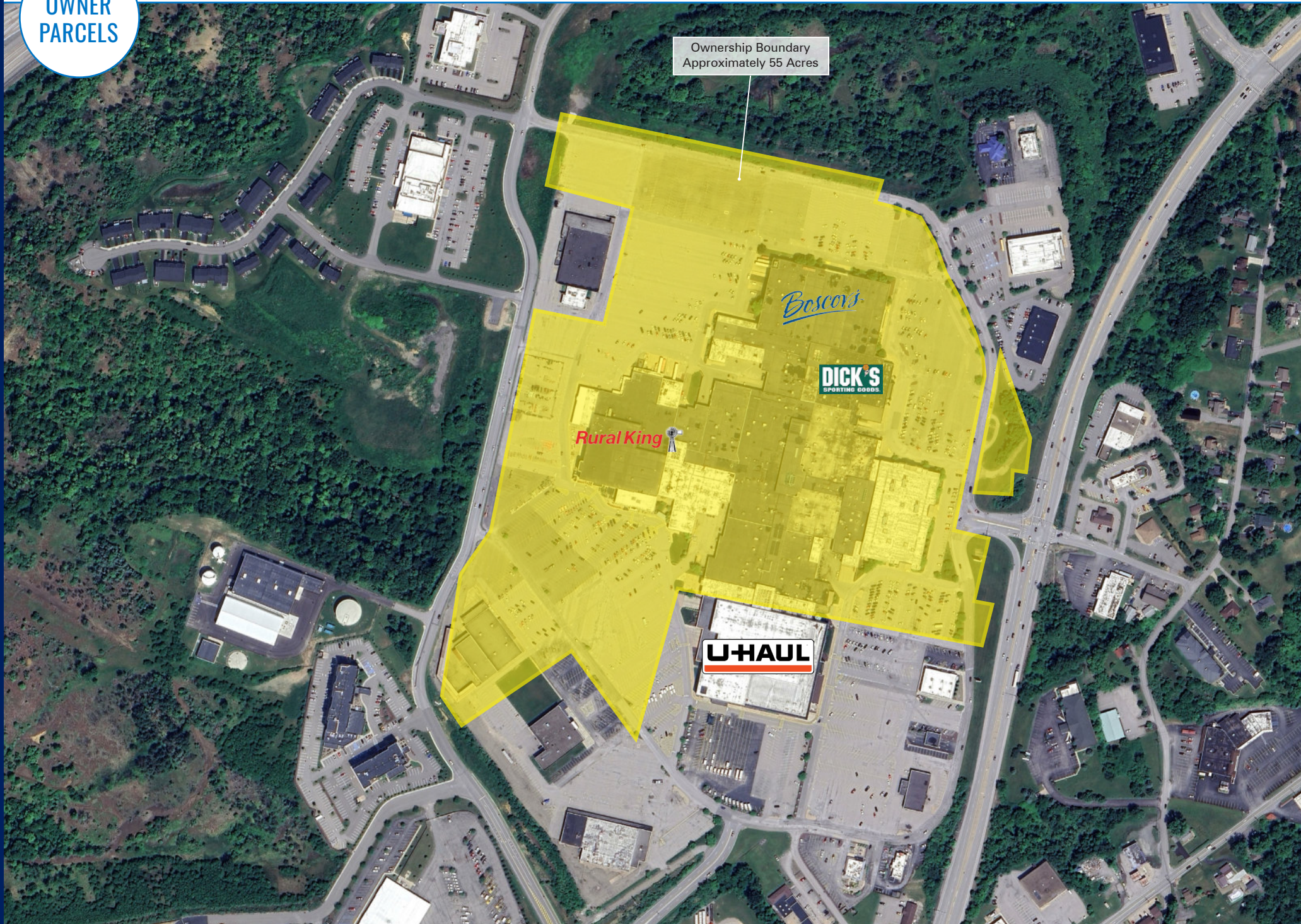
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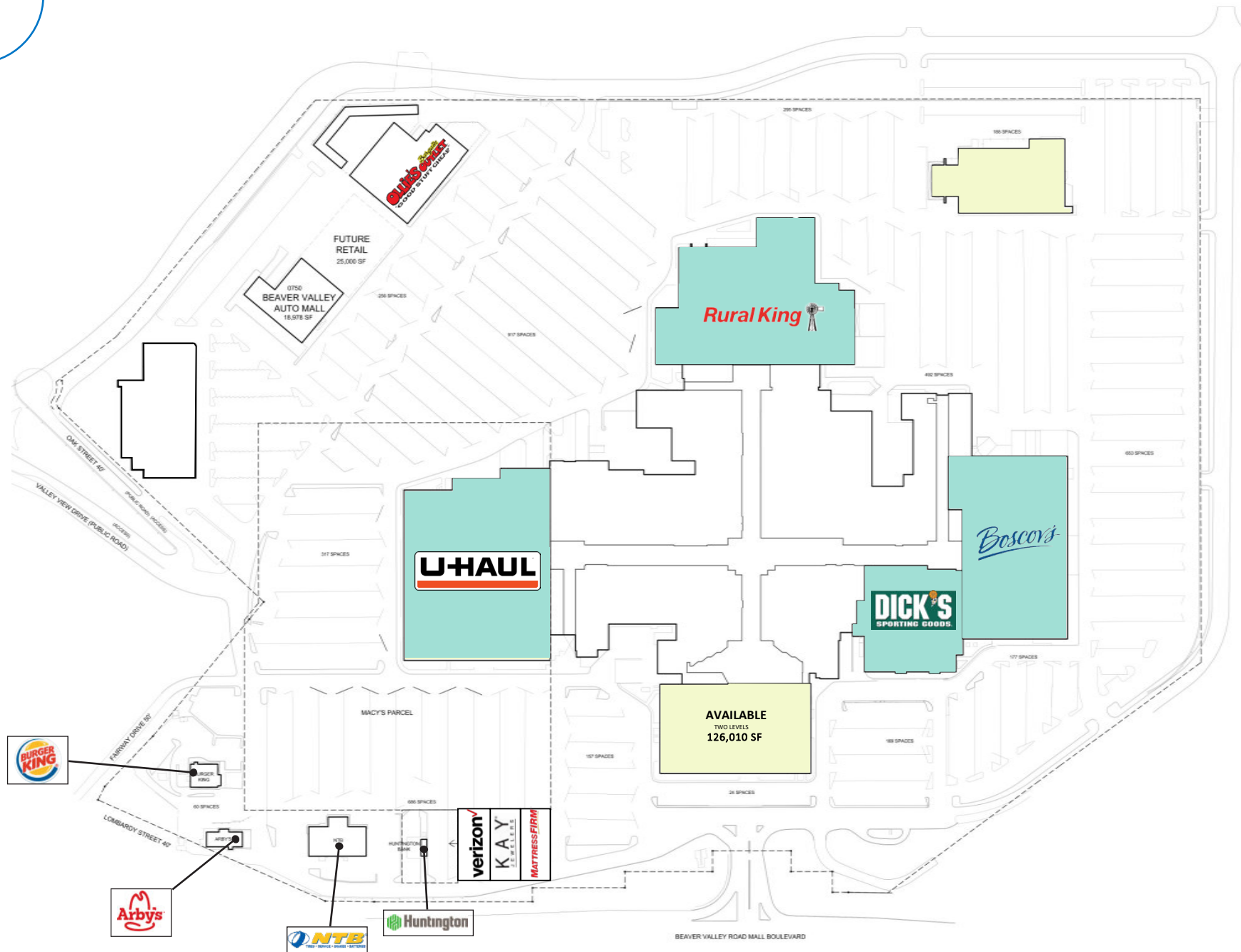


OWNER
PARCELS

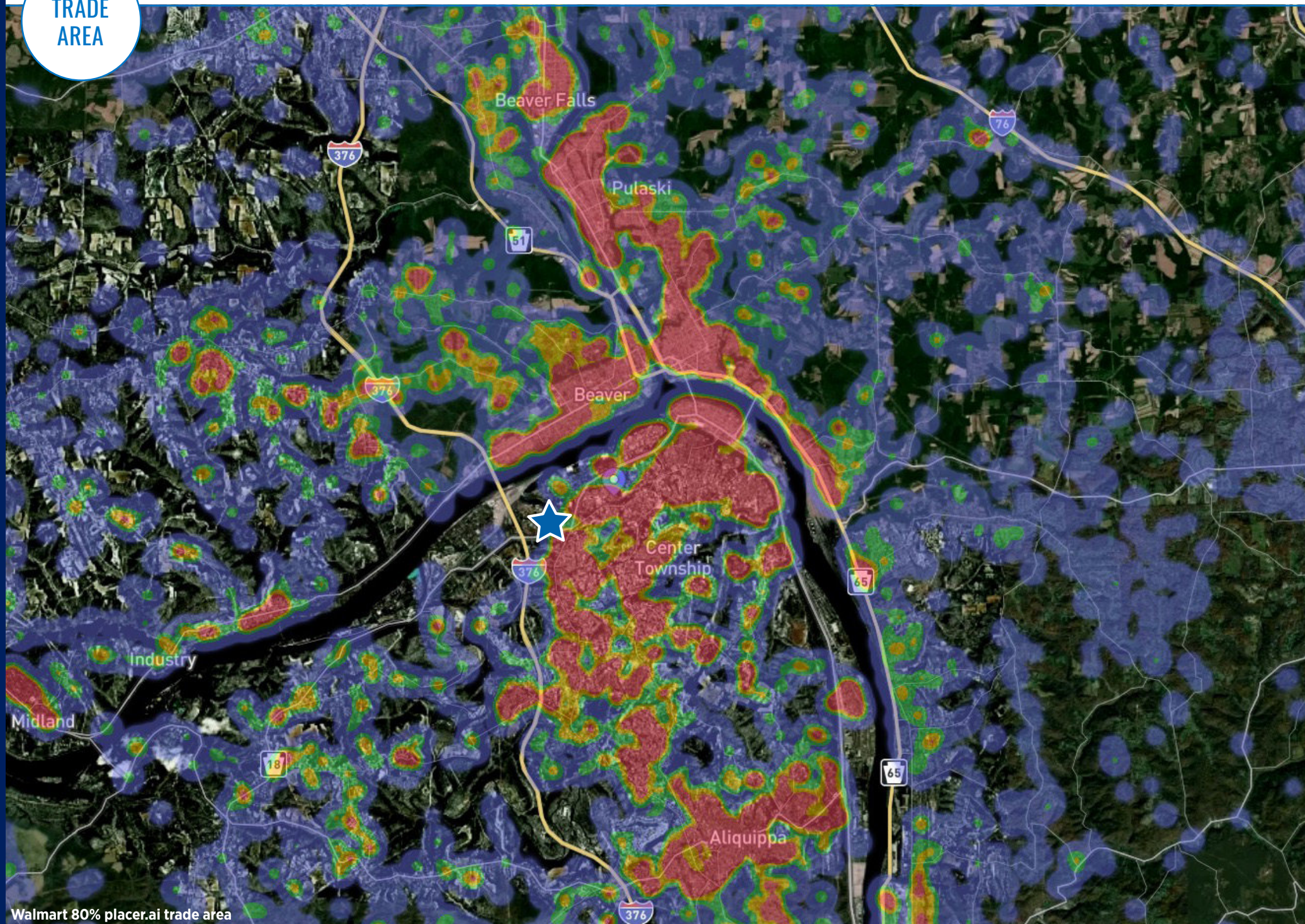
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Ownership Boundary
Approximately 55 Acres



TRADE
AREA



Walmart 80% plac.ai trade area

MONACA, PENNSYLVANIA

BEAVER VALLEY MALL

FOR SALE OR LEASE

PROJECT LEASING

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WEST PALM BEACH

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