

RETAIL FOR LEASE

LEASE: RETAIL 960 SF

1630 MIDLAND BEAVER ROAD, INDUSTRY, PA 15052



Available For Lease
960 SF
Corner Retail



FOR LEASE

KW COMMERCIAL
1500 Oxford Dr Suite 110
Bethel Park, PA 15102



Each Office Independently Owned and Operated

PRESENTED BY:

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EXECUTIVE SUMMARY

1630 MIDLAND BEAVER ROAD



OFFERING SUMMARY

AVAILABLE SF:	960
RENT:	Negotiable
LEASE TERM:	3-5 year
UTILITIES :	Water Included
PARKING:	8
HVAC:	Newer 90% forced Air Heat/Air
ZONING:	C1 - General Commercial

PROPERTY OVERVIEW

Corner vacant 960 SF Retail Space located 5 miles from I-376 and located on major highway between Midland and Beaver Pa. Minutes from the Shell Cracker Plant.

Open for qualified uses

Highlights:

- 1-(ADA) Restroom
- 8 Parking spaces (Front parking)
- Additional Parking in the rear
- Newer HVAC
- Excellent opportunity for Hair and Nail Salon. (Available Hair Salon Equipment if needed)
- Competitive rental rates with water and sewage included



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PROPERTY PHOTOS

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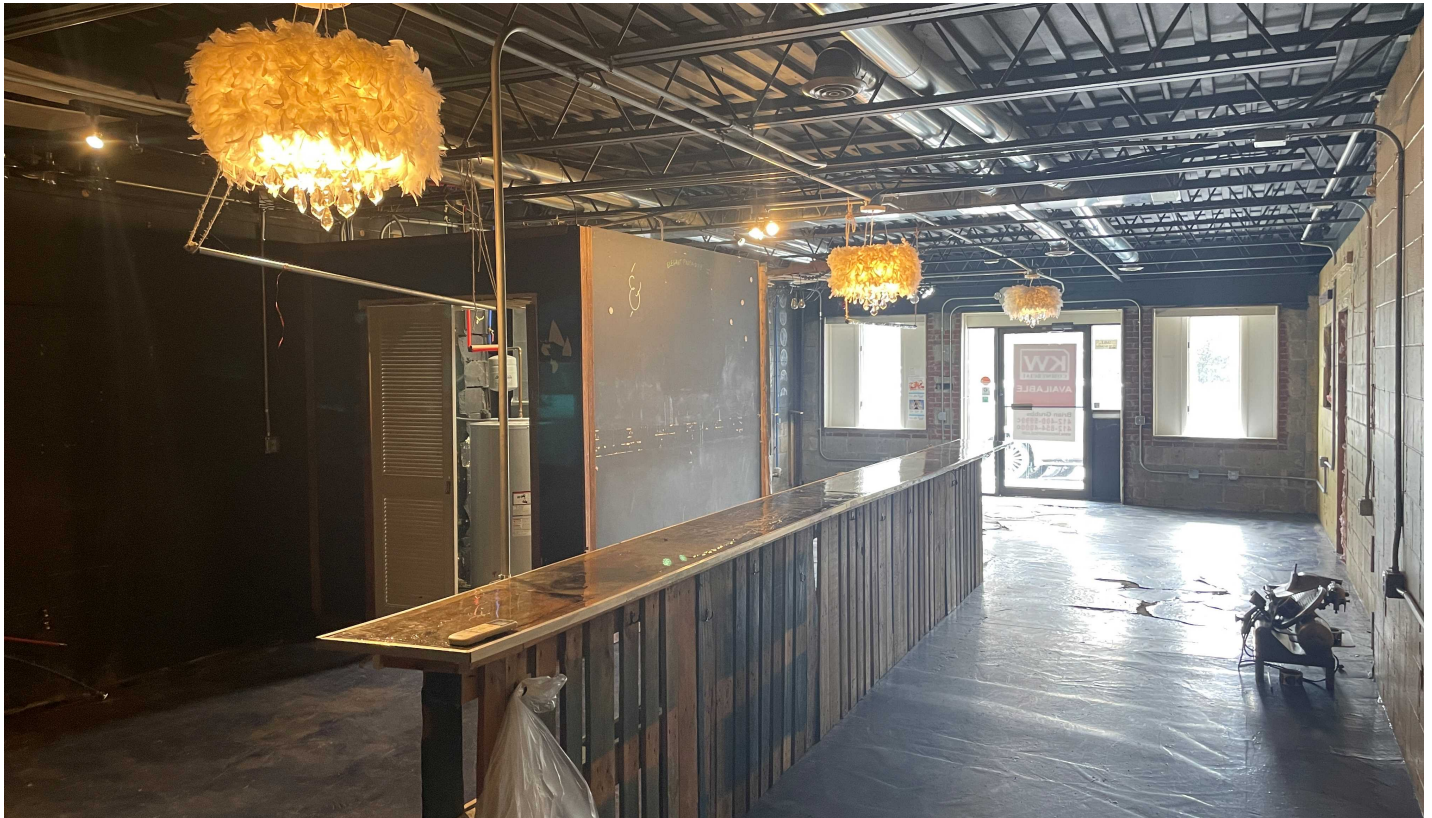
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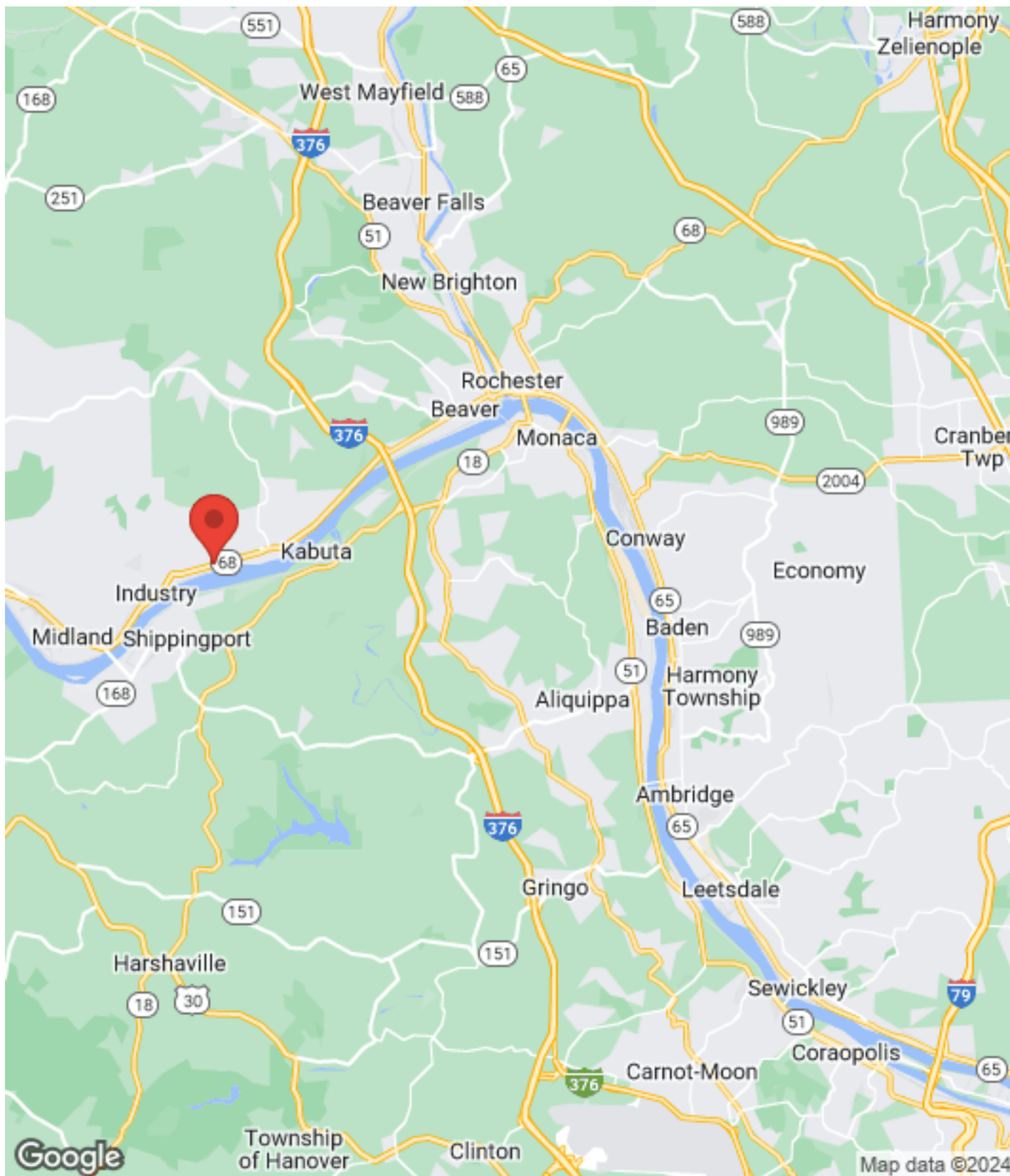
BUSINESS MAP

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REGIONAL MAP

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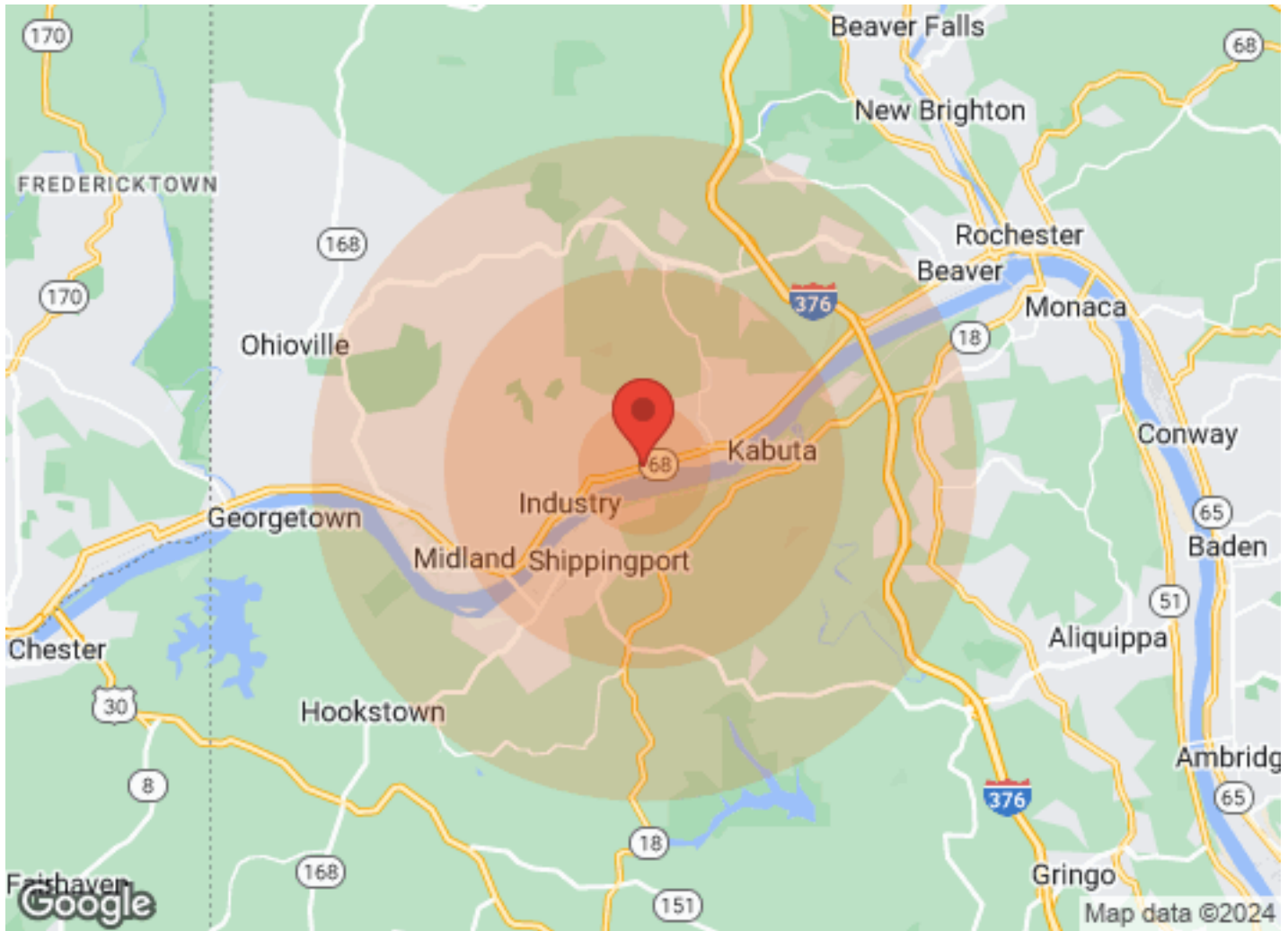
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	601	4,229	12,595	Median	\$55,573	\$47,745	\$47,745
Female	632	4,362	13,200	< \$15,000	31	293	932
Total Population	1,233	8,591	25,795	\$15,000-\$24,999	58	360	1,019
				\$25,000-\$34,999	61	381	1,321
				\$35,000-\$49,999	89	562	1,756
				\$50,000-\$74,999	109	760	2,024
				\$75,000-\$99,999	76	496	1,705
				\$100,000-\$149,999	77	389	1,066
				\$150,000-\$199,999	4	117	383
				> \$200,000	8	113	303
Race	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
White	1,228	8,379	24,882	Total Units	535	3,882	11,680
Black	N/A	109	653	Occupied	511	3,614	10,806
Am In/AK Nat	N/A	N/A	N/A	Owner Occupied	433	3,019	8,434
Hawaiian	N/A	N/A	N/A	Renter Occupied	78	595	2,372
Hispanic	1	66	187	Vacant	24	268	874
Multi-Racial	10	140	376				

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