

# BEAVER VALLEY MALL

570 Beaver Valley Mall Blvd. Monaca, PA 115061

## PROPERTY

## HIGHLIGHTS

Demographics	1 mile	3 miles	5 miles
Population	2,635	28,502	61,933
Avg. HH Income	\$97,588	\$93,893	\$94,514
Total Households	1,245	12,748	27,383

- Shell Cracker Plant will create 6,000+ jobs in Monaca, PA.
- Located just off the I-376
- Surrounded by Target, Marshalls, Khol's, & Ross Dress for Less
- Annual Visits: 3.1 Millions

## NOTES

## ANCHORS

- GLA: 1,153,000 SF
- Availabilities: Anchor, In-line & Pad Space
- Traffic Count: 20,247 VPD Route 18

- Boscov's, JC Penney, Dick's, Rural King & Ollie's



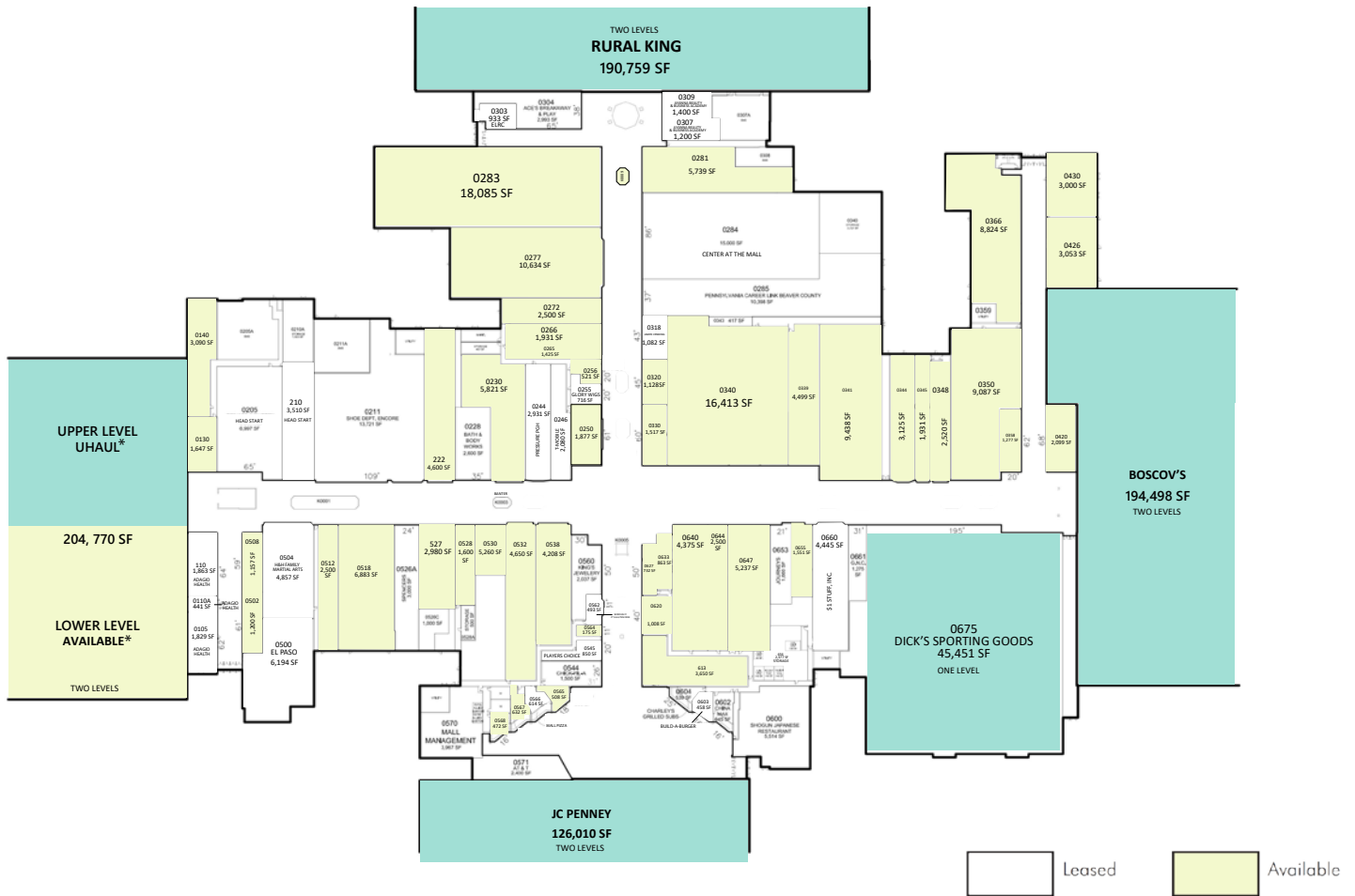
**MASON**  
ASSET MANAGEMENT

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E: [leasing@masonam.com](mailto:leasing@masonam.com)  
150 Great Neck Road Suite 402  
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## LEASE PLAN



\*NOT OWNED



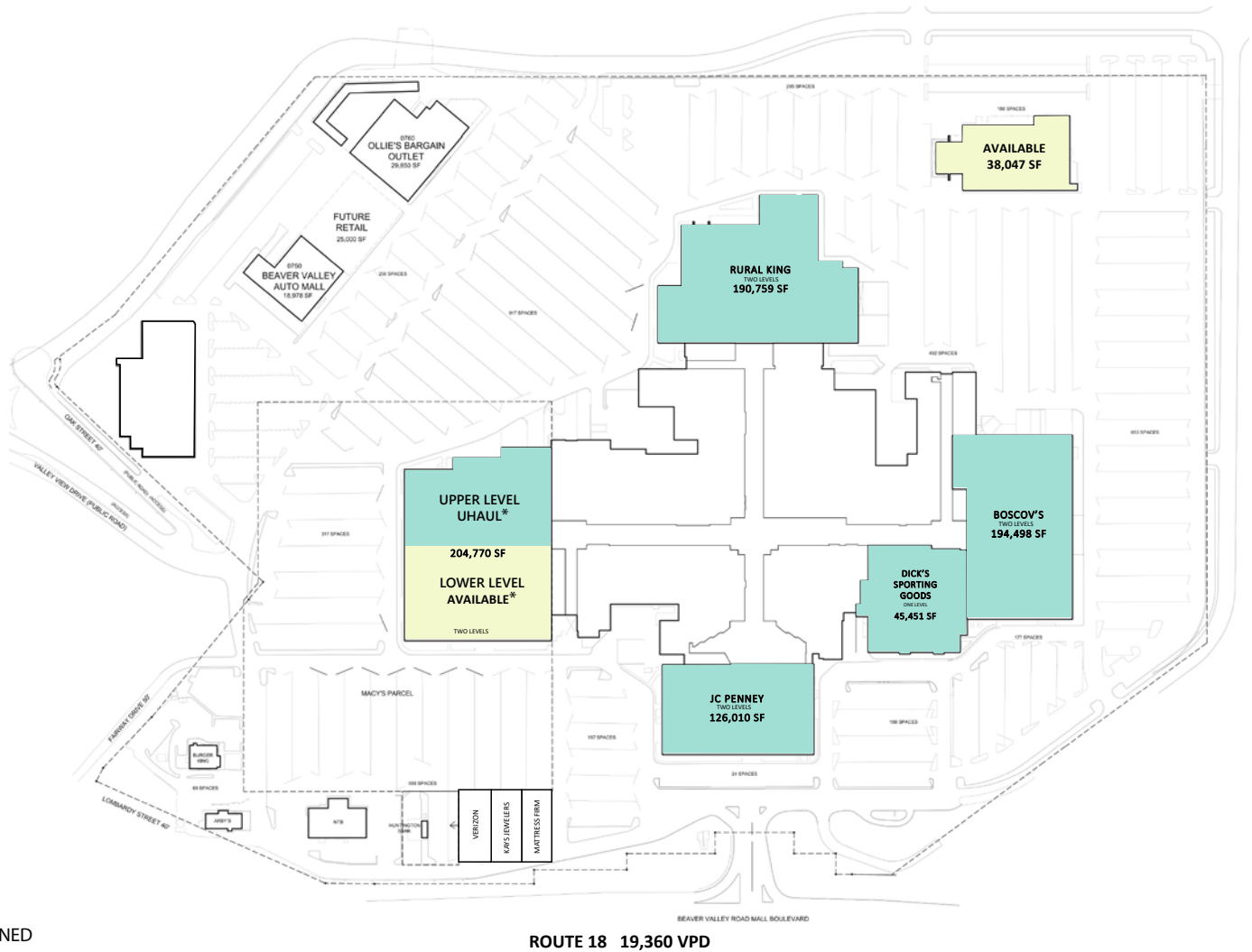
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## SITE PLAN



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## RETAILER MAP



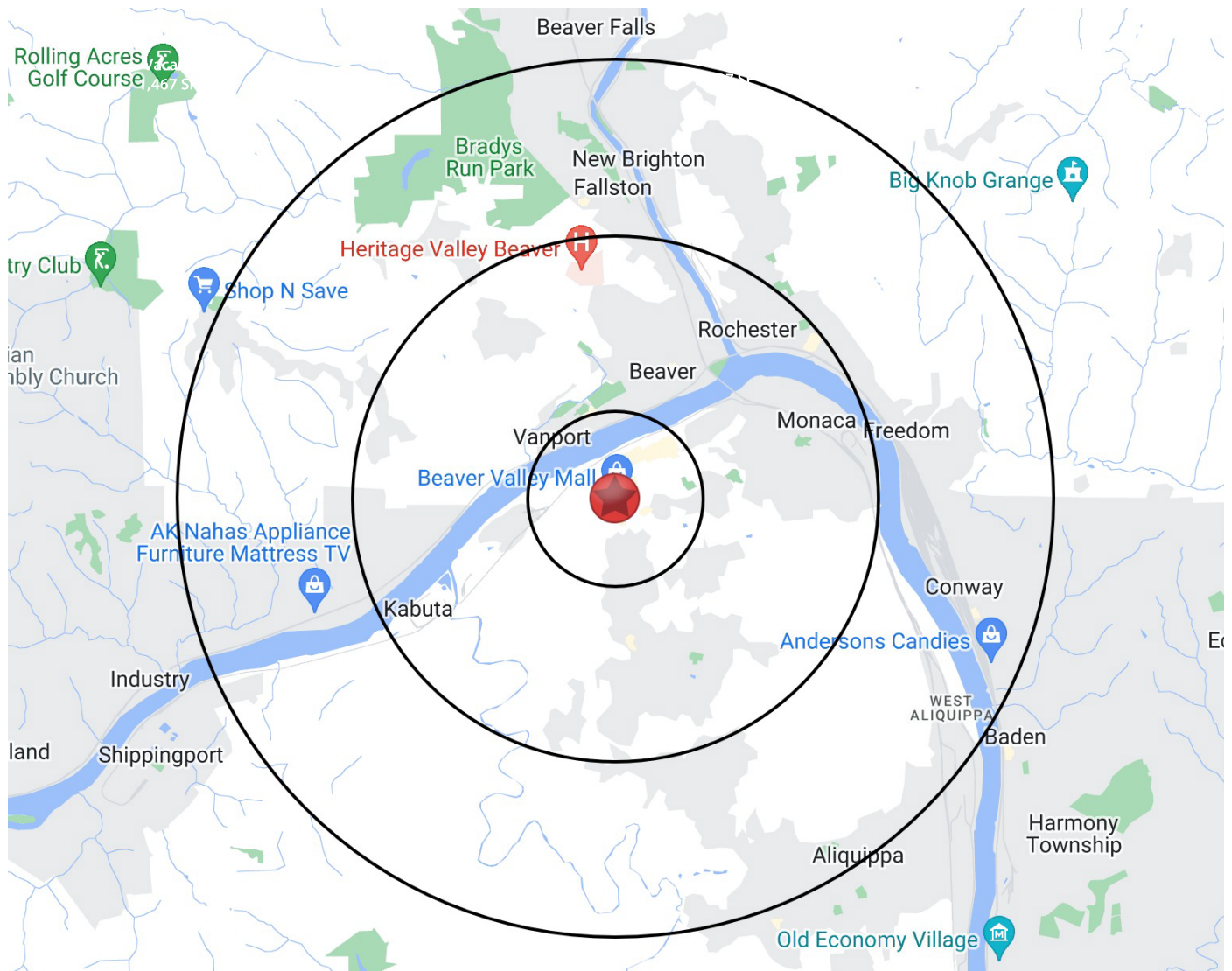
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## RADIUS MAP



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