

CHIPPEWA CENTER

2580 Constitution Blvd | Beaver Falls, PA 15010

For Lease

±5,800 SF

JOIN:



DOLLAR GENERAL

Dunham's
SPORTS



♥ **CVS**



PNC



Uniquely Connected. For Life.™
HERITAGE VALLEY
HEALTH SYSTEM



Premier Retail Destination in Beaver Falls

PENNMARK

1000 Germantown Pike, Suite A-2 | Plymouth Meeting, PA 19462
www.pennmark.com | Call or Text: 267-326-3709

JUSTIN BARTHOLOMEW
justin@penmark.com



PROPERTY OVERVIEW

Discover an exceptional leasing opportunity in Beaver Falls' Chippewa Center. This prime retail space offers a rare 5,800 SF inline space for lease. Key features include a strategic inline position surrounded by established national retailers, providing 5,800 SF of versatile retail space. The property enjoys high visibility and foot traffic due to its location in a fully occupied shopping center. It also benefits from ample parking with 582 spaces available, ensuring convenience for both shoppers and tenants.



DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
POPULATION	1,881	39,587	115,037
TOTAL EMPLOYEES	2,305	12,781	39,233
AVERAGE HHI	\$978,148	\$79,832	\$80,768
TOTAL HOUSEHOLDS	790	16,441	48,849

JOIN CURRENT RETAILERS



PROPERTY SITE PLAN



#	TENANT	SIZE
1	Aldi	17,730
2	Heritage Valley Health System	32,929
4	Diamond Nail Salon	2,240
5	Wine & Spirits	3,360
7	Keystone Rehab	3,362
8	Available	5,800
9	United States Postal Service	1,225
10	One Main Financial	2,800
11A	Pizza Roma	1,125
11B	Auto Notary	1,150
12	Dollar General	6,960
13	PennDot Drivers License Center	7,700
14	Dunham's Sports	42,866
15A	Sports Clips	1,200
15B	Fitness 1440	18,642
15C	Centers For Rehab Services	1,738
15D	Z's Brews	4,000
16-1	PNC Bank	2,400
16-2	AT&T	2,400
Out	CVS	11,945
Out	McDonald's	3,958
Out	Burger King	-

RETAIL MARKET AERIAL



Chippewa Center benefits from strong traffic counts of 20,114 VPD on Constitution Boulevard. It is surrounded by an impressive array of national retailers such as Walmart Supercenter, Home Depot, Giant Eagle, Walgreens and Tractor Supply, contributing to its high visibility and foot traffic. This center is easily accessible from major routes like Route 51 and Route 18, making it a prime spot for retail in the area.



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