

Walmart Outlots

±4.0 Acres Total

Property Information

- + Comprised of two parcels:
 - ±1.95 ac
 - ±2.05 ac
- + Parcel IDs:
 - 675-030-00-00-0001-04
 - 675-030-00-00-0001-02
- + ±1,101 ft on US-40
- + Accessible by signalized intersection (US-40 at Daniel Kendall Drive)
- + Located less than one mile from US-40/PA-88 interchange
- + Located less than two miles from US-40/PA-43 interchange
- + Drive Times:
 - Less than 10 minutes to PennWest California campus
 - 30 minutes to Washington, PA
 - 20 minutes to Uniontown, PA

134 Daniel Kendall Drive
West Brownsville, PA, 15417
Store #4501



Contact Us

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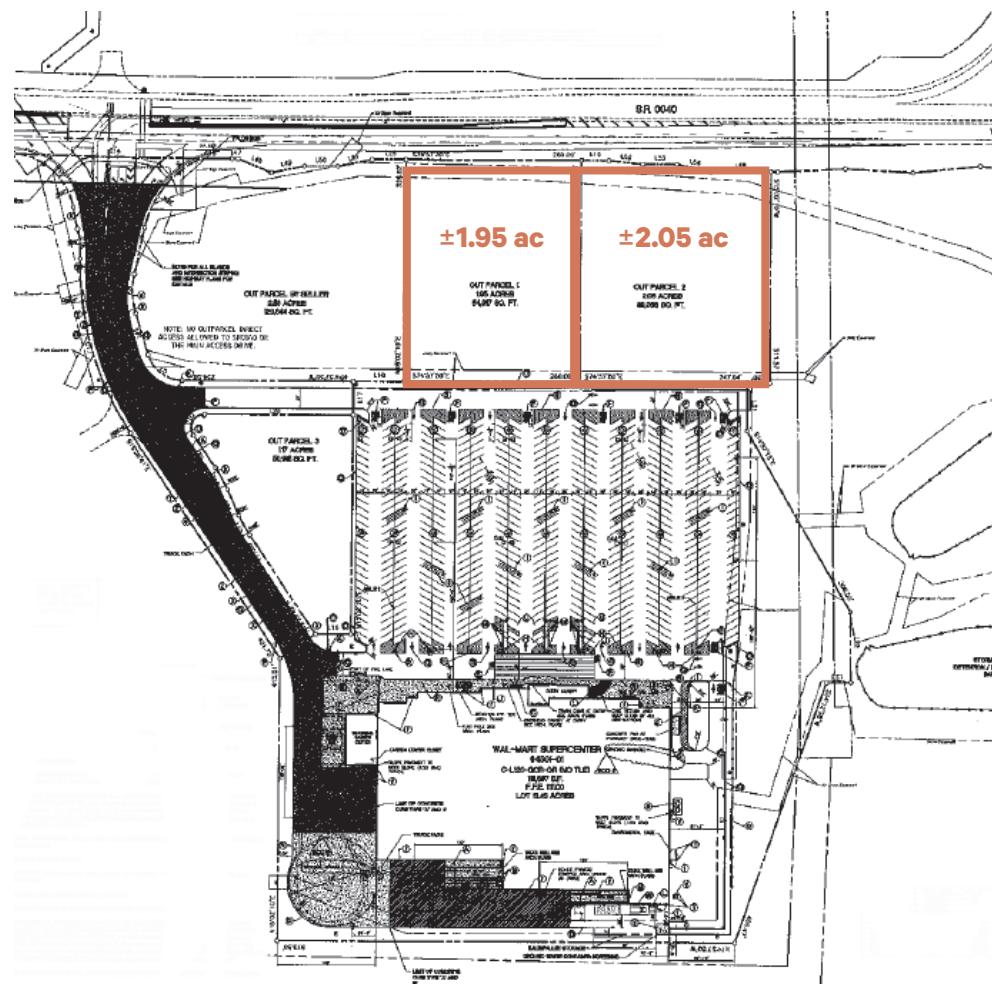
CBRE, Inc. | Pittsburgh
301 Grant Street, 40th Floor
Pittsburgh, PA 15219
+1 412 471 9500
Licensed Real Estate Broker

Walmart Outlets | ±4.0 Acres

134 Daniel Kendall Drive | West Brownsville, PA, 15417 | Store #4501

Available

Site Plan

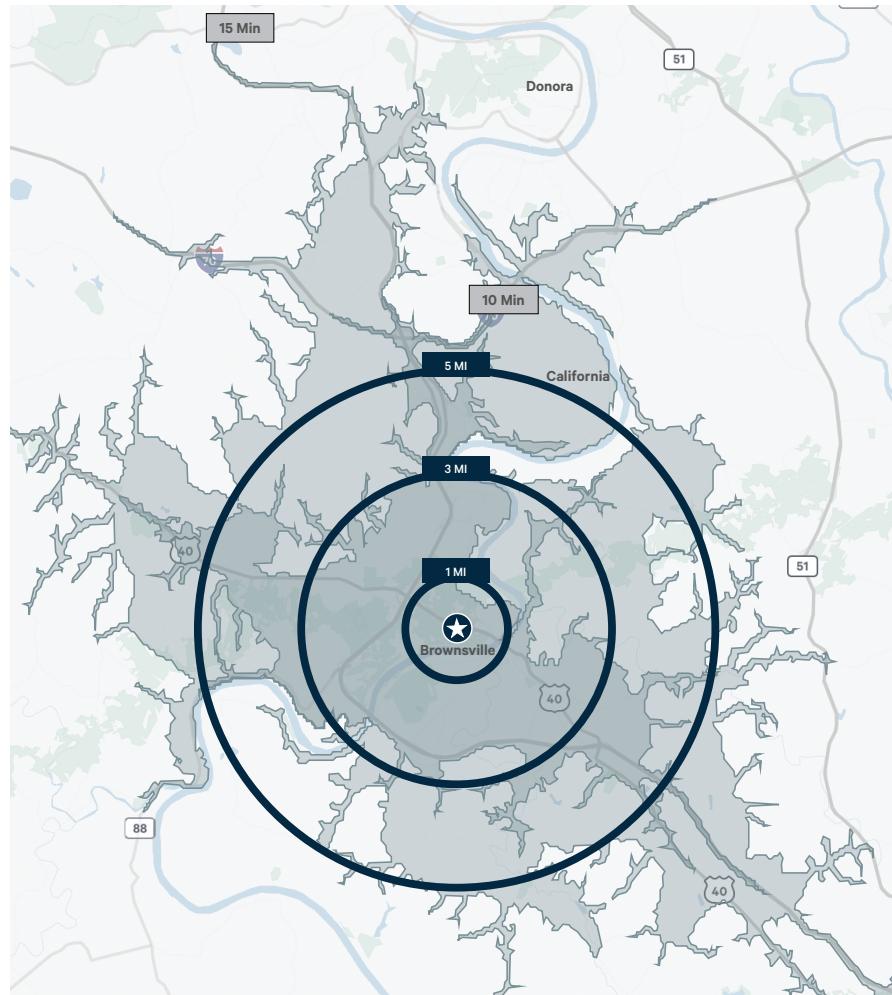


Area Overview

The subject property is located directly off of Highway 40 which connects Washington and Uniontown. Just north is Pennsylvania Western Universities California campus, which is home to 14,447 students.

|  Businesses (5 Mi) |  Hotels (5 Mi) |  Employees (5 Mi) |  Major Employers |  Traffic Generators |
|--|--|---|---|---|
| 547 | <ul style="list-style-type: none"> • 1 Hotel • 85 Rooms | 6,075 | <ul style="list-style-type: none"> • Pennsylvania Western University, California • Pennsylvania Dept. of Transportation | <ul style="list-style-type: none"> • California High School • Disc Golf Course • US-40/PA-88/PA-43 |

| 2025 Estimates | Total Population | Daytime Population | Total Households | Median HH Income | Median Age |
|----------------|------------------|--------------------|------------------|------------------|------------|
| 1 Mile | 2,613 | 2,304 | 1,237 | \$52,535 | 43.6 |
| 3 Miles | 11,739 | 11,105 | 4,886 | \$53,589 | 37.5 |
| 5 Miles | 21,181 | 17,820 | 8,994 | \$55,670 | 42.3 |
| 5 Minutes | 3,112 | 2,493 | 1,204 | \$60,888 | 39.2 |
| 10 Minutes | 14,816 | 13,272 | 6,185 | \$55,851 | 39.8 |
| 15 Minutes | 38,488 | 34,858 | 16,626 | \$59,368 | 44.5 |



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Available



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