

# 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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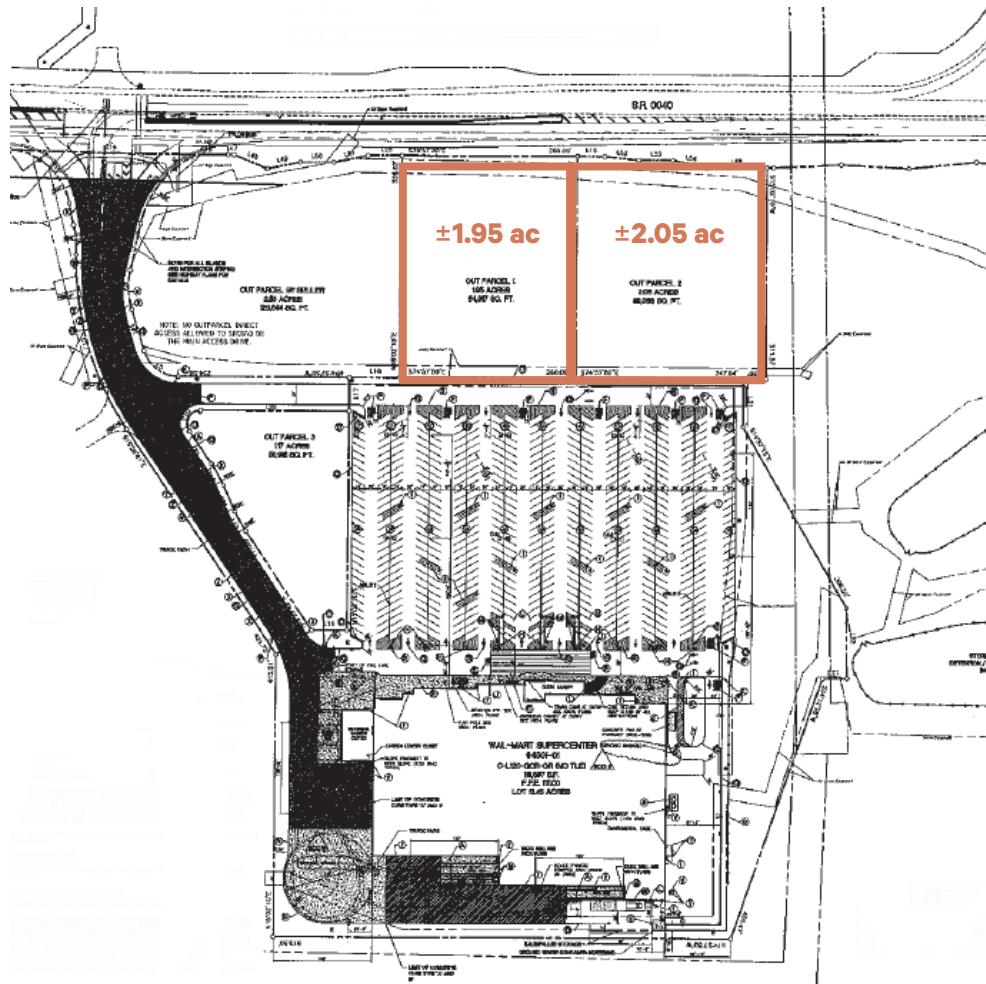
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# Site Plan



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Available

# 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)

547



### Hotels (5 Mi)

- 1 Hotel
- 85 Rooms



### Employees (5 Mi)

6,075



### Major Employers

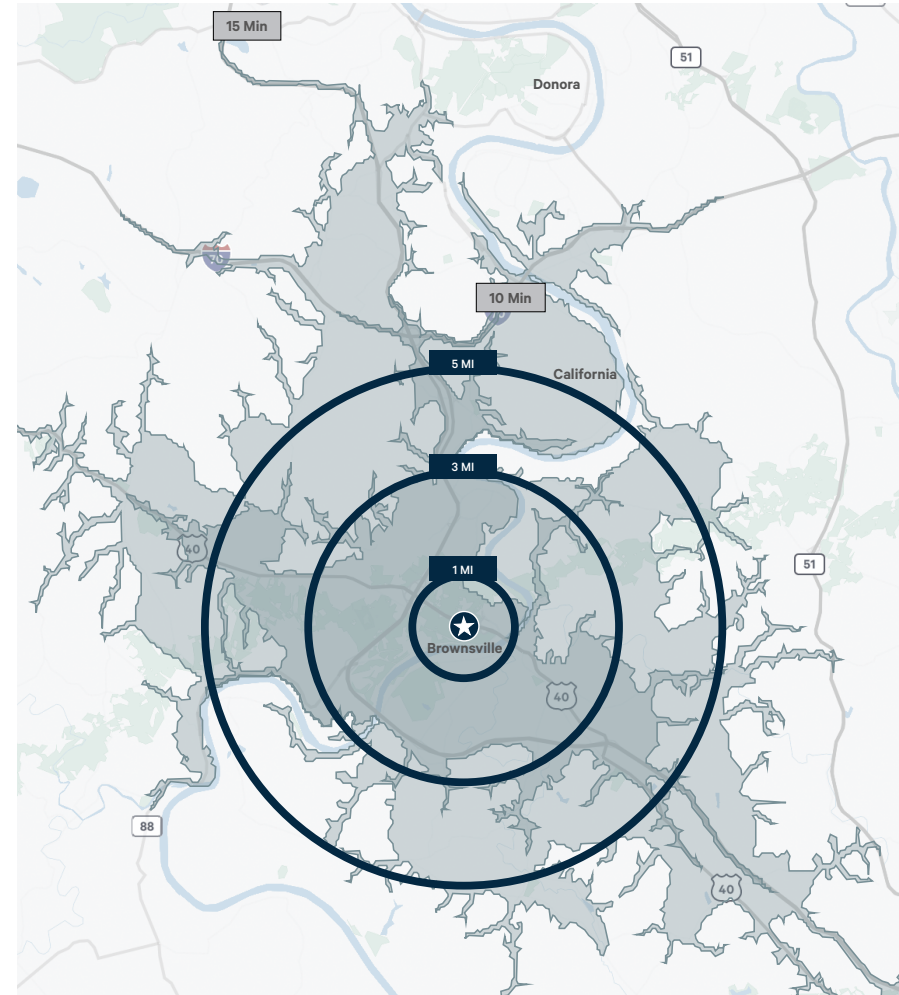
- Pennsylvania Western University, California
- Pennsylvania Dept. of Transportation



### Traffic Generators

- California High School
- Disc Golf Course
- US-40/PA-88/PA-43

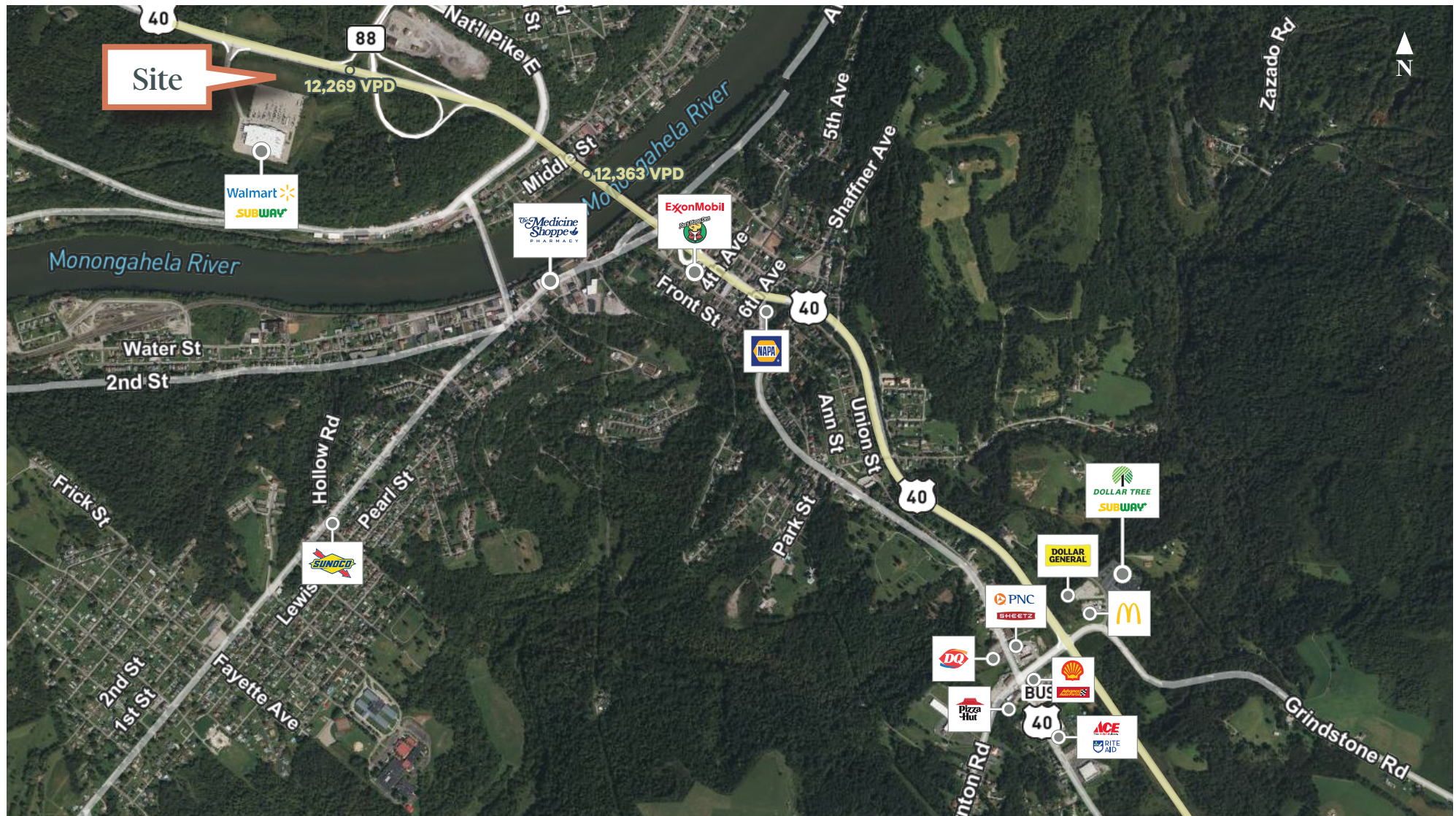
| 2025<br>Estimates | Total<br>Population | Daytime<br>Population | Total<br>Households | Median<br>HH Income | Median<br>Age |
|-------------------|---------------------|-----------------------|---------------------|---------------------|---------------|
| 1 Mile            | 2,613               | 2,304                 | 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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