

FOR SALE

# Development... Opportunity

710, Lot 8 Beaver Valley Mall  
Monaca, PA 15061

Avison Young · Pittsburgh | Four PPG Place, Suite 300 | Pittsburgh, PA 15222

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**Robert Delmonico**

Vice President, Leasing Manager








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## Property Highlights

-  Prime development opportunity
-  4.75 acres
-  35,678 SF structure currently on the parcel
-  Prime location for big box retail or strip center
-  Easy access to I-376 and Route 18
-  Close proximity to Shell Cracker Plant
-  14 miles from Pittsburgh International Airport and approximately 25 miles to Downtown Pittsburgh

## Offering Summary

|               |             |
|---------------|-------------|
| Sale Price    | \$3,500,000 |
| Lot Size      | 4.75 Acres  |
| Building Size | 35,678 SF   |

| Demographics      | 1 Mile   | 5 Miles  | 10 Miles |
|-------------------|----------|----------|----------|
| Total Households  | 957      | 29,750   | 78,404   |
| Total Population  | 2,201    | 71,181   | 189,953  |
| Average HH Income | \$60,068 | \$58,246 | \$57,269 |



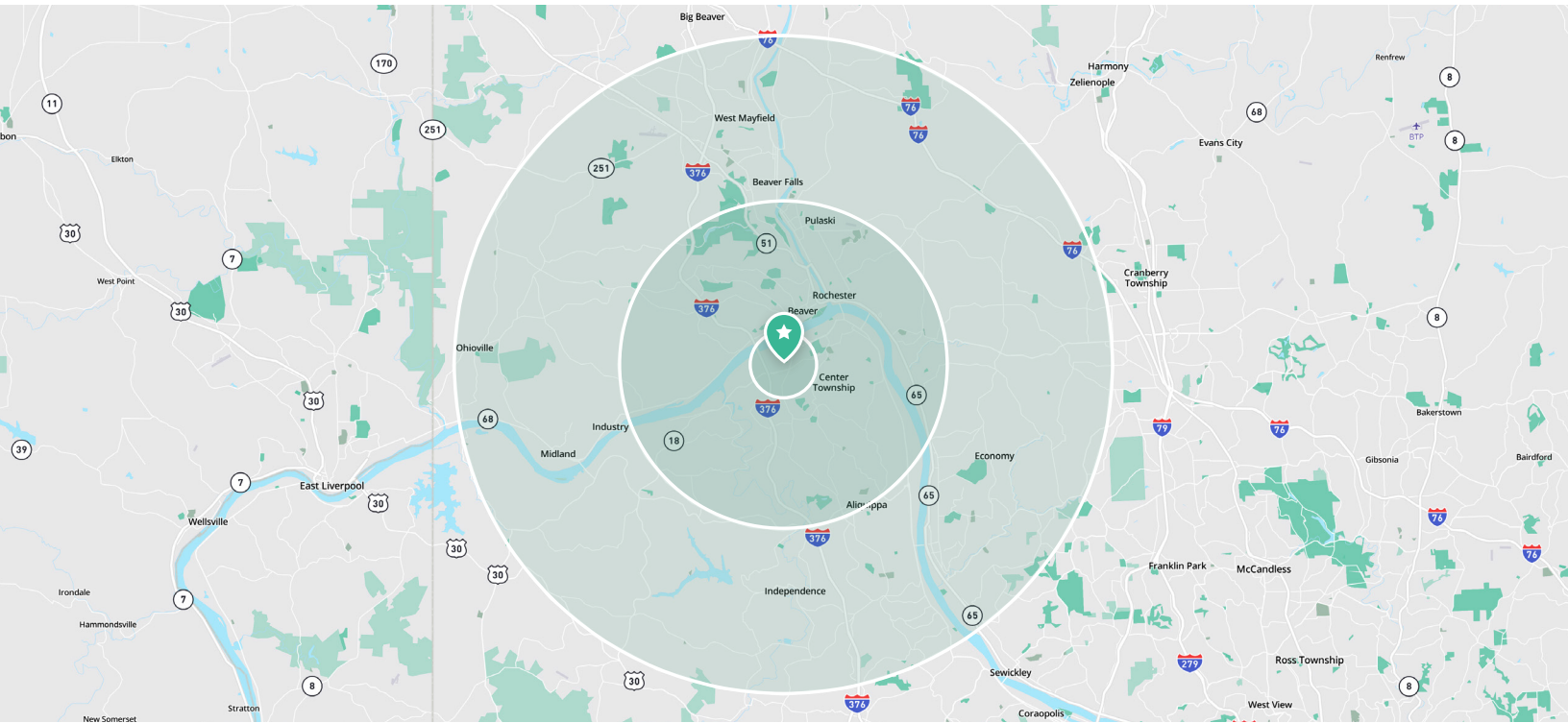
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**Population**

|                      | 1 Mile | 5 Miles | 10 Miles |
|----------------------|--------|---------|----------|
| Total Population     | 2,788  | 47,038  | 306,533  |
| Average Age          | 49.8   | 46.9    | 45.0     |
| Average Age (Male)   | 45.6   | 45.9    | 43.3     |
| Average Age (Female) | 54.0   | 47.7    | 46.4     |

**Households & Income**

|                     | 1 Mile    | 5 Miles   | 10 Miles  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 1,210     | 19,352    | 141,572   |
| # of Persons per HH | 2.3       | 2.4       | 2.2       |
| Average HH Income   | \$101,479 | \$115,825 | \$97,804  |
| Average House Value | \$232,294 | \$284,107 | \$232,612 |

\* Demographic data derived from 2020 ACS - US Census



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# Retail property for sale

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