



FORMER RITE AID FOR SALE OR LEASE

351 Brighton Ave
Rochester, PA 15074



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OR LEASE

351 BRIGHTON AVE
ROCHESTER, PA 15074

EXCLUSIVELY PRESENTED BY:

JAMES BONACCORSO

Broker/Owner

Mobile: 6267553223

jim@bcapros.com

License #: 01516202

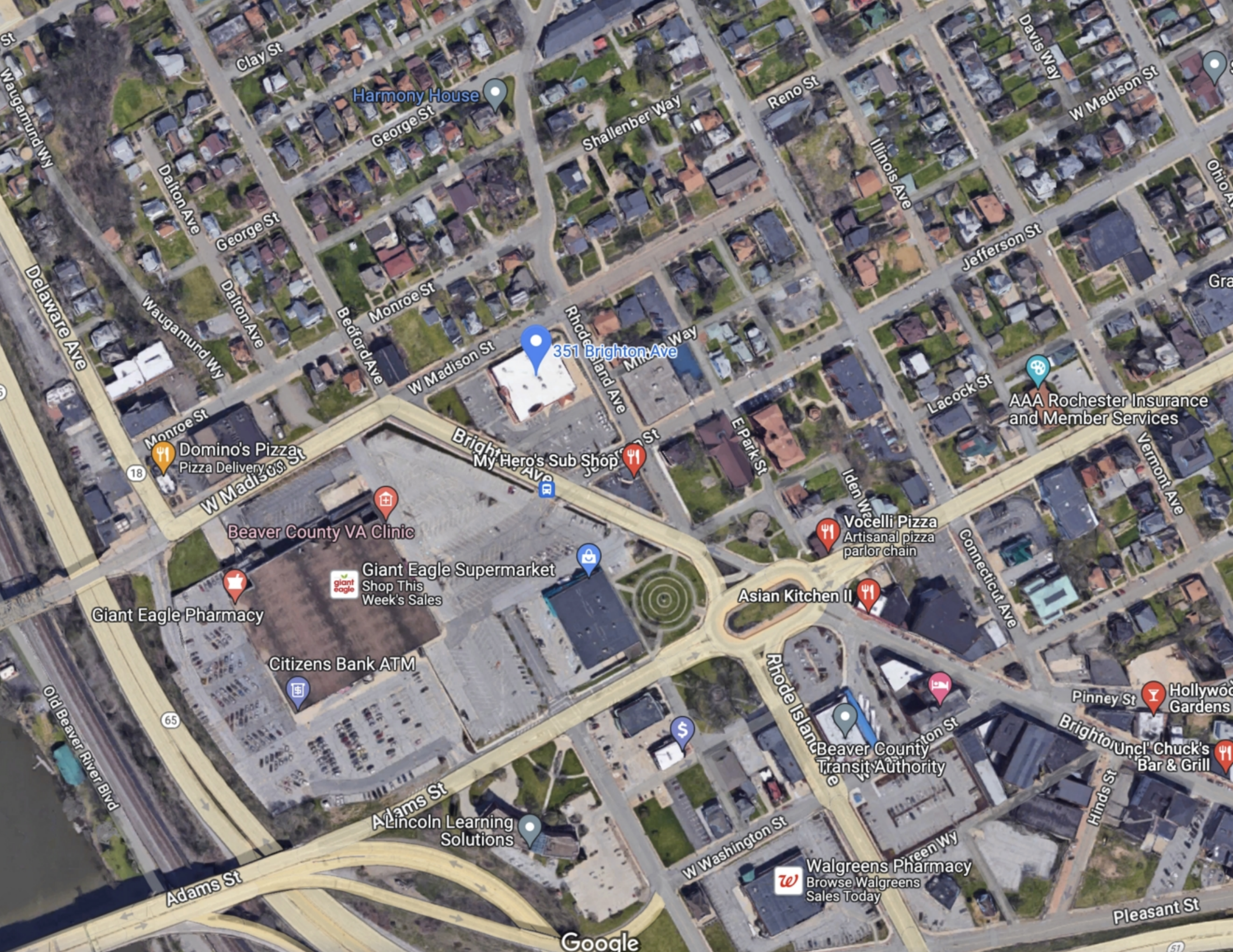
Bona Corso & Associates

600 N. ROSEMEAD BLVD. STE 225

Pasadena, CA 91107

Office: 6267553223





Harmony House

351 Brighton Ave

AAA Rochester Insurance and Member Services

Domino's Pizza
Pizza Delivery

My Hero's Sub Shop

Vocelli Pizza
Artisanal pizza parlor chain

Beaver County VA Clinic

Giant Eagle Supermarket
Shop This Week's Sales

Asian Kitchen II

Giant Eagle Pharmacy

Citizens Bank ATM

Beaver County Transit Authority

Hollywood Gardens

Uncl' Chuck's Bar & Grill

Lincoln Learning Solutions

Walgreens Pharmacy
Browse Walgreens Sales Today

PROPERTY SUMMARY

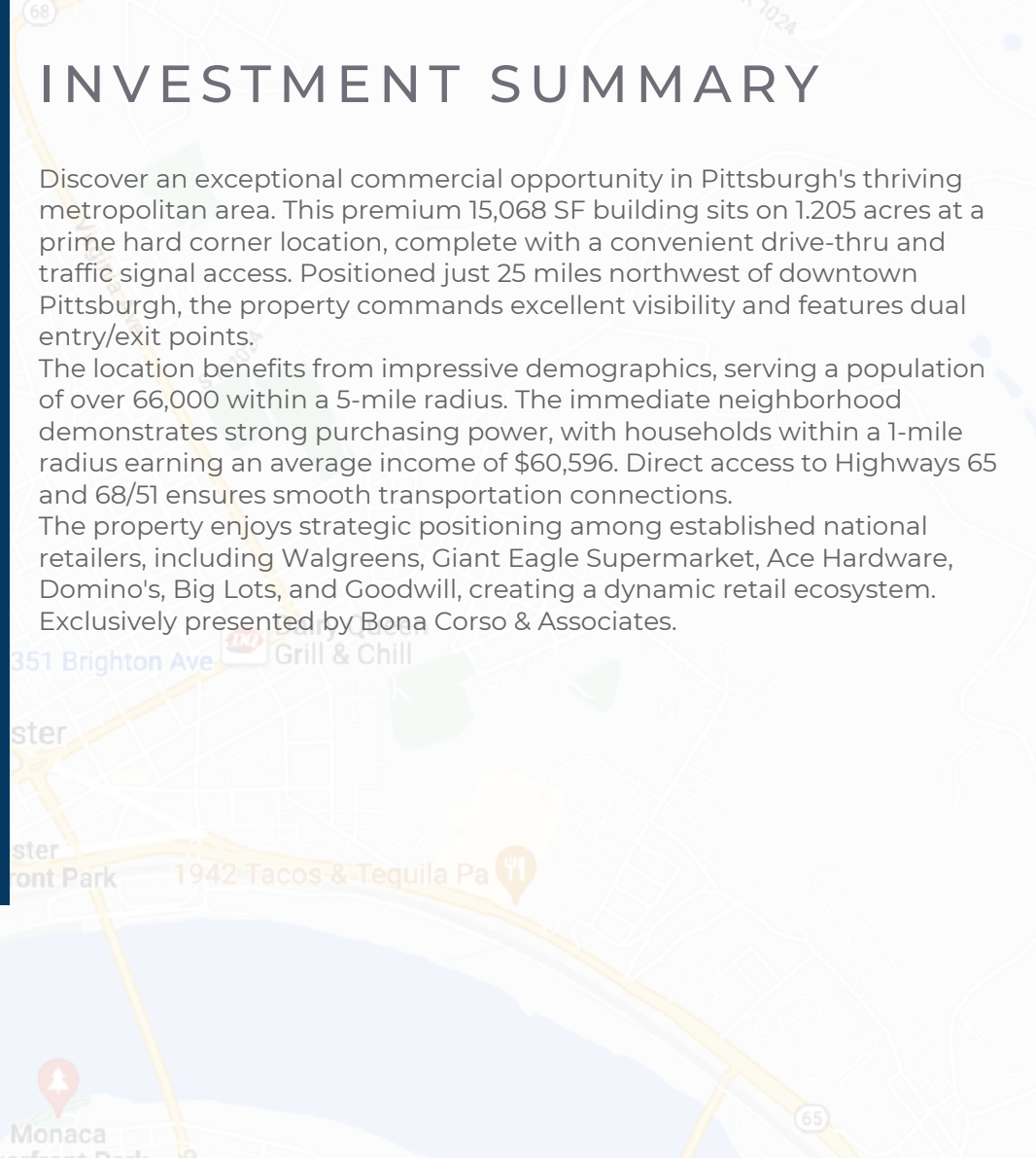
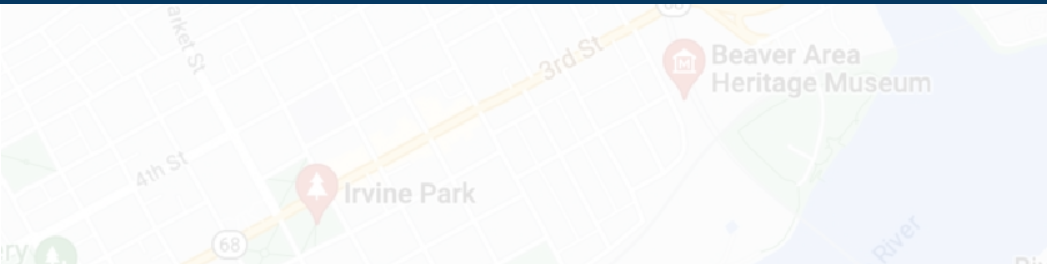
Offering Price	\$1,950,000.00
Building SqFt	15,068 SqFt
Year Built	2004
Lot Size (acres)	1.21
Parcel ID	46-001-1300.000
Zoning Type	C1
County	Beaver
Lot Frontage	273 ft
Lot Depth	279 Ft
Corner Property	Yes
Parking	67

INVESTMENT SUMMARY

Discover an exceptional commercial opportunity in Pittsburgh's thriving metropolitan area. This premium 15,068 SF building sits on 1.205 acres at a prime hard corner location, complete with a convenient drive-thru and traffic signal access. Positioned just 25 miles northwest of downtown Pittsburgh, the property commands excellent visibility and features dual entry/exit points.

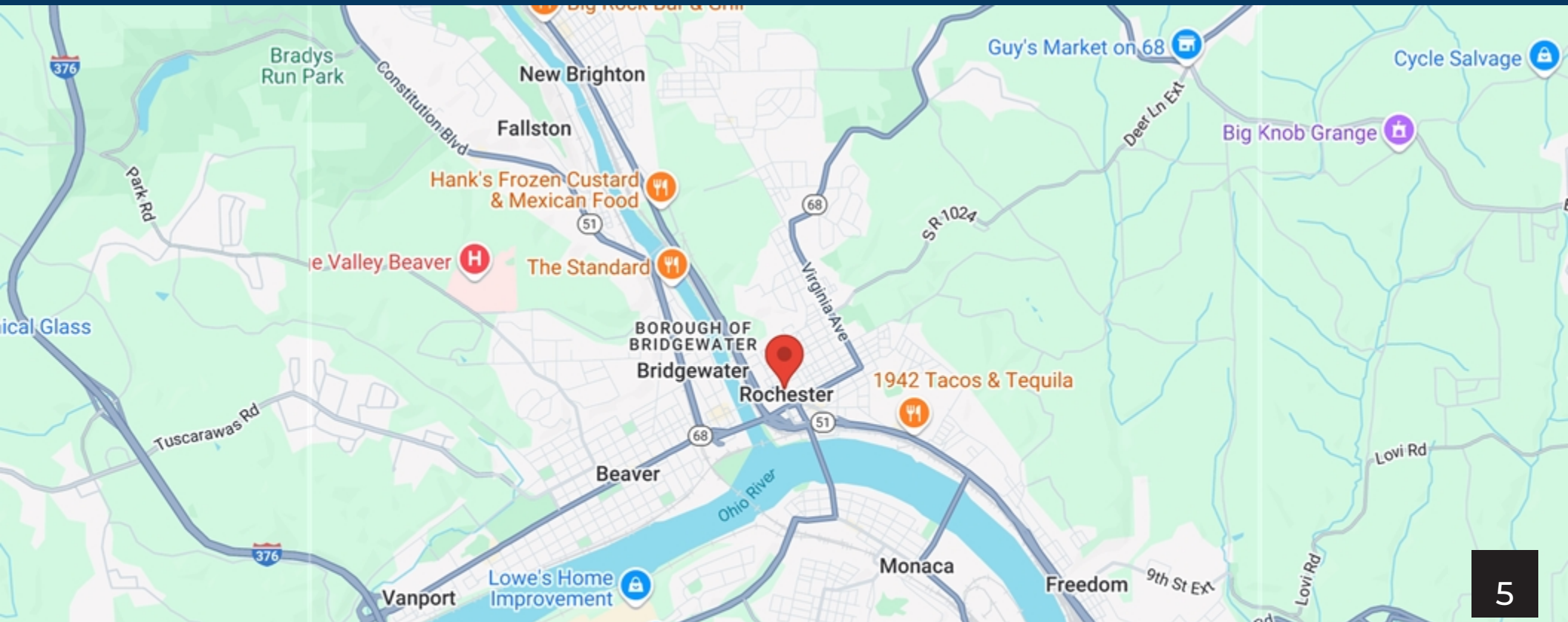
The location benefits from impressive demographics, serving a population of over 66,000 within a 5-mile radius. The immediate neighborhood demonstrates strong purchasing power, with households within a 1-mile radius earning an average income of \$60,596. Direct access to Highways 65 and 68/51 ensures smooth transportation connections.

The property enjoys strategic positioning among established national retailers, including Walgreens, Giant Eagle Supermarket, Ace Hardware, Domino's, Big Lots, and Goodwill, creating a dynamic retail ecosystem. Exclusively presented by Bona Corso & Associates.



INVESTMENT HIGHLIGHTS

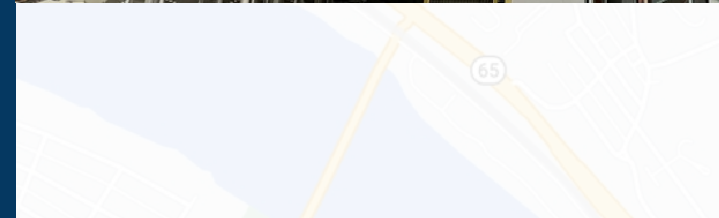
- High-performing intersection with excellent visibility.
- Mix of national and local tenants.
- 15,068 SF freestanding building with drive-thru
- Strong Reposition or Redevelopment Opportunity: Prime hard corner location at signalized intersection strategically positioned for maximum visibility and accessibility with dual points of ingress and egress
- Convenient Accessibility – Easy access to Highways 65 and 68/51: Ensures effortless travel for both customers and employees
- Surrounded by Major National Tenants – Including Walgreens, Giant Eagle Supermarket, Ace Hardware, Domino's, Big Lots, Goodwill, and more: Positioned among reputable national brands, ensuring high visibility and customer traffic
- Pittsburgh Metropolitan Area – Only 25 miles northwest of Pittsburgh: Located in a bustling area just a short drive from downtown Pittsburgh

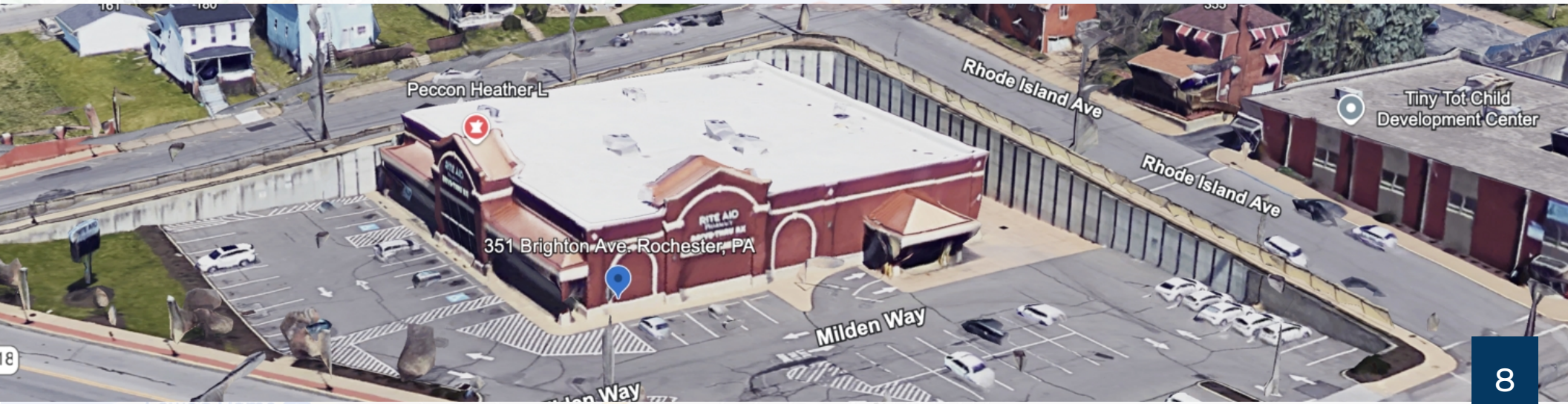




LOCATION HIGHLIGHTS

- Excellent Visibility from Brighton Ave and Surrounding Businesses.
- Located on Brighton Ave, a major thoroughfare and premier location in the submarket.
- Rochester is a borough in central Beaver County, Pennsylvania, United States, at the confluence of the Beaver and Ohio rivers. Located 25 miles northwest of Pittsburgh, it is part of the Pittsburgh metropolitan area. The population was 3,480 at the 2020 census. Greater Pittsburgh is the metropolitan area surrounding the city of Pittsburgh in Western Pennsylvania, United States. The region includes Allegheny County, Pittsburgh's urban core county and economic hub, and seven adjacent Pennsylvania counties: Armstrong, Beaver, Butler, Fayette, Lawrence, Washington, and Westmoreland in Western Pennsylvania, which constitutes the Pittsburgh, PA Metropolitan Statistical Area MSA as defined by the U.S. Census Bureau. As of the 2020 census, the Greater Pittsburgh region had a population of over 2.37 million people. Pittsburgh, the region's core city, has a population of 302,971, the second-largest in the state after Philadelphia. Over half of the region's population resides within Allegheny County, which has a population of 1.24 million and is the state's second-largest county after Philadelphia County.

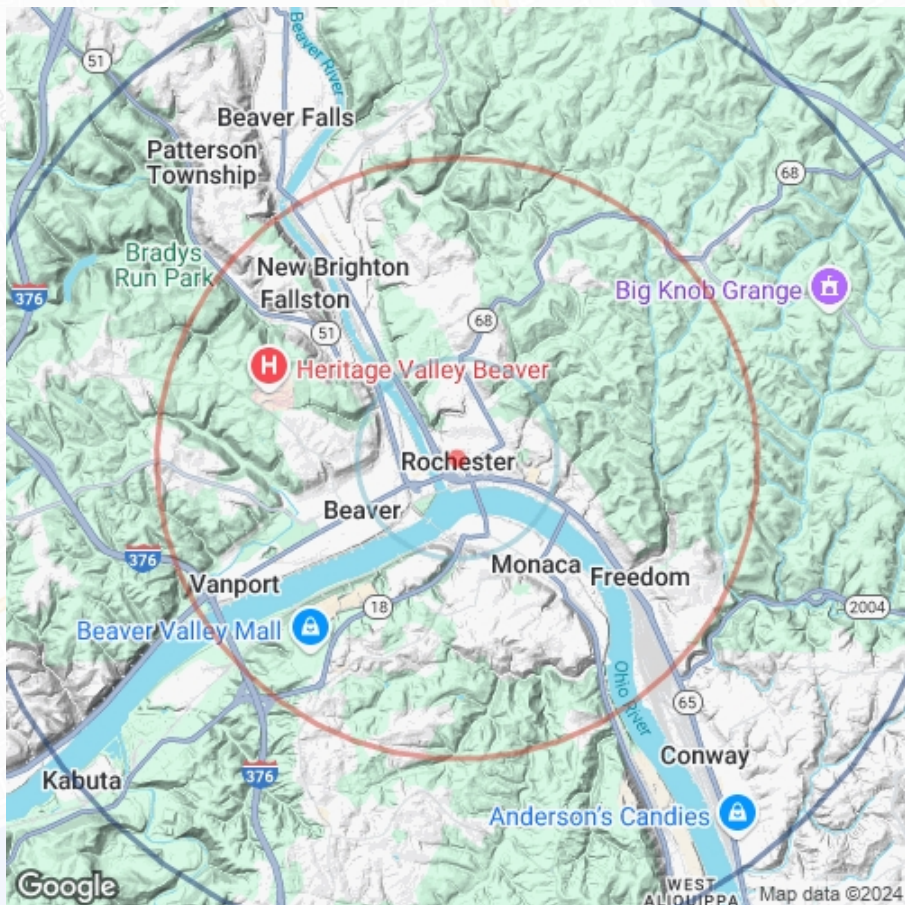




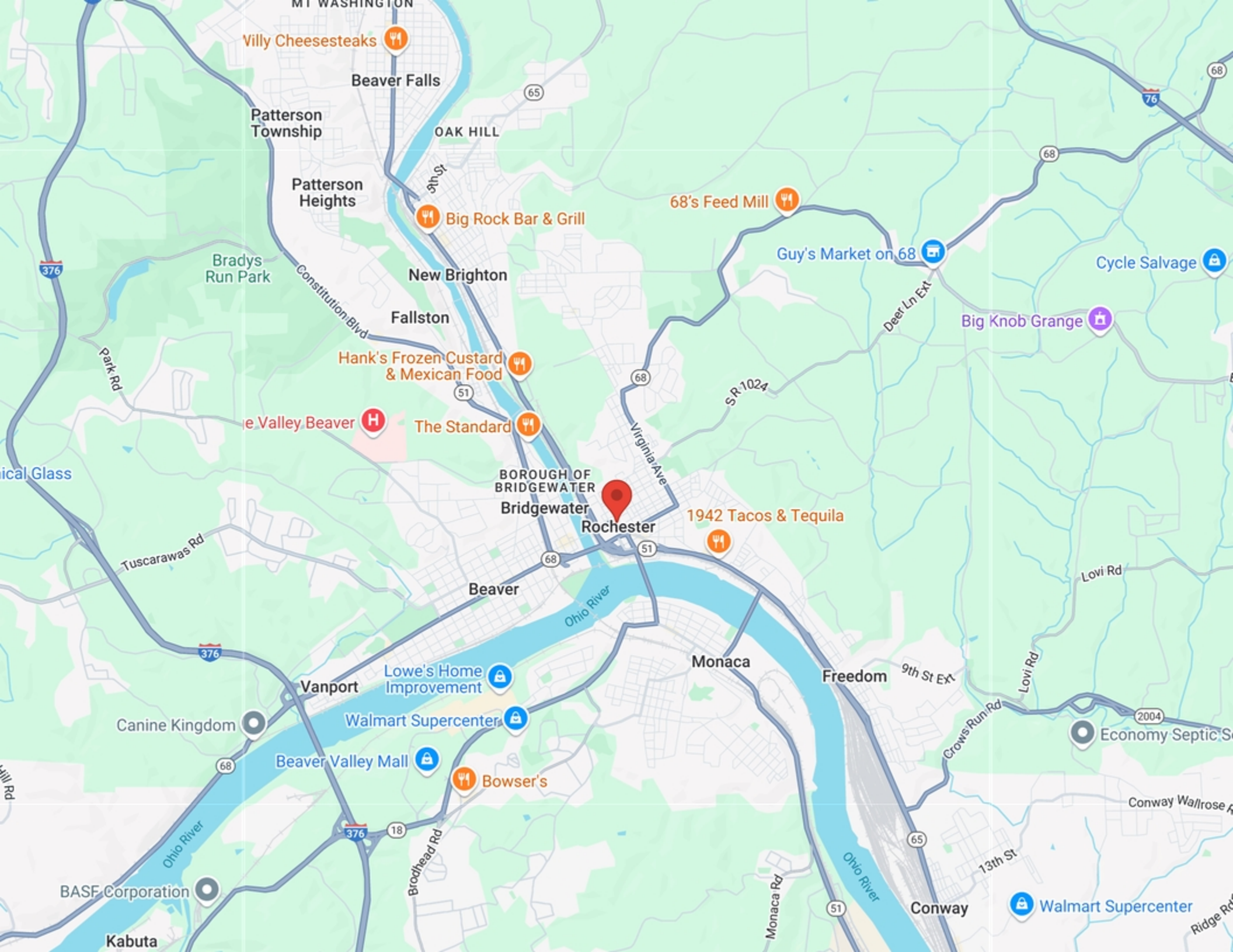
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	8,829	39,638	71,270
2010 Population	8,139	36,559	67,209
2024 Population	7,756	34,623	65,473
2029 Population	7,624	34,122	64,394
2024-2029 Growth Rate	-0.34 %	-0.29 %	-0.33 %
2024 Daytime Population	8,793	34,811	60,032

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	490	1,748	2,839
\$15000-24999	293	1,136	1,968
\$25000-34999	356	1,323	2,231
\$35000-49999	613	2,172	3,612
\$50000-74999	611	2,959	5,167
\$75000-99999	503	2,156	4,025
\$100000-149999	446	2,347	4,789
\$150000-199999	159	991	2,185
\$200000 or greater	158	765	1,688
Median HH Income	\$ 51,774	\$ 59,571	\$ 65,329
Average HH Income	\$ 73,864	\$ 81,766	\$ 88,341



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	3,885	16,253	28,716
2010 Total Households	3,694	15,705	28,500
2024 Total Households	3,628	15,598	28,505
2029 Total Households	3,615	15,607	28,482
2024 Average Household Size	2.11	2.18	2.25
2024 Owner Occupied Housing	1,970	10,027	19,601
2029 Owner Occupied Housing	1,997	10,143	19,767
2024 Renter Occupied Housing	1,658	5,571	8,904
2029 Renter Occupied Housing	1,618	5,464	8,715
2024 Vacant Housing	674	1,866	3,060
2024 Total Housing	4,302	17,464	31,565



Villy Cheesesteaks

Beaver Falls

Patterson Township

Patterson Heights

OAK HILL

Big Rock Bar & Grill

68's Feed Mill

Guy's Market on 68

Cycle Salvage

Bradys Run Park

New Brighton

Fallston

Hank's Frozen Custard & Mexican Food

Big Knob Grange

Be Valley Beaver

The Standard

BOROUGH OF BRIDGEWATER
Bridgewater

Rochester

1942 Tacos & Tequila

Beaver

Monaca

Freedom

Vanport

Lowe's Home Improvement

Canine Kingdom

Walmart Supercenter

Beaver Valley Mall

Bowser's

Economy Septic S

BASF Corporation

Kabuta

Walmart Supercenter

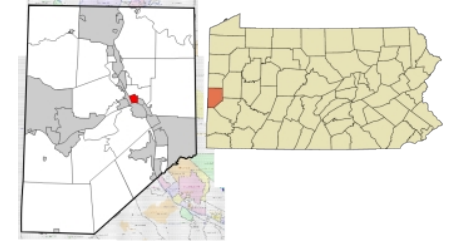
Conway Wallrose A

Conway

Ridge Rd

ABOUT ROCHESTER

Rochester is a borough in central Beaver County, Pennsylvania, United States, at the confluence of the Beaver and Ohio rivers. Located 25 miles (40 km) northwest of Pittsburgh, it is part of the Pittsburgh metropolitan area. The population was 3,472 at the 2020 census.



CITY OF ROCHESTER

COUNTY	BEAVER
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AREA

CITY	ROCHESTER
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POPULATION

POPULATION	3,472
DENSITY	5,904.76 SQ MI



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DETAILS.**