

WARREN COMMONS

2759-2813 MARKET ST, WARREN, PA 16365



1,308-4,500 SF AVAILABLE

FOR LEASE

JABE
COMPANIES

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PROPERTY OVERVIEW

Warren Commons is a 46,455 SF shopping center located on Market St in Warren, PA. The center is anchored by Walmart and Lowe's. Other tenants include Dollar Tree, Big Puff, Advance Auto Parts, Maurices, Lifestyle Home Furnishings, Cricket Wireless, Kay Jewelers, Best Nails, Verizon, and Warren General. Restaurants in the area include Applebee's, Bob Evans, Taco Bell, Burger King, and a Starbucks coming soon.

TRADE AREA

Warren Commons is located in North Warren situated off Market St (Route 62), which is a main route through the city of Warren and boasts approximately 8,000 vehicles per day (VPD). The center is 19 miles from I-86. The city of Warren is one of the most populated cities within its surrounding area with Titusville, Kane, and St Marys being notable cities in approximately an hour radius. Within 5 miles of Warren Commons is a population of 17,588 people with an average household income of \$80,514 for 7,830 households.



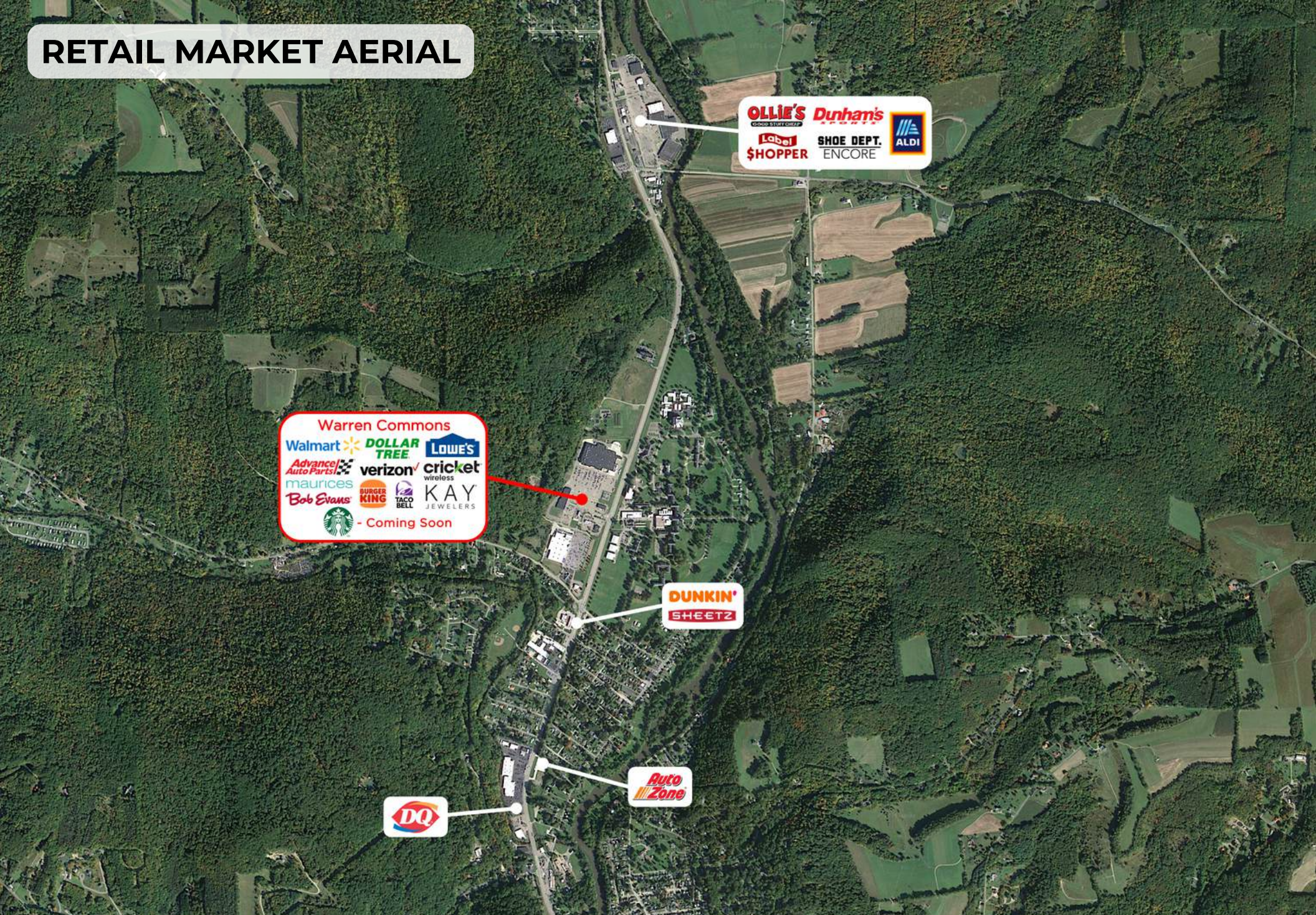
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	1,231	10,300	17,588
HOUSEHOLDS	468	4,620	7,830
AVERAGE HH INCOME	\$66,910	\$77,379	\$80,514

SITE PLAN

SUITE	TENANT	SQ FT
2759	DOLLAR TREE	9,100
2761	BIG PUFF	1,200
2763 2765	ADVANCE AUTO PARTS	7,920
2767	AVAILABLE	4,500
2769	MAURICES	4,400
2771	AVAILABLE	3,992
2773	LIFESTYLE HOME FURNISHINGS	6,000
2775	CRICKET WIRELESS	1,600
2801	KAY JEWELERS	1,600
2805	BEST NAILS	1,322
2809	VERIZON	1,517
2813	AVAILABLE	1,308
2817	WARREN GENERAL	1,996



RETAIL MARKET AERIAL



OLLIE'S **Dunham's**
GOOD STUFF CHEAP
Label \$HOPPER **SHOE DEPT. ENCORE** **ALDI**

Warren Commons
Walmart **DOLLAR TREE** **LOWE'S**
Advance Auto Parts **verizon** **cricket wireless**
maurices **BURGER KING** **TACO BELL** **KAY JEWELERS**
Starbucks **- Coming Soon**

DUNKIN'
SHEETZ

Auto Zone

DQ

JABE COMPANIES

COMMERCIAL REAL ESTATE

LOCATIONS

PITTSBURGH OFFICE

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ACQUISITIONS
& DISPOSITIONS

TENANT & LANDLORD
REPRESENTATION

SITE SELECTION
& DEVELOPMENT



Founded in 2001, Jabe Companies LLC has been working with prominent retailers and developers nationwide for over 20 years. Based out of Carnegie, just outside of Pittsburgh, Pennsylvania, Jabe Companies pairs cutting-edge technology with an old-school, boots-on-the-ground model.

Jabe Companies deals in acquisitions, dispositions, brokerage, site selection, consultation, and development. Our brokers and leasing agents strive to find the perfect solution for each and every unique client.

As a member of TCN Worldwide, Jabe Companies is part of an alliance of top independent brokerage firms serving more than 200 markets across the country, allowing our reach to expand far beyond just Western Pennsylvania.

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