



# NORTHERN LIGHTS SHOPPING CENTER

1600 BEAVER ROAD | BADEN, PA 15005

3,481 SF | +/- 0.61 ACRES | AVAILABLE PARCEL FOR LEASE

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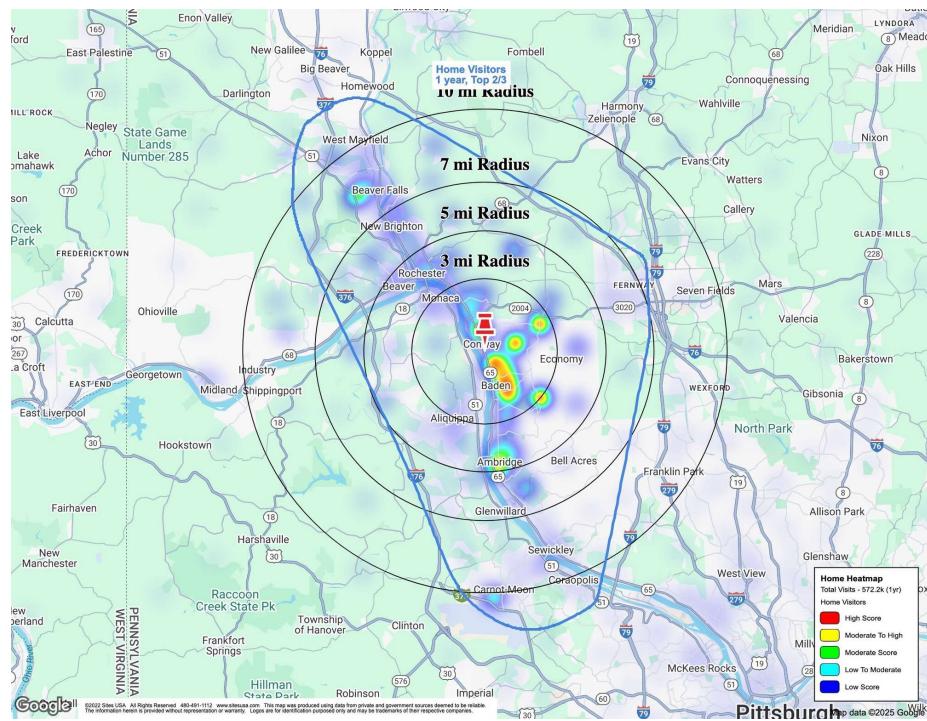
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## PROPERTY OVERVIEW

The Northern Lights Shopping Center in Baden, Pennsylvania, offers a unique opportunity for investors and developers to shape the future of a well-positioned retail destination. With multiple raw ground development opportunities available, this property presents the flexibility to design and build new commercial spaces tailored to the needs of modern tenants. Its strategic location ensures high visibility and accessibility, making it an attractive site for a wide variety of retail, service, and mixed-use concepts. Situated in a thriving community with a strong consumer base, Northern Lights Shopping Center is poised for growth and revitalization. The availability of undeveloped land provides a rare chance to introduce new anchor tenants, create outparcels, or design custom build-to-suit opportunities. Whether envisioned as retail, dining, or service-based development, this property is an exceptional investment for forward-thinking developers looking to capitalize on the continued demand for dynamic commercial environments.



## LOCATION

The Northern Lights Shopping Center is ideally located along Route 65 in Baden, PA, a well-traveled corridor that connects the communities of Beaver County to downtown Pittsburgh. This prime location benefits from excellent visibility and strong daily traffic counts, drawing both local residents and commuters. Its proximity to major highways provides convenient access for customers traveling from surrounding neighborhoods, while its position within a well-established retail corridor enhances its appeal for future tenants and developers.

Baden itself is a growing community with a balanced mix of residential neighborhoods, schools, and local businesses, creating a steady flow of shoppers and consumers. The area's close proximity to the Ohio River adds to its scenic charm while maintaining practical connectivity to larger markets. With continued regional development and a stable consumer base, the location offers both immediate potential and long-term growth opportunities for businesses seeking a strong presence in western Pennsylvania.

## DEMOGRAPHICS

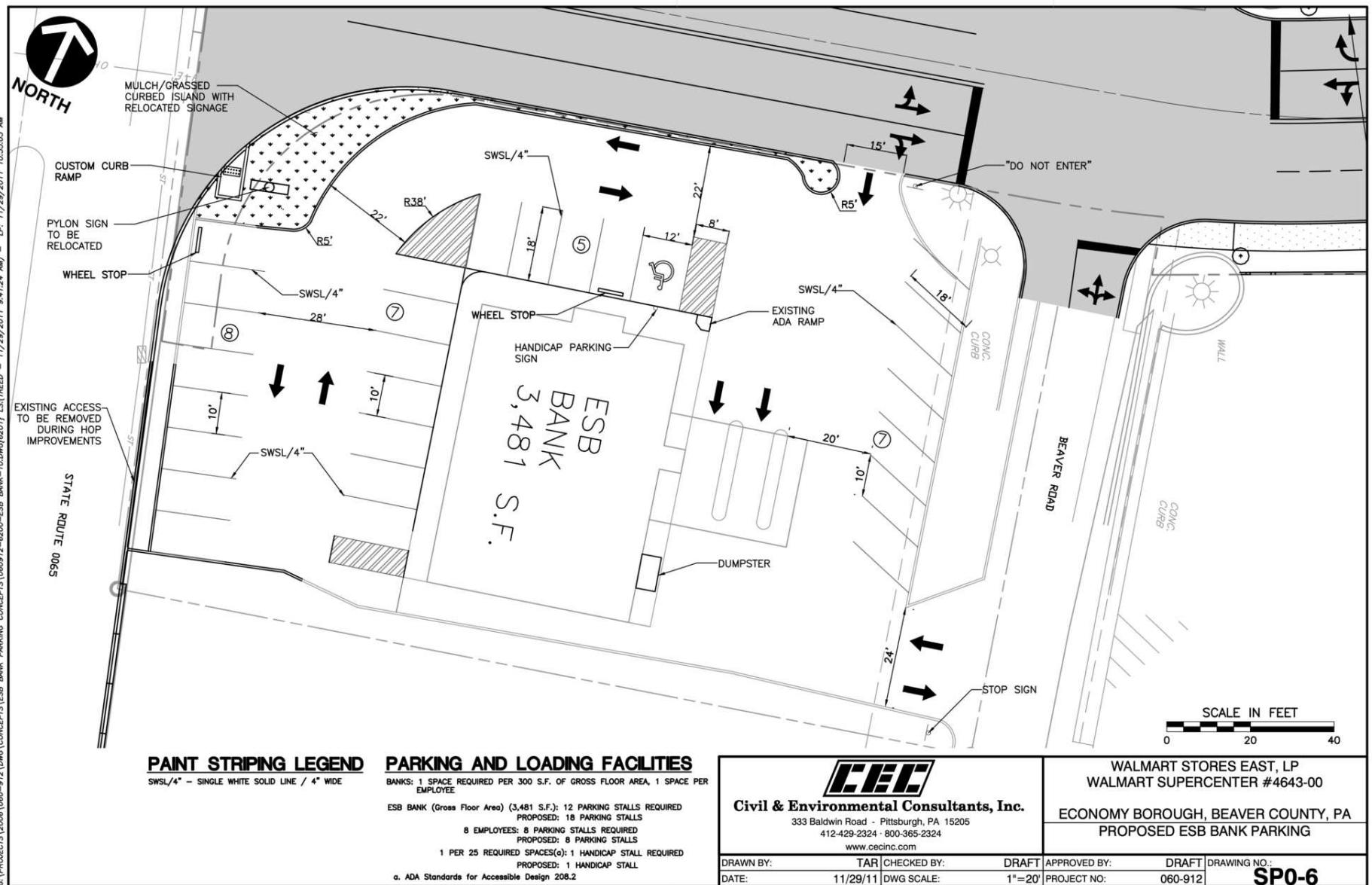
	3 MILES	5 MILES	7 MILES	10 MILES
POPULATION	22,508	75,340	121,833	231,243
HOUSEHOLDS	9,907	33,754	53,055	95,977
AVERAGE HH INCOME	\$93,767	\$95,174	\$107,257	\$130,992
MEDIAN HH INCOME	\$72,103	\$71,147	\$81,462	\$96,044
TOTAL BUSINESSES	514	2,677	3,824	9,340
TOTAL EMPLOYEES	4,842	23,451	35,876	104,406
VPD 2024		20,258		INRIX





# NORTHERN LIGHTS SHOPPING CENTER | Retail Market Aerial







NORTHERN LIGHTS SHOPPING CENTER | Additional Photos





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