

WAGNER ROAD DEVELOPMENT SITE

Monaca PA, 152061

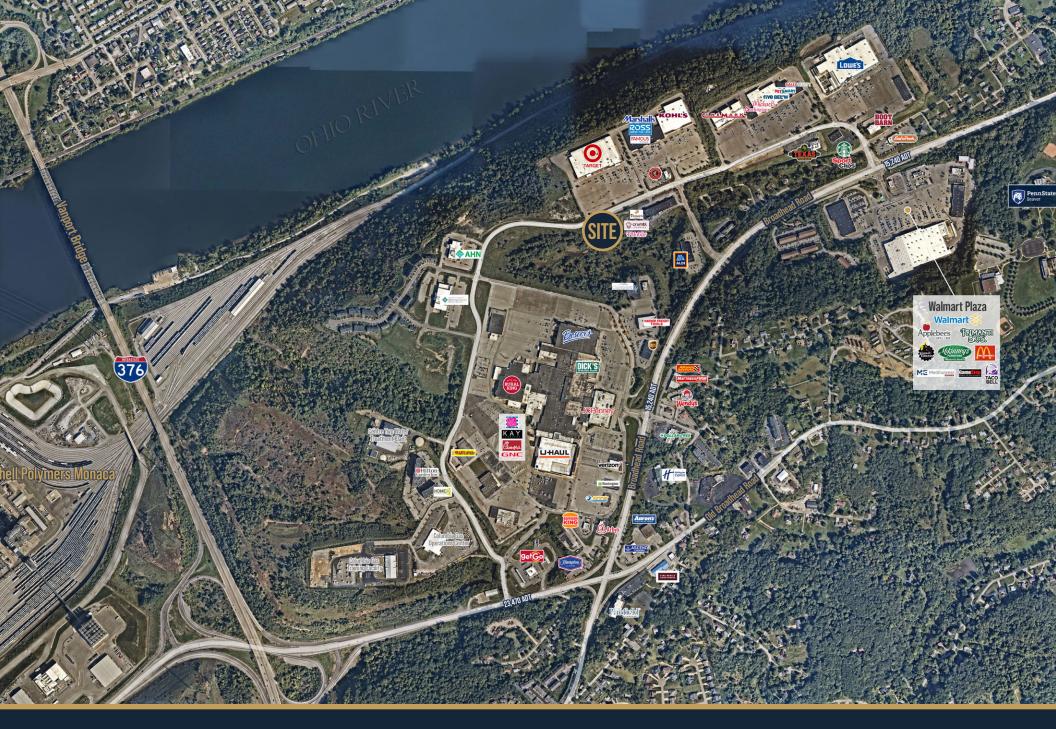
- · 2+/- acres available for ground lease
- Neighboring many major national retailers; across from Target, Marshall's, Ross, Chipotle, and Famous Footwear (Stone Quarry Commons). And next to Panera, Crumbl Cookies, and T-Mobile.

2025 DEMOGRAPHICS			
	1 mile	3 mile	5 mile
households	1,053	12,435	28,516
population	2,388	28,580	65,601
average hh income	\$106,036	\$97,150	\$88,816
daytime population	3,775	31,404	63,859

- Monaca is home to several economic drivers such as Penn State Beaver Campus and the Shell Polymers Monaca Petrochemical Complex
- AHN Beaver Valley Cancer Center and Heritage Valley Convenient Care Center, two new facilities, are located are a half mile away







© 2025 Legacy Realty Partners. All rights reserved. The information provided has been obtained from sources deemed reliable but has not been verified for accuracy or completeness. It is recommended that you conduct a thorough, independent investigation of the property and verify all details. Any reliance on this information is at your own risk. Legacy Realty Partners and the Legacy Realty Partners logo are trademarks of Legacy Realty Partners, Inc. All other trademarks displayed in this document belong to their respective owners, and the use of these logos does not imply any affiliation with or endorsement by Legacy Realty Partners. The photos contained herein are the property of their respective owners. Unauthorized use of these images is prohibited without the explicit written consent of the owner.

