



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.
- 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 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

STONE QUARRY COMMONS

2.1 M

visitors in last
12 months

#1

visited strip center
in 15 miles

Placer.ai

HERKY POLLOCK

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2 ACRES FOR GROUND LEASE



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