

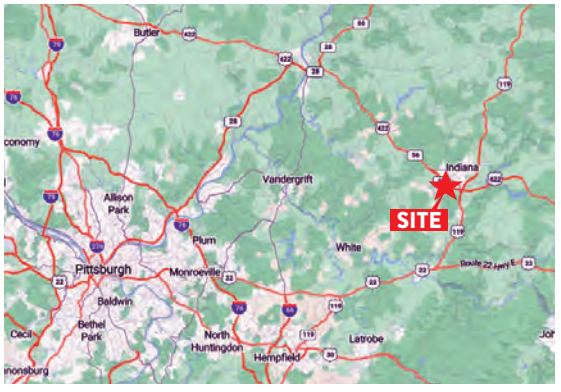
INDIANA, PA

1414 Indian Springs Rd, Indiana, PA 15701

AVAILABLE FOR LEASE OR GROUND LEASE

Property Highlights

- Prime signalized intersection between the regional mall and Walmart-anchored power center
- Dominant retail corridor featuring over 1.5 million SF of retail and national anchors including Walmart, Aldi, Lowe's, Giant Eagle, TJX, McDonald's, Raising Cane's, Sheetz, and Chipotle
- 25,000+ vehicles per day at the intersection
- Excellent access with ingress/egress from both roadways
- Less than 2 miles from Indiana University of Pennsylvania (IUP), a major regional university with 10,000+ students and staff
- Adjacent to high-volume traffic generator (ModWash)



**5,115 SF
on 1.55 Acres
AVAILABLE**

Population			Avg HH Income		
3 Mile	5 Miles	10 Miles	1 Mile	3 Miles	5 Miles
24,919	33,594	47,758	\$74,849	\$76,846	\$78,392

EXTRAORDINARY VALUE

PRIME SITES REALTY LLC
RETAIL SPECIALIST

COMPPELLING RESULTS

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INDIANA WEST
BIG LOTS! Planet Fitness DOLLAR GENERAL

VSC TRACTOR SUPPLY CO
Aaron's

the Y
PNC BANK

TOWN FAIR PLAZA
LOWE'S giant eagle
Michael's PETSMART
FINE WINE & GOOD SPIRITS verizon

MARTIN'S. T.J. MAXX
OLLIE'S DOLLAR TREE
PRIMANTI BROS. RESTAURANT & BAR First Commonwealth Bank
holiday hair ups

TACO BELL
Coca-Cola

McDonald's
Goodwill

DG market

Starbucks
SUBWAY

Arby's

DUNKIN'
Popeyes

Jersey Mike's
Burger King

Wendy's

O'Reilly

Perkins
First Summit Bank

SHEETZ

Jersey Mike's

Aroma Joe's

Advance Auto Parts

INDIANA MALL
JCPenney KOHL'S
RURAL KING
Dunham's HARBOR FREIGHT
maurices SHOE DEPT.

SHERWIN-WILLIAMS

Starbucks
at&t
Aspen Dental

SOUTHTOWNE PLAZA
Walmart SUPERCENTER Staples
xfinity Bath & Body Works SALLY.
Verdine McDonald's First Commonwealth Bank

TEXAS ROADHOUSE

ALDI

S&T Bank

Eat'n Park

H Holiday In Express

Days Inn BY WYNDHAM

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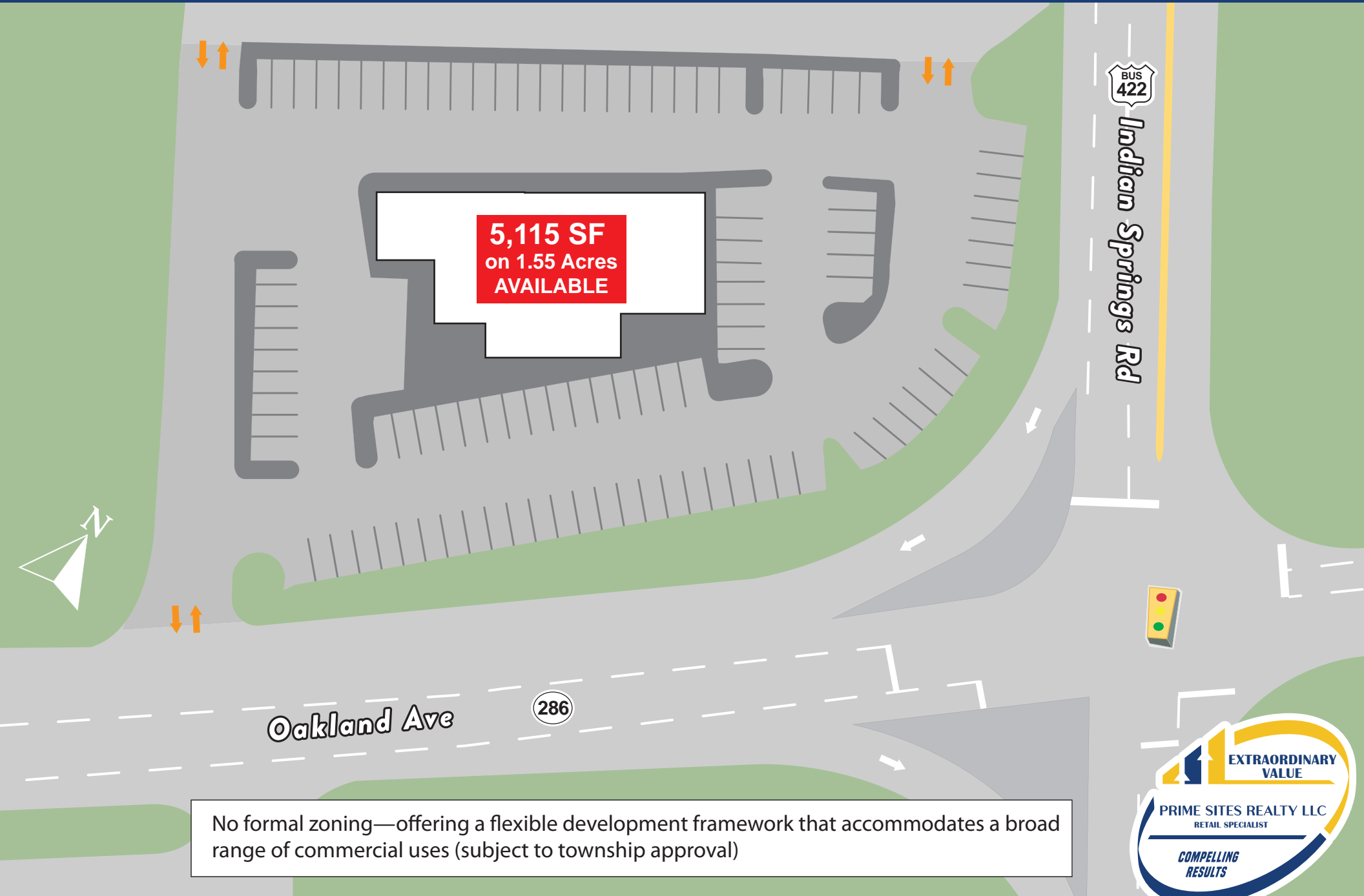
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No formal zoning—offering a flexible development framework that accommodates a broad range of commercial uses (subject to township approval)



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