

# APPROXIMATE ONE ACRE RETAIL OUTPARCEL BUILD-TO-SUIT OR GROUND LEASE

400 CHIPPEWA TOWN CENTER, BEAVER FALLS, PA 15010



## JOIN NEIGHBORS...



## SITE DETAILS

- Approximately +1 usable acres - build-to-suit or ground lease
- Adjacent to Mod Wash - Now open!
- Traffic Counts  
14,170 along Route 51

	1 MILE	3 MILE	5 MILE
Population	2,232	13,620	35,435
Households	961	5,888	14,790
Avg HH Income	\$96,617	\$88,109	\$76,419
Median HH Income	\$80,439	\$66,565	\$56,086



pad ready site  
0.83 acres



14,170 ADT  
along rt 51



Build-to-suit or  
ground lease

for more information

**ERIC J. LAMM**

elamm@HannaLWE.com

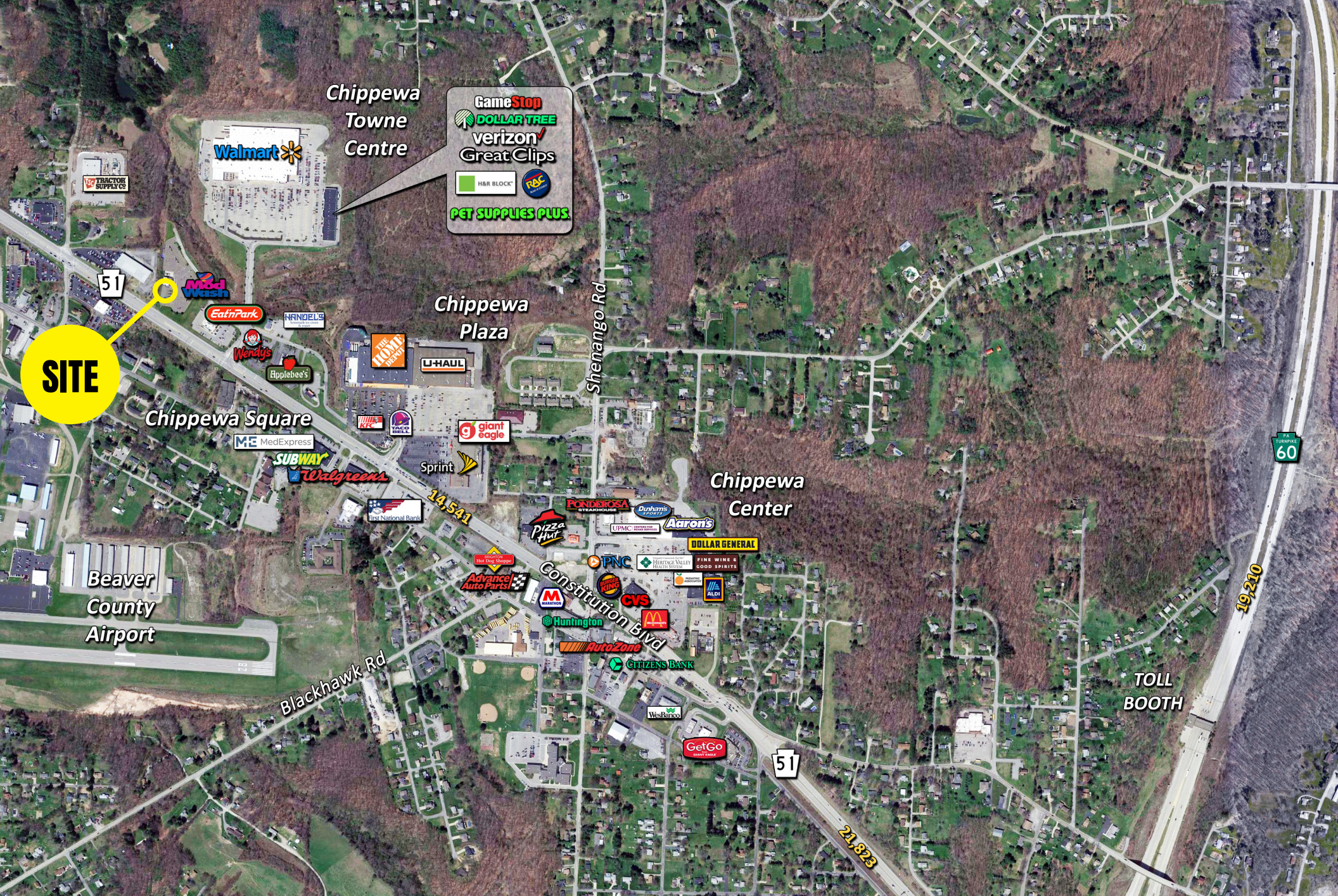
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for more information

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