

**44 HADLEY RD**  
GREENVILLE, PA 16125



**12,638 SF ON 1.97 AC**  
**FOR SALE OR LEASE**

**JABE**  
COMPANIES

James Wilding Jr.  
(412) 606-9795  
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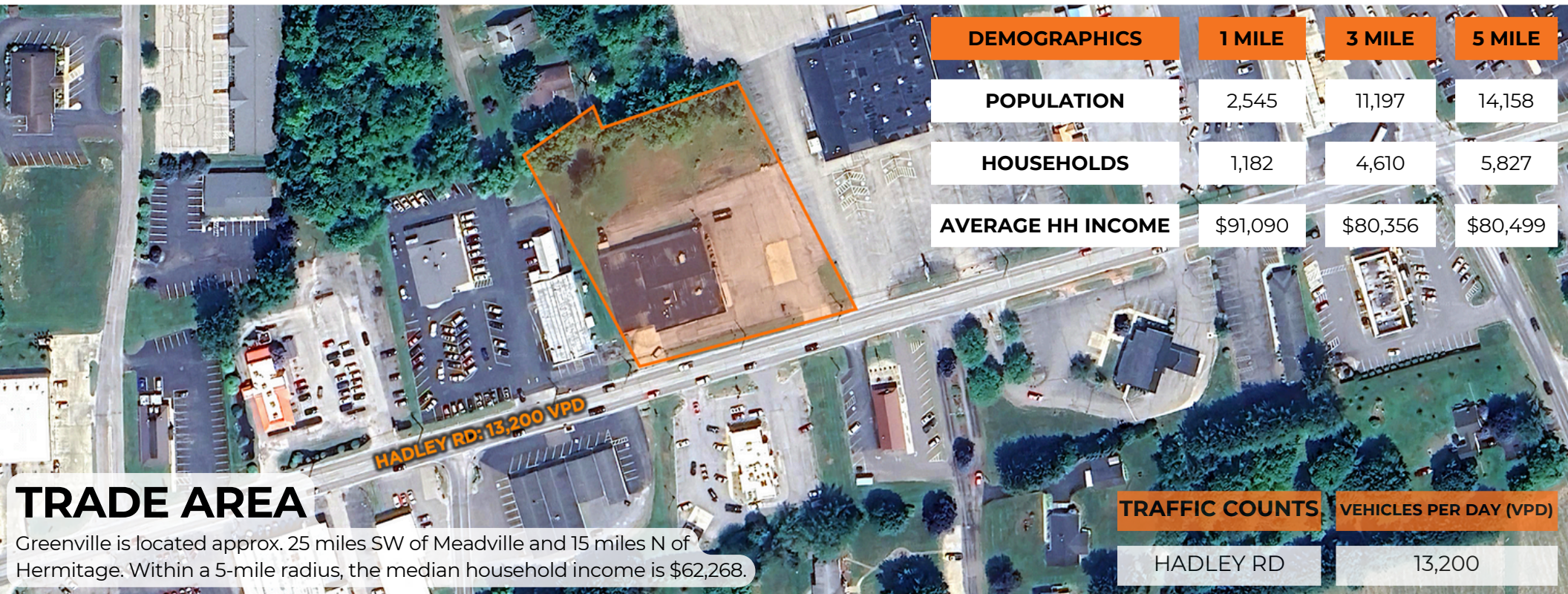
## SALE PRICE LEASE PRICE (PSF)

\$899,000

\$14

## PROPERTY OVERVIEW

This former Aaron's is 12,638 SF situated on 1.97 acres.



### DEMOGRAPHICS

#### 1 MILE

#### 3 MILE

#### 5 MILE

### POPULATION

2,545

11,197

14,158

### HOUSEHOLDS

1,182

4,610

5,827

### AVERAGE HH INCOME

\$91,090

\$80,356

\$80,499

## TRADE AREA

Greenville is located approx. 25 miles SW of Meadville and 15 miles N of Hermitage. Within a 5-mile radius, the median household income is \$62,268.

### TRAFFIC COUNTS

### VEHICLES PER DAY (VPD)

HADLEY RD

13,200



# RETAIL MARKET AERIAL





# JABE COMPANIES

COMMERCIAL REAL ESTATE

## LOCATIONS

### PITTSBURGH OFFICE

739 Washington Avenue  
Carnegie, PA 15106

### MORGANTOWN OFFICE

235 High Street, Suite 501  
Morgantown, WV 26505

## LISTING AGENTS



### JAMES WILDING JR.



O: (412) 212-1270 ext. 101  
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### PRESIDENT



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### RICH CHURCHFIELD



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### VICE PRESIDENT



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## CONTACT US

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ACQUISITIONS  
& DISPOSITIONS

TENANT & LANDLORD  
REPRESENTATION

SITE SELECTION  
& DEVELOPMENT



Founded in 2001, Jabe Companies LLC has been working with prominent retailers and developers nationwide for over 20 years. Based out of Carnegie, just outside of Pittsburgh, Pennsylvania, Jabe Companies pairs cutting-edge technology with an old-school, boots-on-the-ground model.

Jabe Companies deals in acquisitions, dispositions, brokerage, site selection, consultation, and development. Our brokers and leasing agents strive to find the perfect solution for each and every unique client.

As a member of TCN Worldwide, Jabe Companies is part of an alliance of top independent brokerage firms serving more than 200 markets across the country, allowing our reach to expand far beyond just Western Pennsylvania.

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