

# FORMER FAMILY DOLLAR - FOR LEASE

Woodward Plaza • 519 Spring Street, Houtzdale, PA 16651

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## PROPERTY DESCRIPTION

3 - 5 Year Minimum NN Lease Ownership pays for water / Sewer  
WILL SUBDIVIDE!

## PROPERTY HIGHLIGHTS

See 2024 Customer Report (back page) for Number of Times Center is Visited and Where They Come From:

Join Shop and Save, Woodward Pharmacy, Lia's Pizza, Spring Street Salon in this Neighborhood Retail Center; Tenant mix makes the center a ONE-STOP location for area residents; Great visibility along Rt 53 a main corridor for the county.

Perfect destination location suitable for retail or office and medical uses; Loading dock at rear, ADA approved Restroom; Located along the main corridor of RT 53, Woodward plaza is convenient to Houtzdale, Osceola Mills, Phillipsburg and 17 mi from Clearfield;



## OFFERING SUMMARY

Lease Rate:	\$7.75 - 8.75 SF/yr (NN)
Number of Units:	5
Available SF:	2,500 - 8,000 SF
Lot Size:	4 Acres
Building Size:	18,700 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	58	313	667
Total Population	132	693	1,578
Average HH Income	\$78,005	\$76,133	\$74,617

## JAN CASTNER

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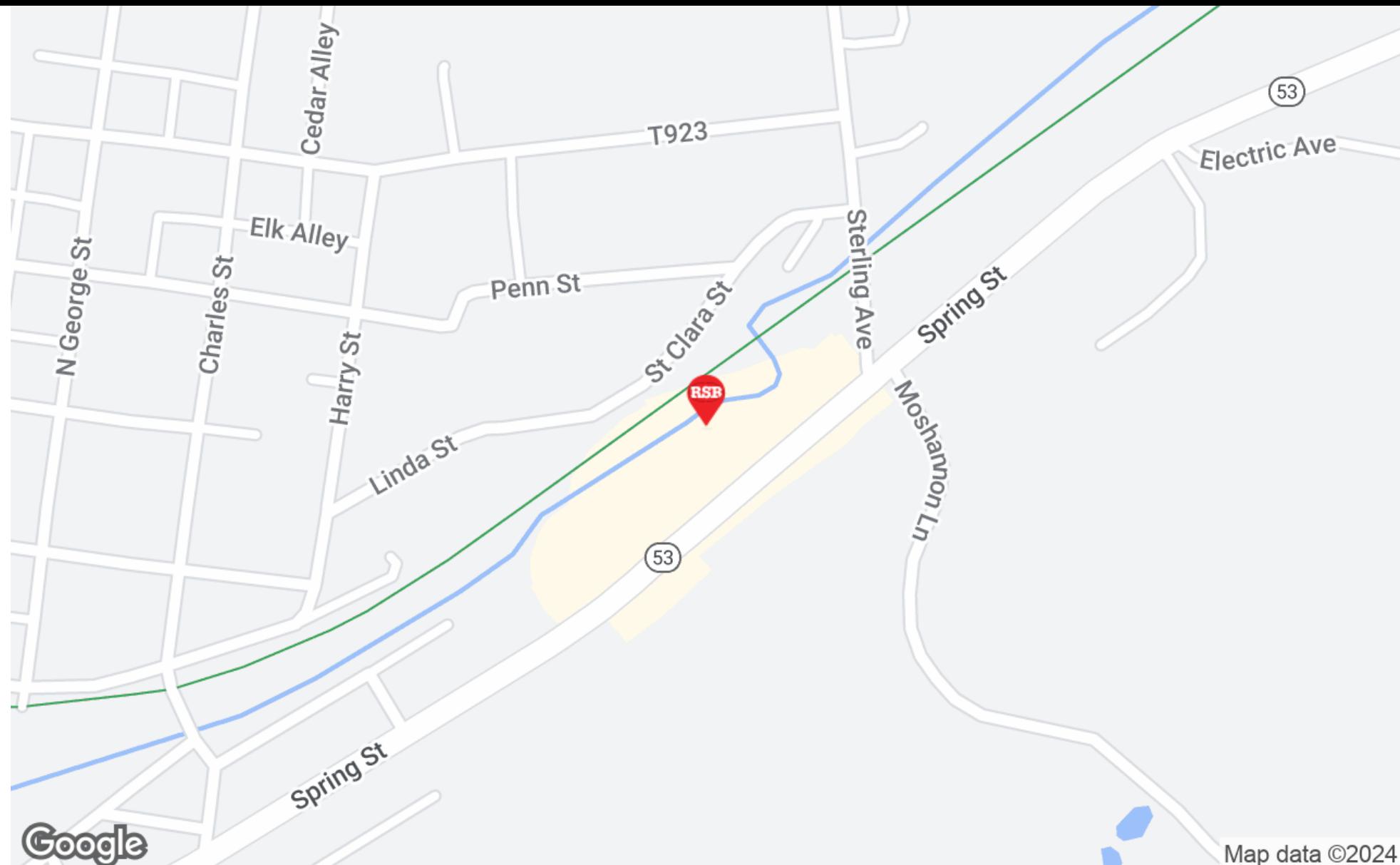
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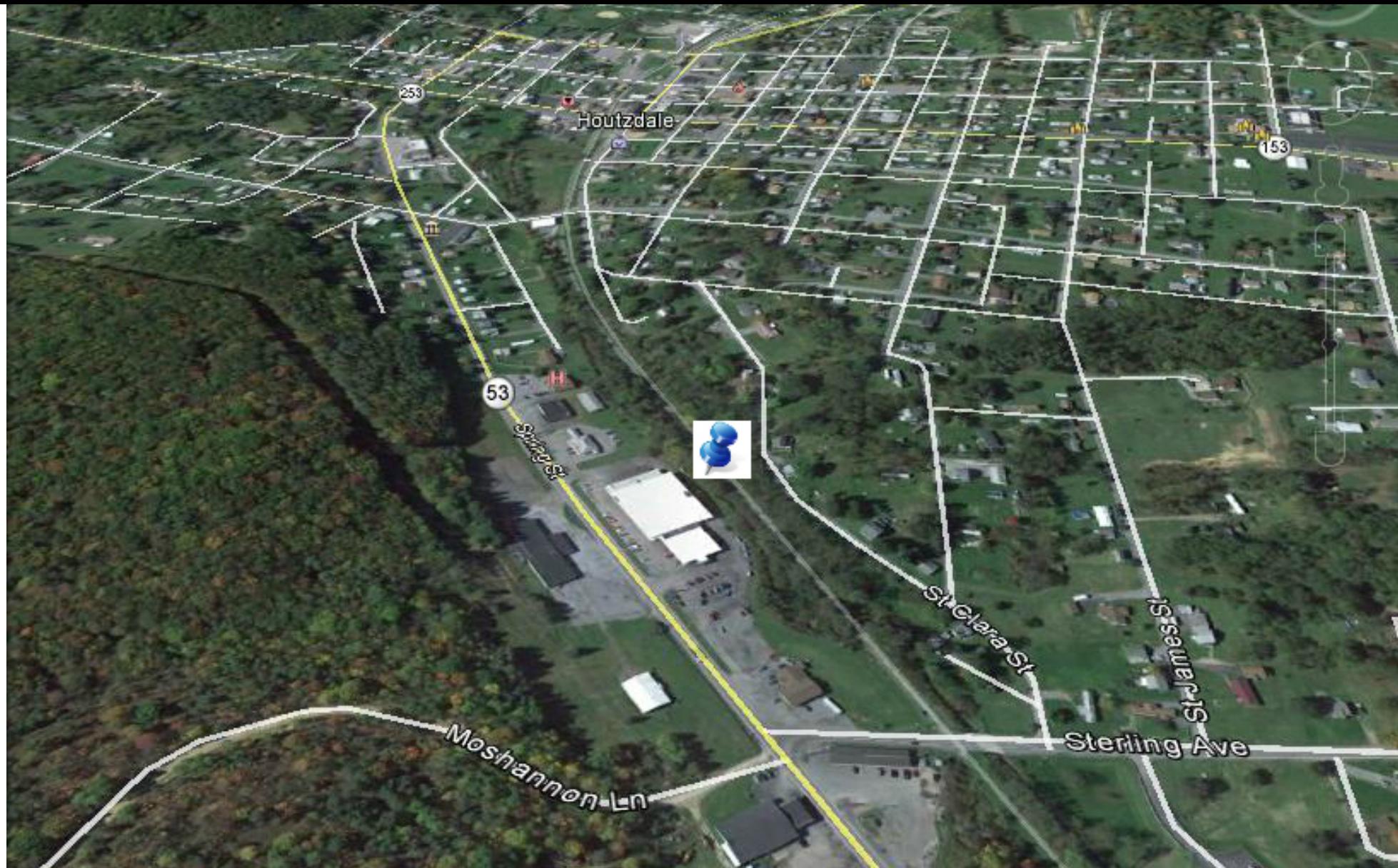
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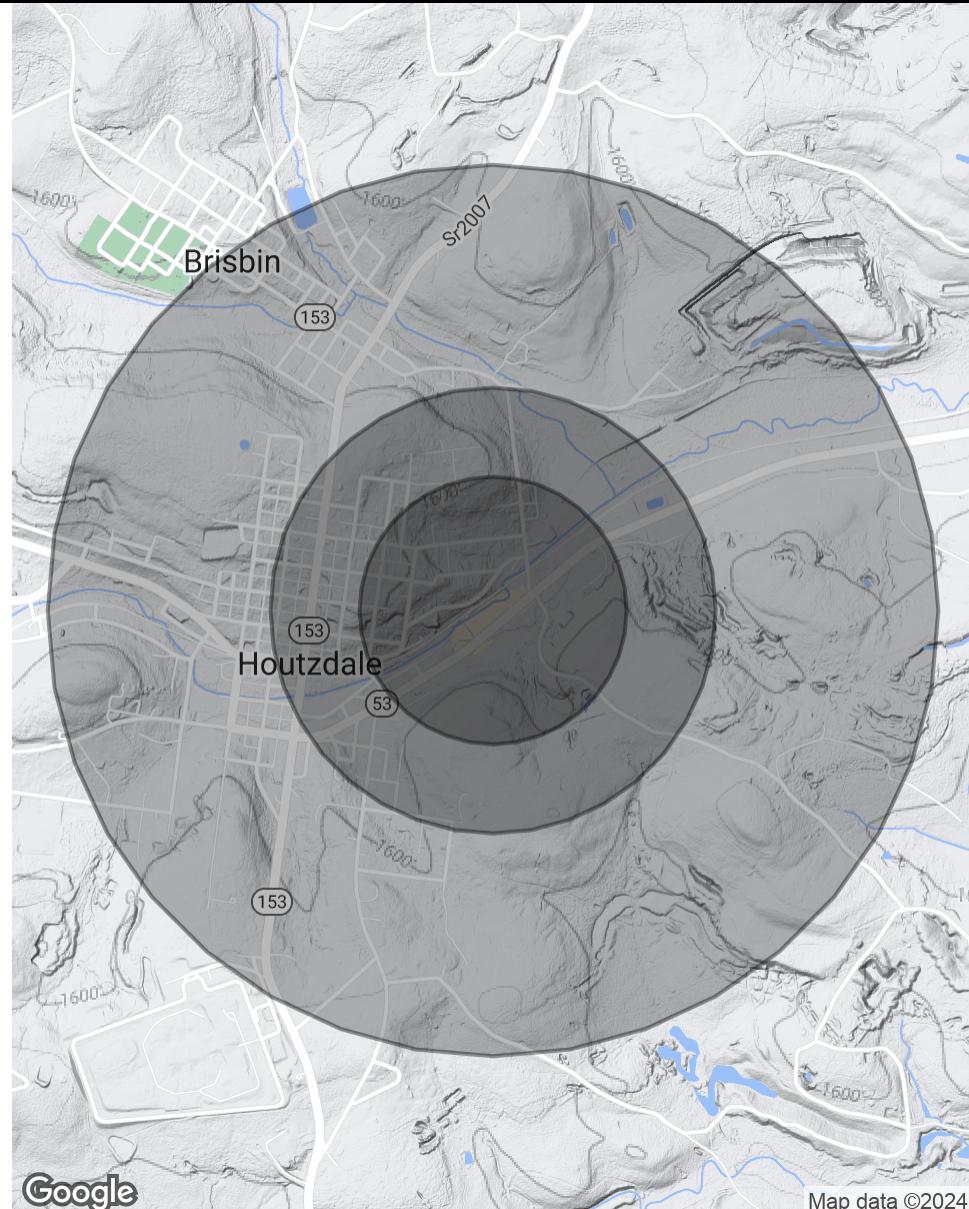
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	132	693	1,578
Average Age	45	45	45
Average Age (Male)	44	44	44
Average Age (Female)	46	45	44
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	58	313	667
# of Persons per HH	2.3	2.2	2.4
Average HH Income	\$78,005	\$76,133	\$74,617
Average House Value	\$150,101	\$126,620	\$128,788

*Demographics data derived from AlphaMap*

## Customer Report for the year 2024:

- Center point is Houtzdale, zip code 16651= 785 shoppers
- To the West of Houtzdale is 634 shoppers (that is travel time of 5min to over an hour, with the average around 25min. Madera, Coalport, Irvona, Fallentimber, New Millport, Grampian, Ashville, to name a few but many small towns in a very rural area with no major towns or shopping).
- To the East of Houtzdale is 376 Shoppers (travel time of 5min to approx. 30min. Philipsburg, Osceola Mills)
- To the North (NE and NW) is 159 shoppers traveling 20min on average to over an hour (Clearfield, Dubois, Frenchville, Reynoldsville)
- Remaining 123 are outliers, out of state, etc



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