

**AVISON
YOUNG**

Mixed-use land for sale

Slippery Rock, PA 16057

173

108

~10,000
square feet

~30,000
square feet

Grove City Rd

Franklin St

Innovation Dr

** Conceptual site layout for illustrative purposes only, all plans would need final zoning approval.*



± 7.5 acres

Mixed-use zoning adjacent to retail, hospitality, and university population



Strong visibility

PA Route 178 frontage with convenient access to I-79, PA-173, and US-422



Flexible site

Adaptable layout and gentle topography for single or multi-building concepts

Additional Highlights

- Minutes from Slippery Rock University and downtown amenities
- Strong traffic generators nearby: university population, hotel guests, local employers
- Public utilities available or nearby (water, sewer, electric, gas)
- Underserved retail and service categories in the immediate trade area
- Strong local workforce and student population
- Competitive land pricing with strong long-term upside

**Get more
information**

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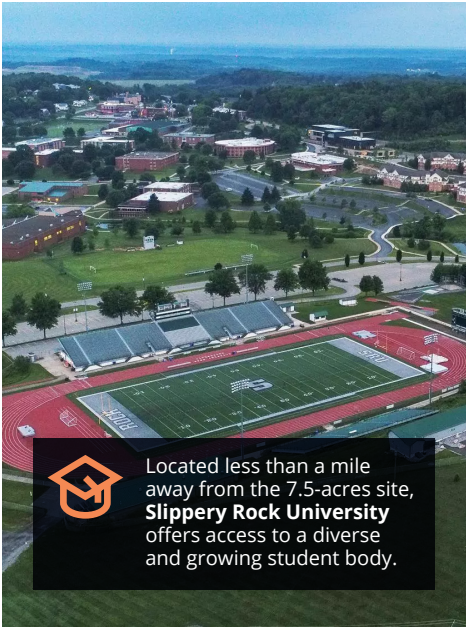
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Area Demographics

	1 MILE	2 MILE	3 MILE
2024 Total Population	3,289	6,912	11,840
2029 Population	3,385	7,027	11,984
Pop Growth 2024-2029	+ 2.92%	+ 1.66%	+ 1.22%
Average Age	35	38	40
2024 Total Households	1,258	2,784	4,838
HH Growth 2024-2029	+ 1.83%	+ 1.08%	+ 0.87%
Median Household Inc	\$53,245	\$51,111	\$56,462
Avg Household Size	2.10	2.20	2.30
2024 Avg HH Vehicles	2.00	2.00	2.00
Median Home Value	\$188,678	\$206,977	\$206,024



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