

Chippewa Ground Lease

Join proposed Sheetz

2718 & 2722 Darlington Road
Beaver Falls, PA 15010

Located at a signalized intersection on heavily traveled Constitution Blvd



Property lines are approximate.



103k

Daytime Population (Ten Miles)

16k

ADT on Route 51/Constitution Blvd

4.66

Acres to be Developed

In Demand Retail Market

The Chippewa/Beaver Falls market is a sought-after retail market. With approximately 1 million square feet of existing retail space, the area is home to national, regional and local brands.

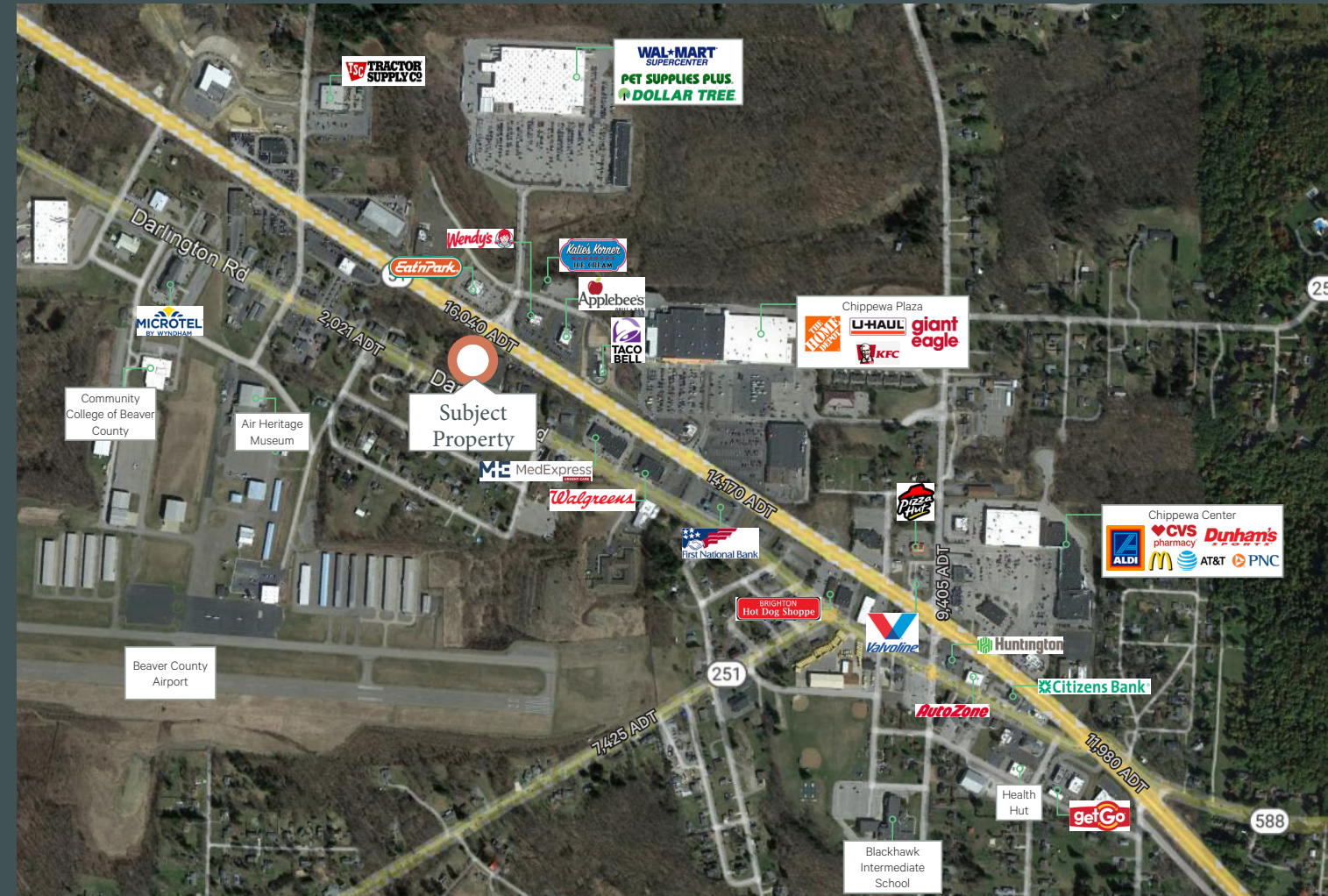
The Beaver County Airport, Air Heritage Museum, Community College of Beaver County (1,400 students) and Geneva College (1,000 students) all call Chippewa/Beaver Falls home. The area is served by Blackhawk, Big Beaver Falls Area and Beaver Area School Districts.

	One Mile	Three Miles	Five Miles
Population	2,070	13,575	35,871
Daytime Population	3,048	11,981	32,158
Households	869	5,867	14,962
Average Household income	\$95,274	\$88,265	\$76,746

Chippewa/Beaver Falls

Ground lease opportunity on Constitution Boulevard

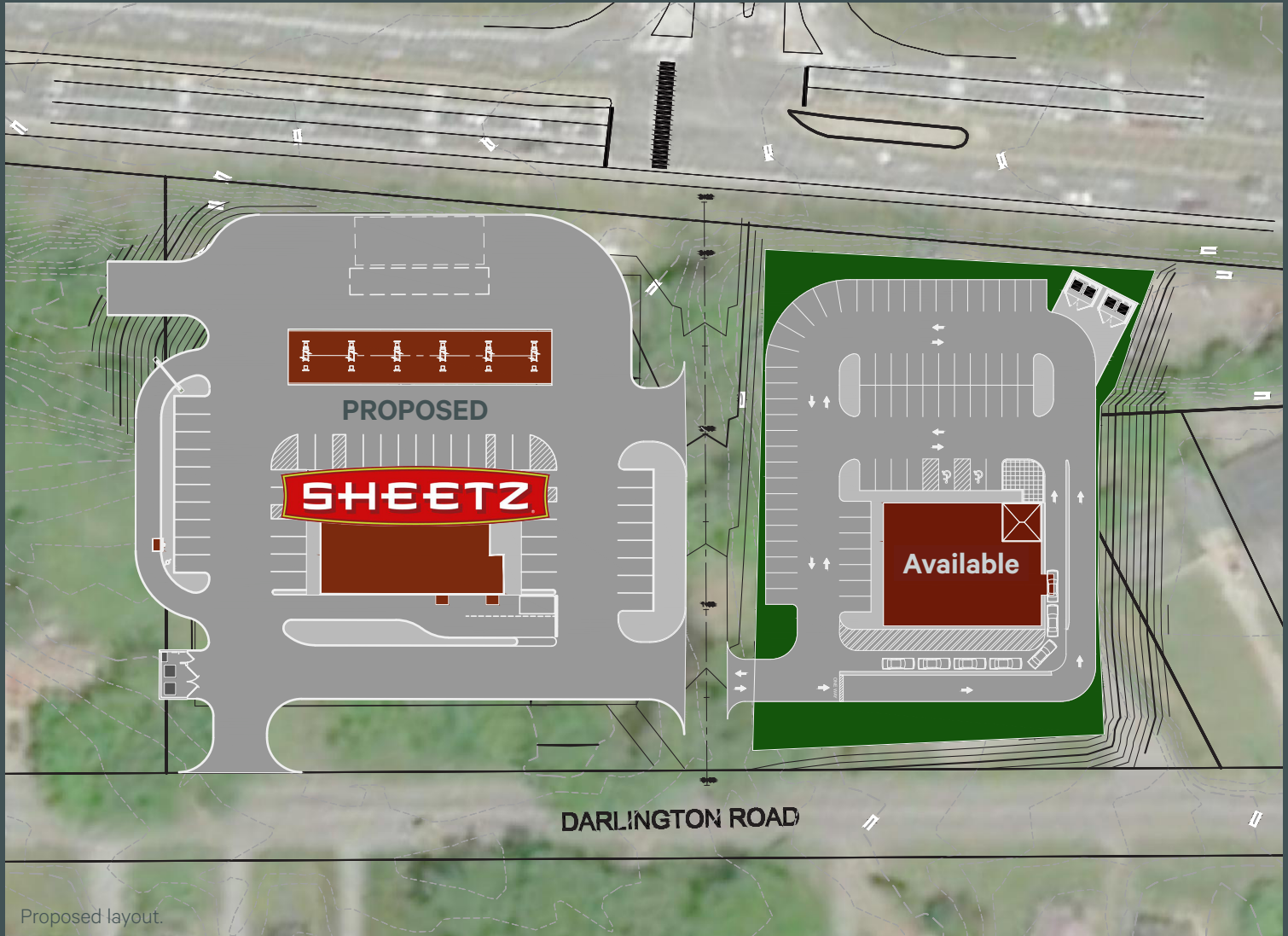
- + Join Sheetz
- + Proposed development site located at a signalized intersection on heavily traveled Constitution Boulevard/Route 51
- + Across from Chippewa Town Center (Walmart Supercenter, Pet Supplies Plus, Dollar Tree, GameStop, Xfinity, Great Clips) and Wendy's, Eat'n Park, Applebee's Grill + Bar and Taco Bell
- + Easy access to Interstate 376
- + Minutes from the Beaver County Airport, Air Heritage Museum, James M. Johnson School of Aviation Science and Pennsylvania National Guard Armory
- + Area retailers include Tractor Supply Co., The Home Depot, Giant Eagle, Aldi, CVS, McDonald's, AutoZone Auto Parts, Burger King, Pizza Hut, GetGo, Walgreens, KFC and more



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For Lease



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