



RAISING CANE'S NOW OPEN



7BREW NOW OPEN



1830 Oakland Avenue

RENAISSANCE CIRCLE SHOPS REDEVELOPMENT

1830 OAKLAND AVENUE | INDIANA, PA 15701

Lot #1: +/- 0.75 Acres

Proposed +/- 3,000 SF or Ground Lease Opportunity

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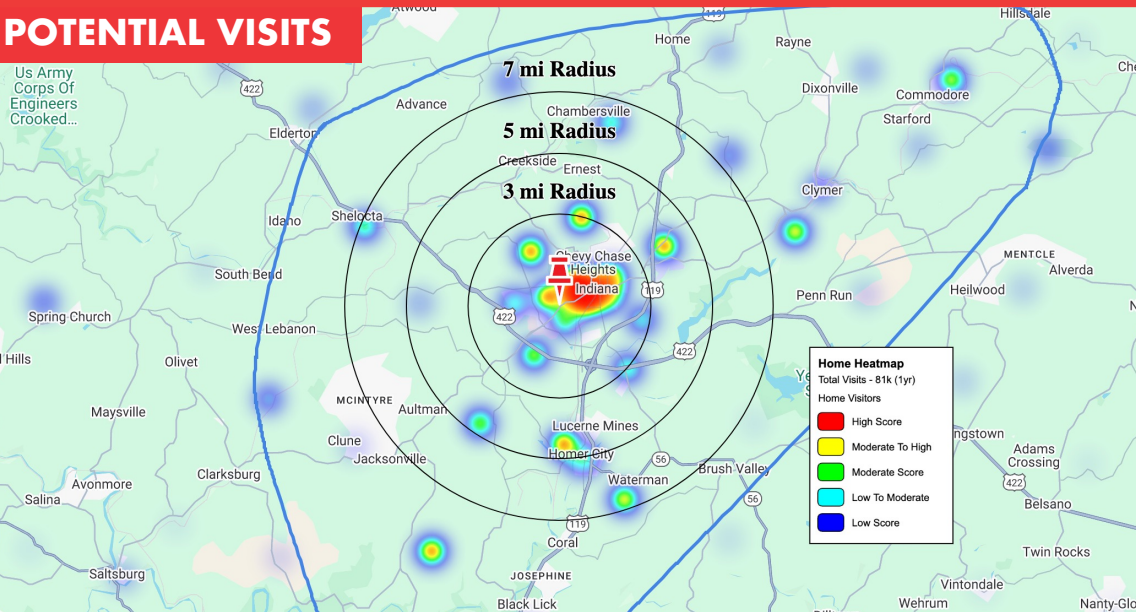
PROPERTY OVERVIEW

This bustling hub is more than a prime location for businesses—it’s a dynamic environment brimming with potential for modern redevelopment. Picture transforming this vibrant area into a contemporary destination that seamlessly blends commerce, convenience, and community, creating a one-of-a-kind experience for both locals and visitors.

Lot 1 is now available, offering exceptional flexibility with a PAD-ready site, all utilities in place, pylon signage availability, and a proposed 3,000 ± SF building or ground lease opportunity on 0.75 ± acres—the perfect canvas for your next retail or dining concept.

Adding even more momentum to the area, the Renaissance Circle Shops redevelopment is already home to two high-performing national brands: Raising Cane’s and 7 Brew, both of which have officially opened. Their strong regional draw and consistent customer traffic bring immediate visibility and built-in demand to the surrounding businesses.

Strategically located near Indiana University of Pennsylvania (IUP) and just minutes from major retailers like Wal-Mart, this site is positioned to become Indiana, PA’s next premier destination for dining, shopping, and vibrant community activity.



LOCATION

Located approximately 60 miles northeast of Pittsburgh, Indiana, Pennsylvania serves as the county seat of Indiana County and is a dynamic hub of commerce, education, and regional culture in western Pennsylvania. With a population of over 13,000 residents and a broader county population nearing 85,000, Indiana offers a balance of small-town charm and economic vitality. The borough is perhaps best known as the home of Indiana University of Pennsylvania (IUP), a major regional university with an enrollment of several thousand students, which plays a critical role in supporting the local economy and workforce development.

Indiana’s economy is anchored by a healthy mix of sectors including education, health-care, manufacturing, energy, and retail. The area has seen continued investment in commercial infrastructure, with strong retail corridors and new developments contributing to the town’s growth. Its strategic location along U.S. Route 119 and proximity to other key state routes ensures high accessibility and consistent vehicle traffic, making it a prime destination for national retailers and QSR tenants alike. Indiana is also known for its quality of life, historical character, and steady community engagement—qualities that bolster consumer loyalty and drive consistent foot traffic to local businesses.

Demographics	3 Miles	5 Miles	7 Miles
Total Population	26,314	33,728	39,798
Employees	14,223	18,764	20,601
Average Household Income	\$83,131	\$85,794	\$86,229
Households	10,293	12,916	15,482

OAKLAND AVENUE: 26,731 VPD

Source: SitesUSA



INDIANA WEST
BIG LOTS!
DOLLAR GENERAL
planet fitness
THE SAVATION ARMY

TRACTOR SUPPLY CO
Aaron's
Rent to Own

OLLIE'S
Bargain
OUTLET
TJ-maxx
MARTIN'S

IUP Indiana University
of Pennsylvania

TOWN FAIR PLAZA
giant eagle
Lowe's
SUBWAY
Michael's
PET SMART
verizon

INDIANA MALL
KOHLE'S
Dunham's
HARBOR FREIGHT
JCPenney
maurices
GNC
LIVE WELL

WAL-MART
SUPERCENTER
petco
SUBWAY
GameStop
SALLY BEAUTY
PINK

ALDI
TEXAS
CASA GRANDE

26.7K VPD
Renaissance Circle Shops: Redevelopment

18K VPD

11K VPD

286

422

119

422

N 9th St

S 4th St

S 6th St

Wayne Ave

S 6th St



OLLIE'S
Bargain
OUTLET
T.J. MAXX
MARTIN'S

26.7K VPD

BURGER
KING

DUNKIN'

POPEYES

CHIPOTLE
MEXICAN GRILL

SEVEN BREW
LOVE THRU COFFEE

Cane's
CHICKEN FINGERS

Wendy's

Perkins
RESTAURANT & BAKERY

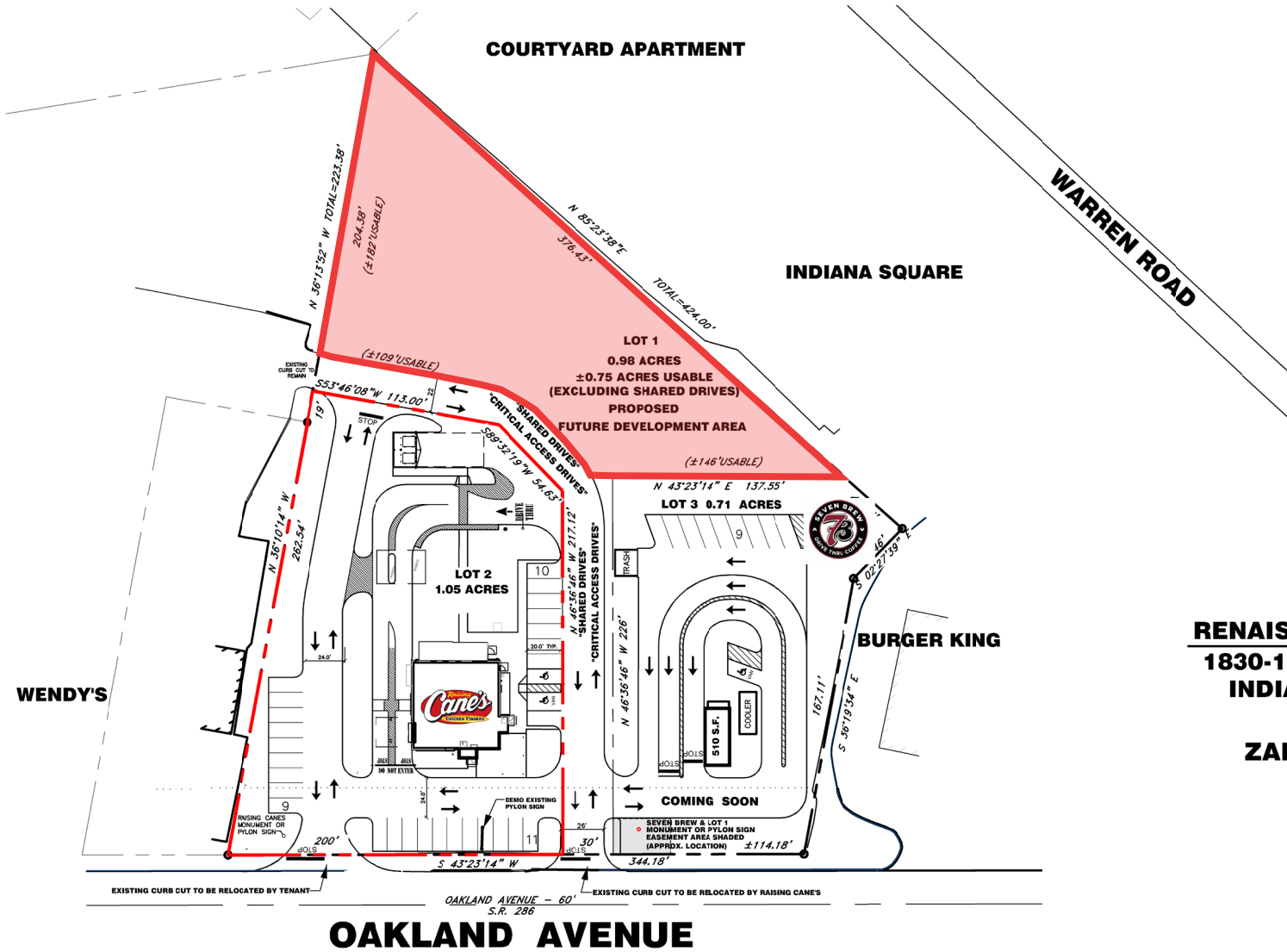
MOHAWK
LANES

7K VPD

14.6K VPD

Starbucks

Image © 2025 Airbus

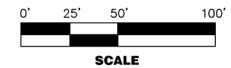


NOTE:
THIS SITE PLAN SHOWS ONLY THE APPROXIMATE LOCATION OF THE DEMISED PREMISES IN THE PROJECT. LESSOR RESERVES THE RIGHT TO CHANGE THE TENANT'S NAME & LOCATION OF OTHER TENANTS, PROVIDED THE PARKING AREA IS NOT SUBSTANTIALLY REDUCED. LESSOR ALSO RESERVES THE RIGHT TO CHANGE PARKING APPOINTMENTS, SIGNAGE, UTIL, SERVICE AREA, ETC. LESSOR MAKES NO REPRESENTATION THAT THE PREMISES WILL BE OCCUPIED AS SHOWN, BUT ONLY INTENDS TO SHOW WHAT MAY BE DEVELOPED IN THE PROJECT. ANY CONFLICTS WITH REFERENCE TO WHAT OTHER TENANTS MAY OCCUPY SPACE IN THE PROJECT MUST APPEAR IN THE WRITTEN BODY OF THE LEASE.

SITE PLAN
FOR
RENAISSANCE CIRCLE SHOPS
1830-1860 OAKLAND AVENUE
INDIANA, PENNSYLVANIA

MANAGED BY
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REVISIONS	DATE: 05/28/2025
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