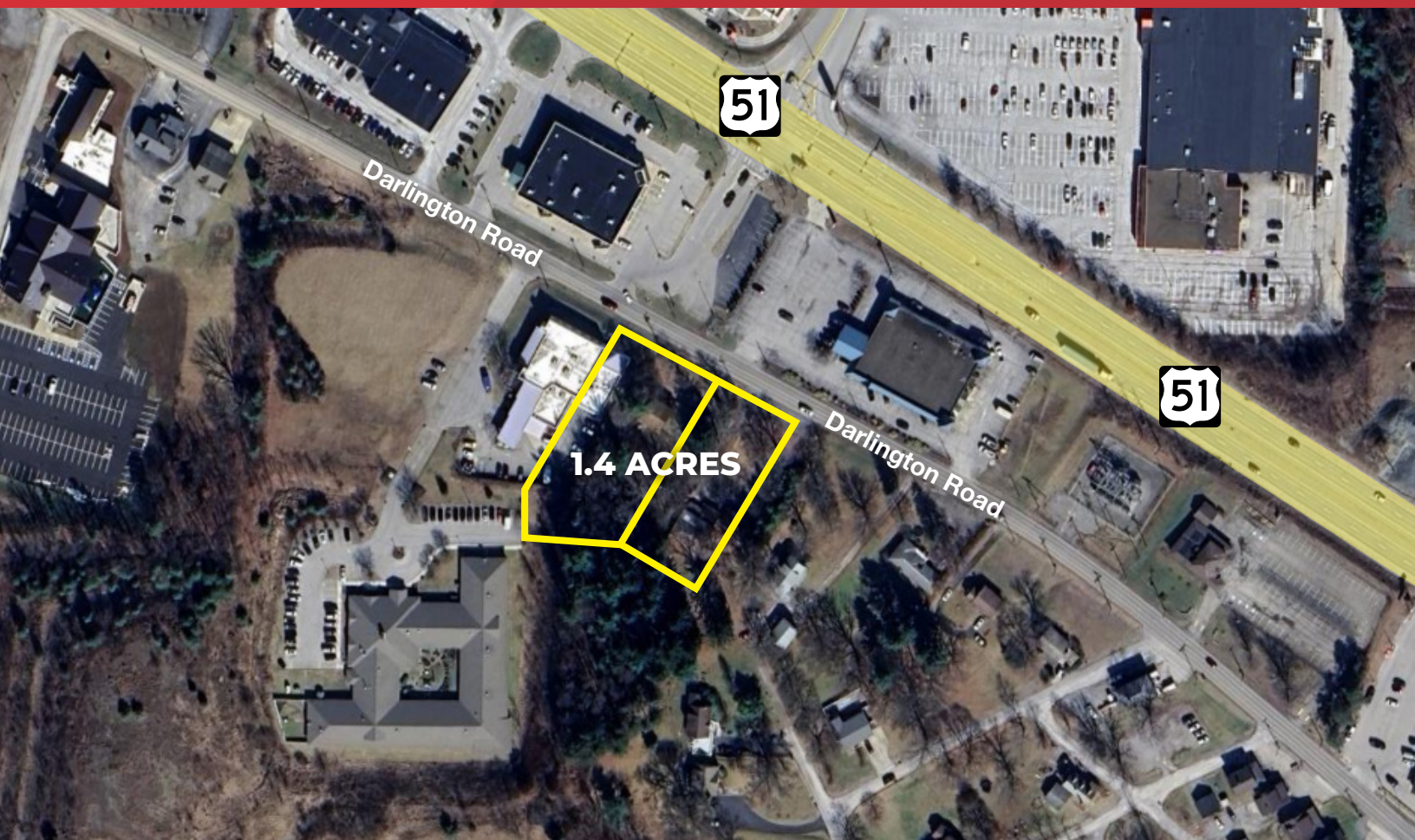


# 1.4 ACRE SITE

## Redevelopment Opportunity

2639-2645 Darlington Road, Beaver Falls, PA 15010



### PROPERTY HIGHLIGHTS

2639–2645 Darlington Road presents a prime commercial opportunity in Beaver Falls, PA. This well-positioned property offers excellent visibility along Darlington Road, a highly traveled corridor connecting surrounding residential neighborhoods with retail, dining, and service providers. The property features multiple storefronts, allowing for flexible occupancy configurations ideal for a variety of business types including retail, office, or service-oriented users.

- 1.4 Acres Land
- Ideal for Retail, Office, or Service-Oriented Users
- Located in Growing Area of Chippewa
- Excellent Visibility Along Darlington Road
- Zoned Special Growth (SG)
- Level Lot with Easy Access to Route 51 & I-376

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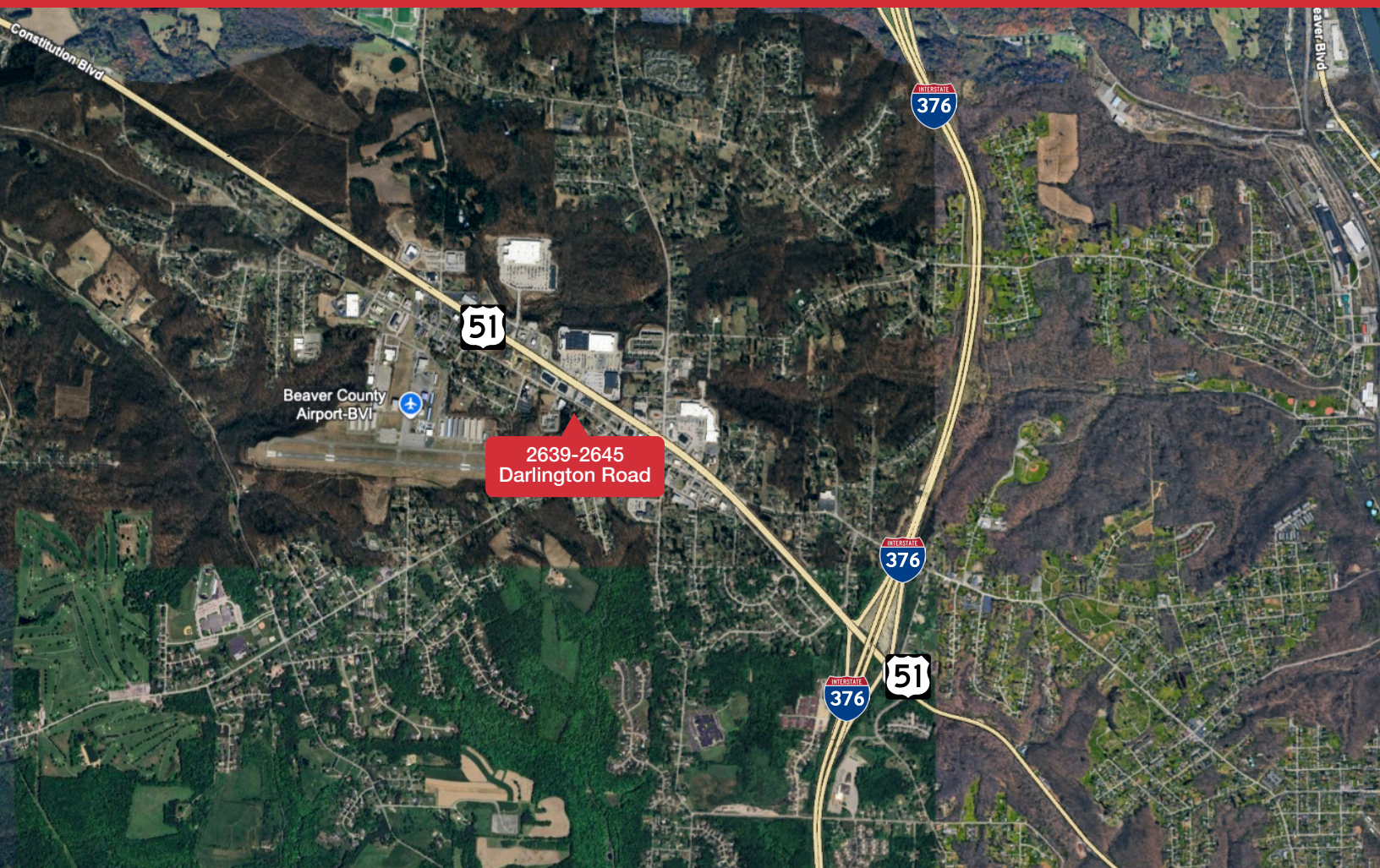
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**NAI Burns Scalo**  
Brokerage Services



# DEMOGRAPHICS

2639-2645 Darlington Road, Beaver Falls, PA 15010



CATEGORY	2 MILES	5 MILES	10 MILES
2024 Population	7,840	37,123	113,991
2024 Households	3,166	15,127	48,074
Avg Household Income	\$110,759	\$77,768	\$78,856
Daytime Employment	4,047	14,095	45,414
Businesses	522	1,675	5,377

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