



FORMER DOLLAR GENERAL: FOR LEASE OR REDEVELOPMENT

6858 PENNSYLVANIA 711 | SEWARD, PA 15954

8,000 SF | FOR LEASE

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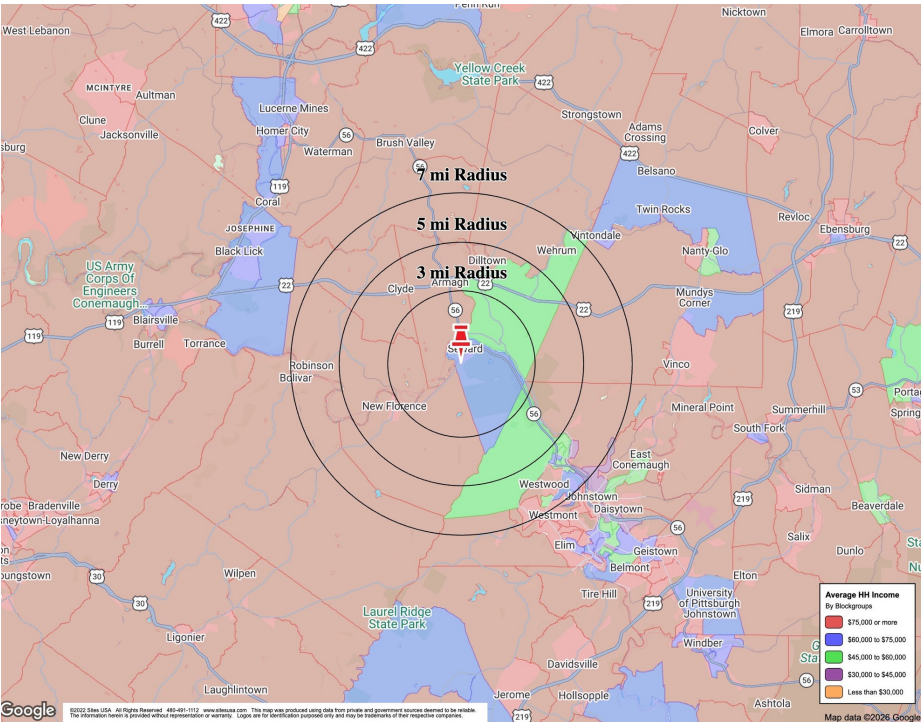
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PROPERTY OVERVIEW

This retail asset delivers an inviting storefront on Pennsylvania Route 711, offering a cohesive layout tailored for merchandising and customer flow. The structure presents generous glazing, accommodating abundant natural light while showcasing merchandise to passersby. Interior space remains flexible for single or multi-tenant configurations, supported by efficient mechanical systems and adaptable service areas. Ample parking supports retail traffic while facilitating staff operations. Durable finishes and a storefront canopy contribute to a polished consumer-facing presentation, ensuring each tenant benefits from immediate curb appeal and accessible entry points.



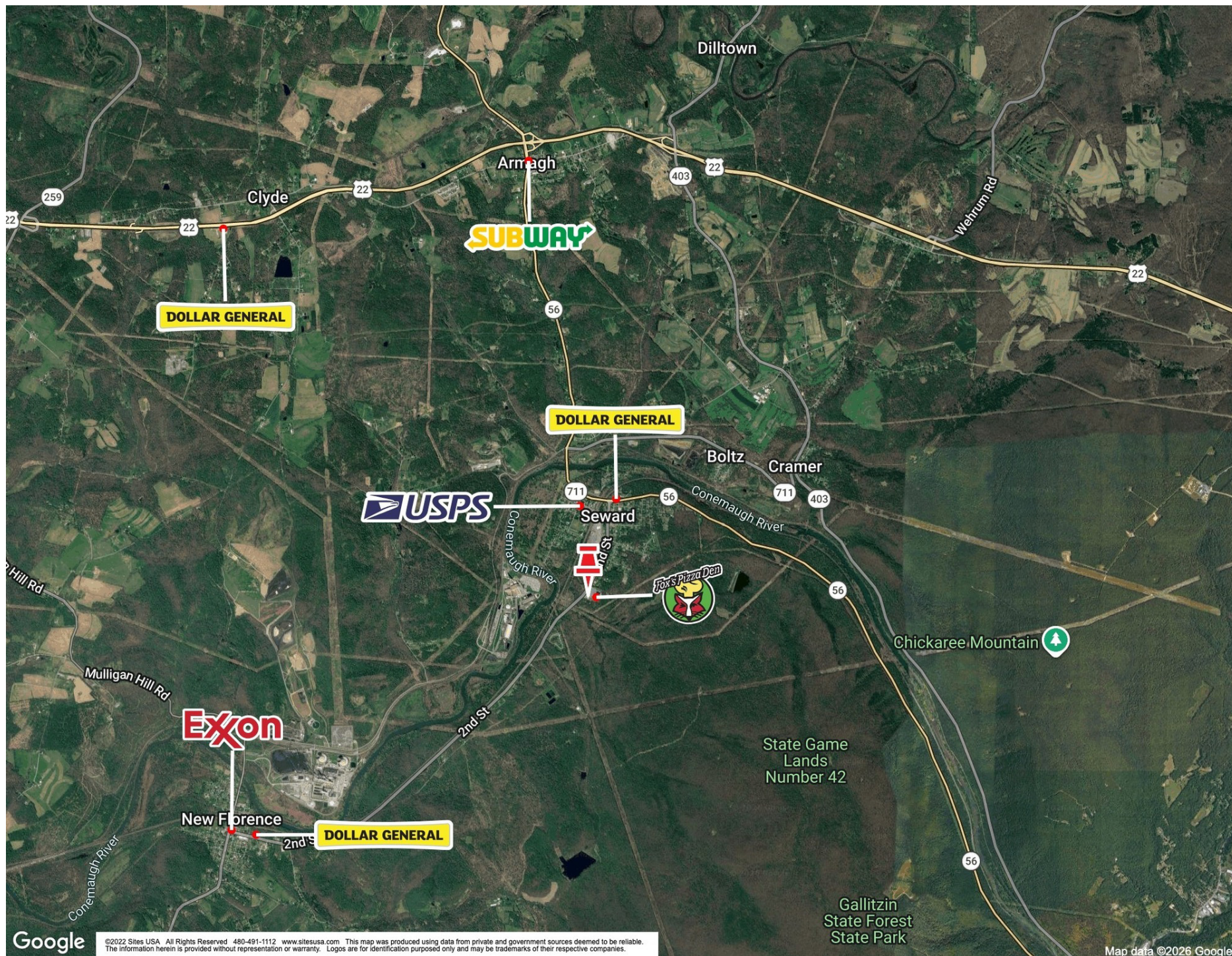
LOCATION OVERVIEW

Located in the charming town of Seward, PA, the area surrounding the property offers a vibrant and inviting atmosphere for retailers. With a quaint downtown area just a short walk away, tenants can indulge in the warmth and character of the community while enjoying easy access to local attractions like the Seward Volunteer Fire Company and the iconic Seward Bridges. Nearby, visitors can explore the picturesque Blue Spruce Park or take in the natural beauty of the Yellow Creek State Park. The area’s close-knit community and proximity to these points of interest make it an ideal location for retail businesses looking to engage with local customers and tourists alike.

DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
AVERAGE HH INCOME	\$72,310	\$77,098	\$80,829
MEDIAN HH INCOME	\$55,280	\$59,437	\$59,979
EMPLOYEES	575	1,753	5,537
POPULATION	2,051	5,345	20,980
HOUSEHOLDS	917	2,343	9,414
TOTAL BUSINESSES	44	138	466





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For More Information Contact Us

Ian Russ | Director of Real Estate
814.532.6173
iruss@zamias.net

Zamias Services
1219 Scalp Avenue, Johnstown, PA 15904
814.535.3563 | zamias.com

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