

766 & 748 SHENANGO ROAD | CHIPPEWA TWP, PA 15010



# REDEVELOPMENT OPPORTUNITY

CHIPPEWA TOWNSHIP/BEAVER COUNTY

## REDEVELOPMENT OPPORTUNITY | 6.82 ACRES

## PROPERTY OVERVIEW

- 3 parcels totaling 6.82 acres
- Signalized intersection
- Major retail corridor in Chippewa Township
- Traffic count: 10,834 ADT along Shenango Rd;  
16,071 ADT along Route 51/Constitution Blvd
- All utilities available on-site
- 2 operating businesses on property

Address	766 & 748 Shenango Rd, Chippewa Twp, PA 15010
Municipality	Chippewa Township, Beaver County
Total Size	6.82 acres (3 parcels)
Parcel IDs	57-011-0106 (1.9 acres) 57-011-0107 (3.92 acres) 57-011-0108 (1 acre)
Zoning	PC (Planned Commerce)
Permitted Uses	Office park, office buildings, motel/hotel, restaurant, retail center, recreation, bank, auto sales, car wash, single-use retail
Conditional Uses	Light manufacturing, assembly, processing, home improvement center, R&D
Site Access	1 minute/0.3 miles from PA Route 51/Constitution Blvd; 4 minutes/1.2 miles from I-376 East/West



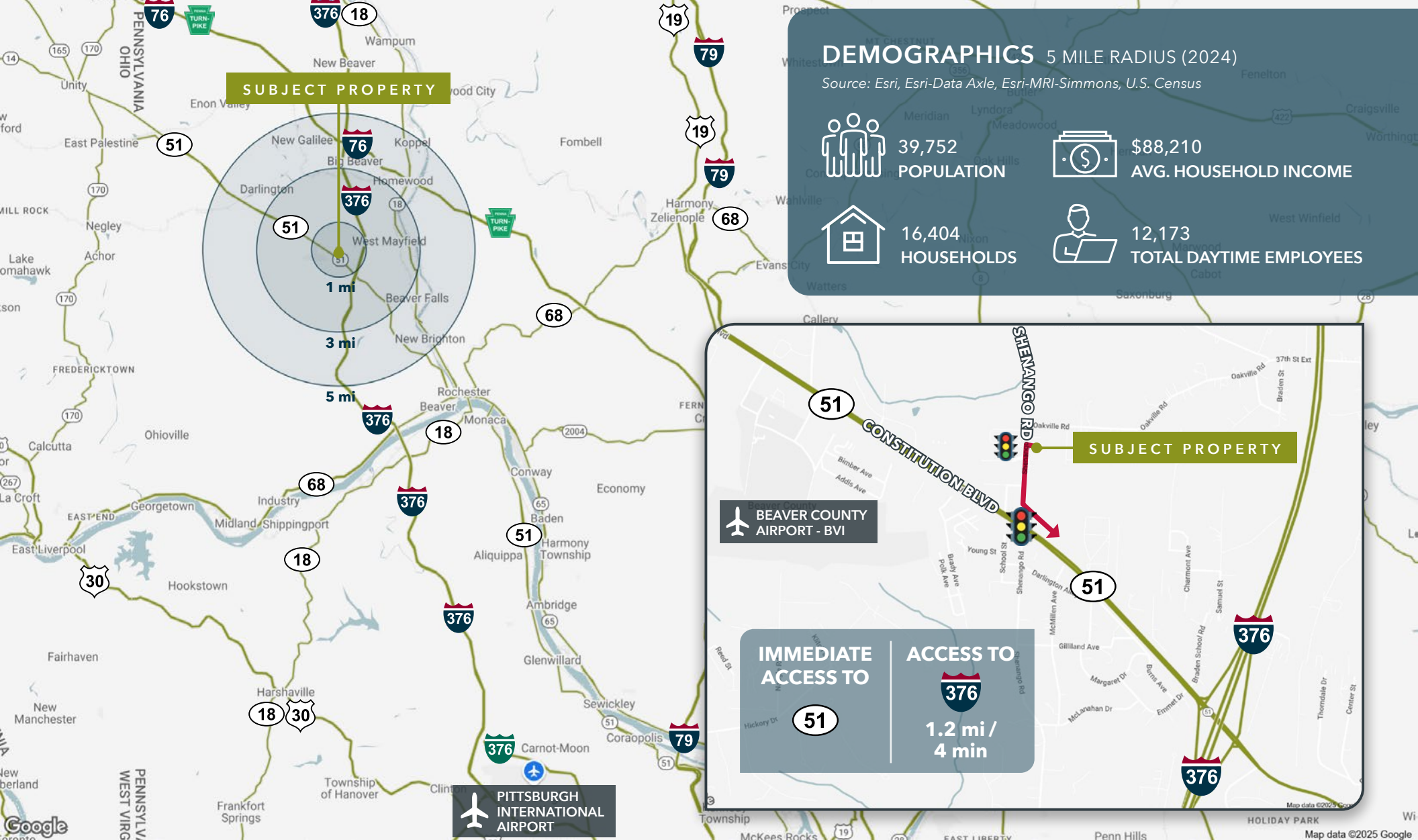
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