

446 W MAIN ST
MONONGAHELA, PA 15063



11,341 SF AVAILABLE
AVAILABLE

JABE
COMPANIES

James Wilding Jr.
(412) 606-9795
jw@jabecompanies.com

(412) 212-1270
www.jabecompanies.com



PROPERTY OVERVIEW

This 11,341 SF former Rite Aid is situated on approx. 0.82 acres.



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	4,468	12,392	37,675
HOUSEHOLDS	2,148	5,668	17,217
AVERAGE HH INCOME	\$76,847	\$90,789	\$82,147

TRAFFIC COUNTS	VEHICLES PER DAY (VPD)
W MAIN ST	9,500
CHESS ST	10,800

TRADE AREA

This property is located approx. 11 miles S of Clairton, 8 miles NW of Belle Vernon, and 20 miles E of Washington. Within a 5-mile radius, the median household income is \$61,151.

RETAIL MARKET AERIAL



JABE COMPANIES

COMMERCIAL REAL ESTATE

LOCATIONS

PITTSBURGH OFFICE

739 Washington Avenue
Carnegie, PA 15106

MORGANTOWN OFFICE

235 High Street, Suite 501
Morgantown, WV 26505

LISTING AGENTS



JAMES WILDING JR.

O: (412) 212-1270 ext. 101
M: (412) 606-9795

PRESIDENT

✉ jw@jabecompanies.com



RICH CHURCHFIELD

O: (412) 212-1270 ext. 105
M: (412) 401-3996

VICE PRESIDENT

✉ rc@jabecompanies.com

CONTACT US

(412) 212-1270 | admin@jabecompanies.com | www.jabecompanies.com

ACQUISITIONS
& DISPOSITIONS

TENANT & LANDLORD
REPRESENTATION

SITE SELECTION
& DEVELOPMENT



Founded in 2001, Jabe Companies LLC has been working with prominent retailers and developers nationwide for over 20 years. Based out of Carnegie, just outside of Pittsburgh, Pennsylvania, Jabe Companies pairs cutting-edge technology with an old-school, boots-on-the-ground model.

Jabe Companies deals in acquisitions, dispositions, brokerage, site selection, consultation, and development. Our brokers and leasing agents strive to find the perfect solution for each and every unique client.

As a member of TCN Worldwide, Jabe Companies is part of an alliance of top independent brokerage firms serving more than 200 markets across the country, allowing our reach to expand far beyond just Western Pennsylvania.

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