

FOR LEASE OPPORTUNITY

# 200 Beaver Valley Mall

A 126,010 SF large-format canvas  
in the heart of Monaca, PA.

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Former JCPenney Box | Ready for Repositioning

# Freestanding Scale & Infrastructure

## 126,010 SF

Total available building area, formerly operated as JCPenney.

## 2-Story

Expansive footprint with 30' column spacing, built for optimal merchandising flow.

## 1999-2000

**Year built.** Meticulously maintained and in excellent structural condition.



**The Blank Canvas.** Prime for retail, entertainment, medical, or mixed-use redevelopment on a 55-acre site.

# Prime Location & Market Visibility



**Dedicated Access:**  
Positioned directly at the traffic-lighted main entrance intersection.

**Architectural Canvas:** Massive, unobstructed facade signage opportunities facing primary traffic patterns.



**Pylon Placement:**  
Premier positioning on the primary monument sign.

# Regional Access & Economic Drivers

**40,054 ADT**

I-376 (Major Regional Artery)

**23,278 ADT**

Route 19

**17,833 ADT**

Brodhead Road



## Educational Gravity

Immediate proximity to **Penn State Beaver**, driving consistent daytime student and faculty traffic.



## Industrial Engine

Minutes from the massive **Shell Polymers Monaca** plant, a multi-billion dollar economic anchor sustaining the regional workforce.

# Surrounded by Market Leaders

## National Anchors & Big Box

**Walmart**  
**Target**  
**Lowe's**  
**Kohl's**  
**Ross**  
**Burlington**

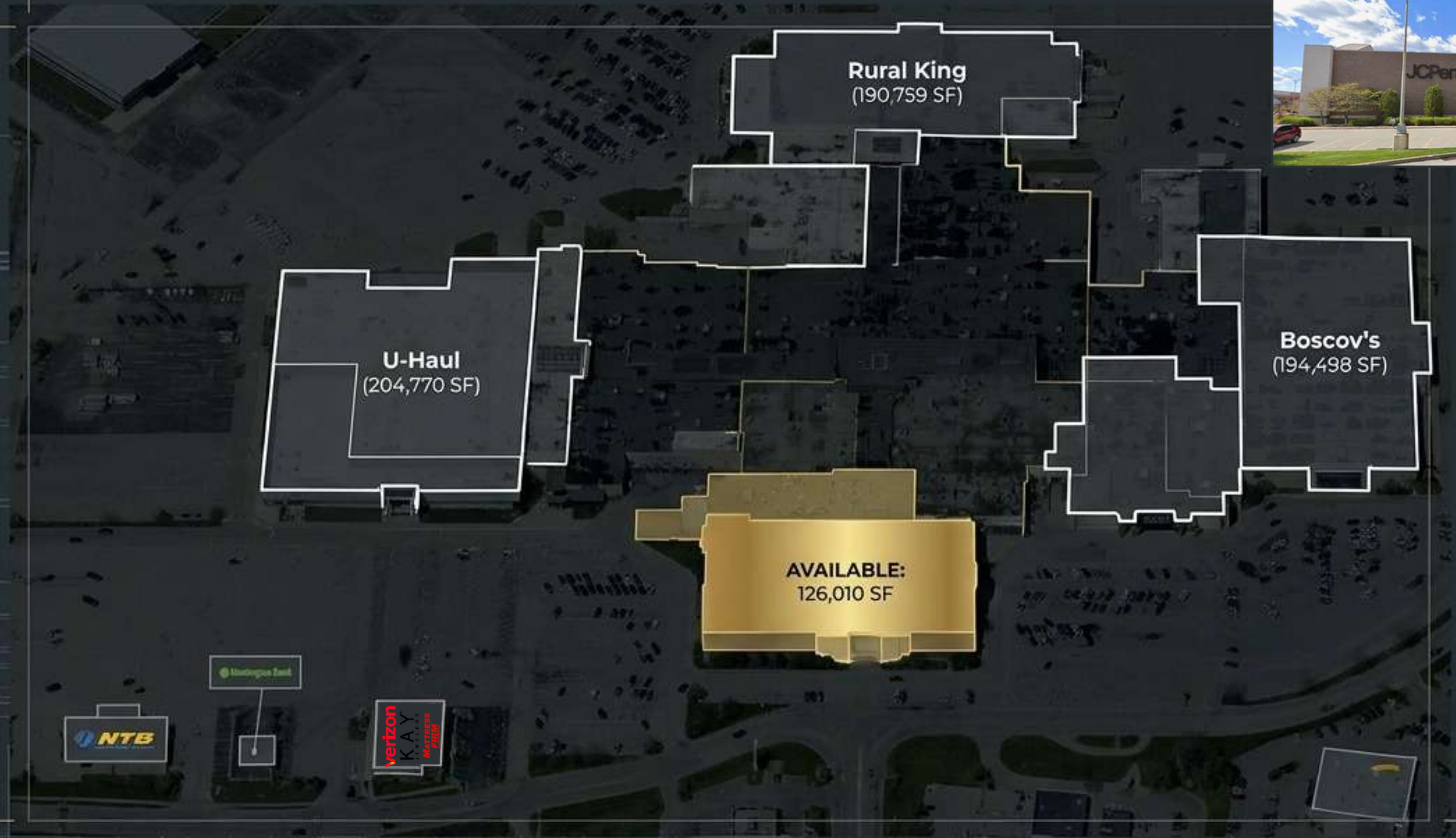
## Updated Lifestyle, Service & Dining

**Chick-fil-A**  
**Charleys**  
**Firehouse Subs**  
**El Paso Mexican**  
**Shogun**  
**AT&T**  
**Career Link**  
**Pittckleball**

## 55-Acre Site Synergy

Operating co-anchors include  
Rural King and Boscov's.

# The 55-Acre Blueprint



Commanding the central southern anchor position with expansive, dedicated parking and immediate access to the ring road.

Ready to Tour 200 Beaver Valley Mall?

**Michele Sipe**

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