



620 E ALLEGANY AVE | EMPORIUM, PA

# FORMER RITE AID


±11,253 SF ON 1.2 ACRES FOR LEASE



# PROJECT DETAILS

FORMER RITE AID • ±11,235 SF | 1.2 ACRES • FOR LEASE

|                            |  |
|----------------------------|--|
| <b>AVAILABLE SPACE</b>     | ± 11,235   |
| <b>TRAFFIC COUNTS</b>      | East Allegheny Ave - 8,544 ADT   |
| <b>PROPERTY HIGHLIGHTS</b> | <ul style="list-style-type: none"> <li>• Freestanding Former Rite Aid: +/- 11,253SF situated on approximately 1.2 Acres of flat land.</li> <li>• Strong Visibility along State Route 120 and Spring Street with easy access to SR-46 and SR 155 which lead to Interstate-80 and other Major roadways.</li> <li>• Emporium is centrally located within the heart of the PA Wilds with a strong tourism and recreational activities sector.</li> <li>• Major employment industries include Manufacturing, retail, and healthcare industries.</li> <li>• Minimal competition among national retailers.</li> </ul> |
| <b>COUNTY</b>              | Cameron  |
| <b>MARKET</b>              | Emporium   |

|   | 10 MILE  | 20 MILE  | 30 MILE  |
|---|----------|----------|----------|
|  <b>POPULATION</b>         | 4,082    | 22,039   | 57,879   |
|  <b>DAYTIME POPULATION</b> | 4,312    | 23,135   | 56,403   |
|  <b>MEDIAN HH INCOME</b>   | \$48,267 | \$57,785 | \$58,842 |



SITE  
AERIAL



CAMERON COUNTY JUNIOR /  
SENIOR HIGH SCHOOL

W 4th St 7,457 ADT

E Allegheny Ave 8,544 ADT

Sizenville Rd 3,361 ADT



**SITE**

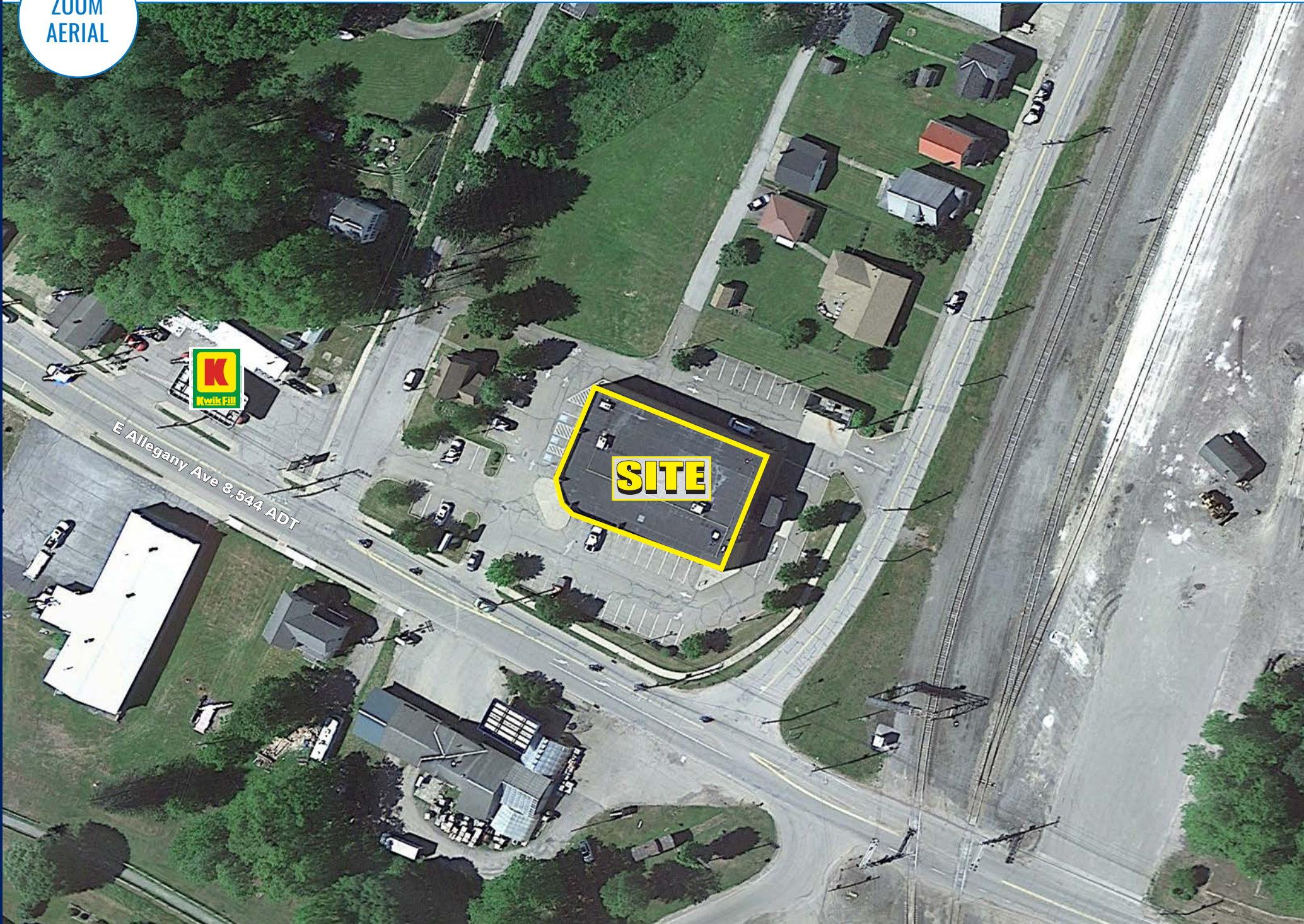
**DOLLAR GENERAL**

**PSM BrownCo**  
Precision in Powder Metallurgy



**ROSSIGROUP**  
EMPORIUM  
HARDWOODS INC

ZOOM  
AERIAL



EMPORIUM, PENNSYLVANIA

# FORMER RITE AID

**FOR LEASE**

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**WEST PALM BEACH**

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