



DOLLAR GENERAL

FORMER DOLLAR GENERAL AVAILABLE FOR LEASE

843 SHARON NEW CASTLE ROAD | FARRELL, PA 16121

7,200 SF | FOR LEASE

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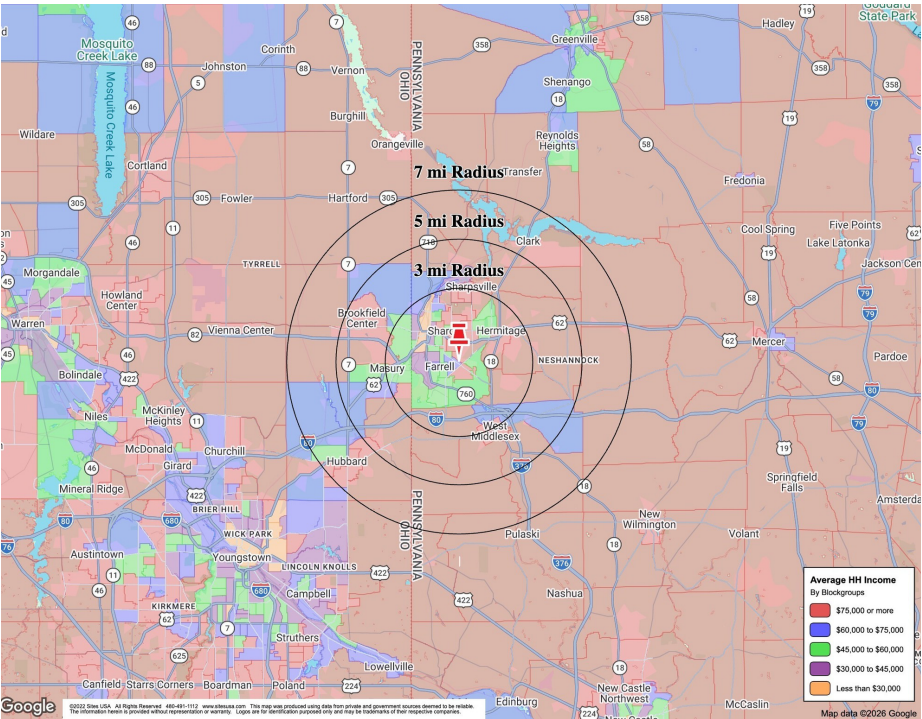
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PROPERTY OVERVIEW

843 Sharon New Castle Road offers a well-appointed single-story retail opportunity with generous glazing and direct storefront exposure along a primary thoroughfare. The interior presents a flexible open floor plan adaptable to diverse merchandising concepts, while strategic lighting and preserved finishes create an inviting customer environment. Strong visibility and site access support seamless ingress and egress for both shoppers and delivery vehicles, and the property’s configuration allows for clear navigation between sales, service, and storage areas. Thoughtfully maintained systems ensure reliable operations, making this location a compelling choice for a retail investor seeking stable tenancy potential.

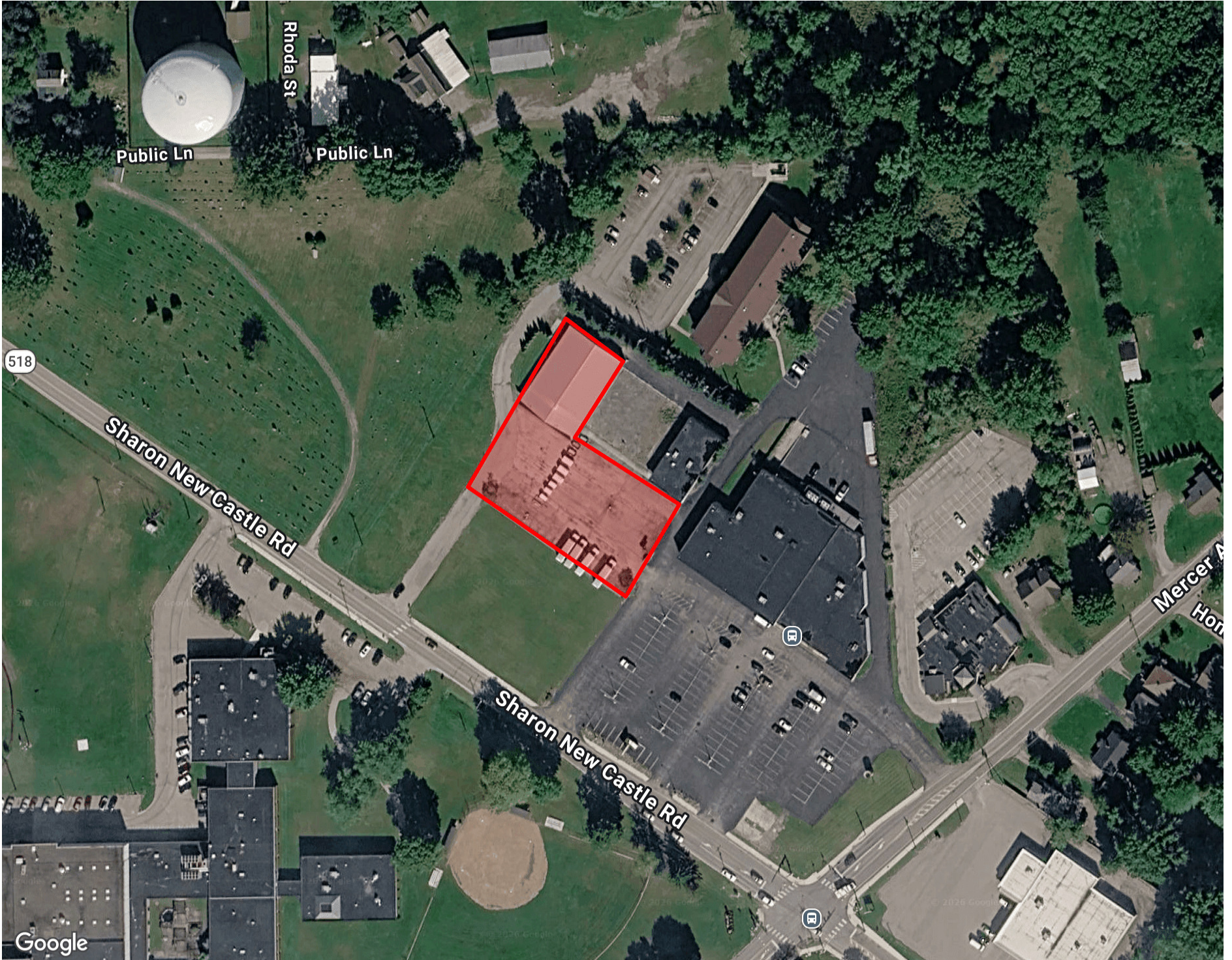


LOCATION DESCRIPTION

Situated in the bustling town of Farrell, PA, the area surrounding the location offers a dynamic and energetic backdrop for retail tenants. Just moments away from the property, tenants can immerse themselves in the vibrant commercial scene with numerous local shops, restaurants, and other retail establishments. Nearby, visitors can explore the historical gems of the area, such as the UPMC Horizon Hospital and the fascinating local landmarks like the Dr. Charles Handy House. The close proximity to Farrell Plaza and nearby amenities presents an exciting opportunity for retail businesses to tap into the local customer base. The area's central location and the bustling energy of the community make it an ideal choice for retail businesses looking to establish a strong presence in the region.

DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
AVERAGE HH INCOME	\$75,988	\$79,649	\$82,277
MEDIAN HH INCOME	\$58,184	\$60,608	\$62,819
EMPLOYEES	15,450	21,494	25,119
POPULATION	34,633	49,872	65,794
HOUSEHOLDS	15,848	22,717	29,943
TOTAL BUSINESSES	1,334	1,905	2,307







For More Information Contact Us

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