

BEAVER VALLEY MALL

570 Beaver Valley Mall Blvd. Monaca, PA 115061

PROPERTY

Demographics	1 mile	3 miles	5 miles
Population	2,635	28,502	61,933
Avg. HH Income	\$97,588	\$93,893	\$94,514
Total Households	1,245	12,748	27,383

HIGHLIGHTS

- Shell Cracker Plant will create 6,000+ jobs in Monaca, PA.
- Located just off the I-376
- Surrounded by Target, Marshalls, Khol's, & Ross Dress for Less
- Annual Visits: 3.1 Millions

NOTES

- GLA: 1,153,000 SF
- Availabilities: Anchor, In-line & Pad Space
- Traffic Count: 20,247 VPD Route 18

ANCHORS

- Boscov's, Dick's, Rural King & Ollie's



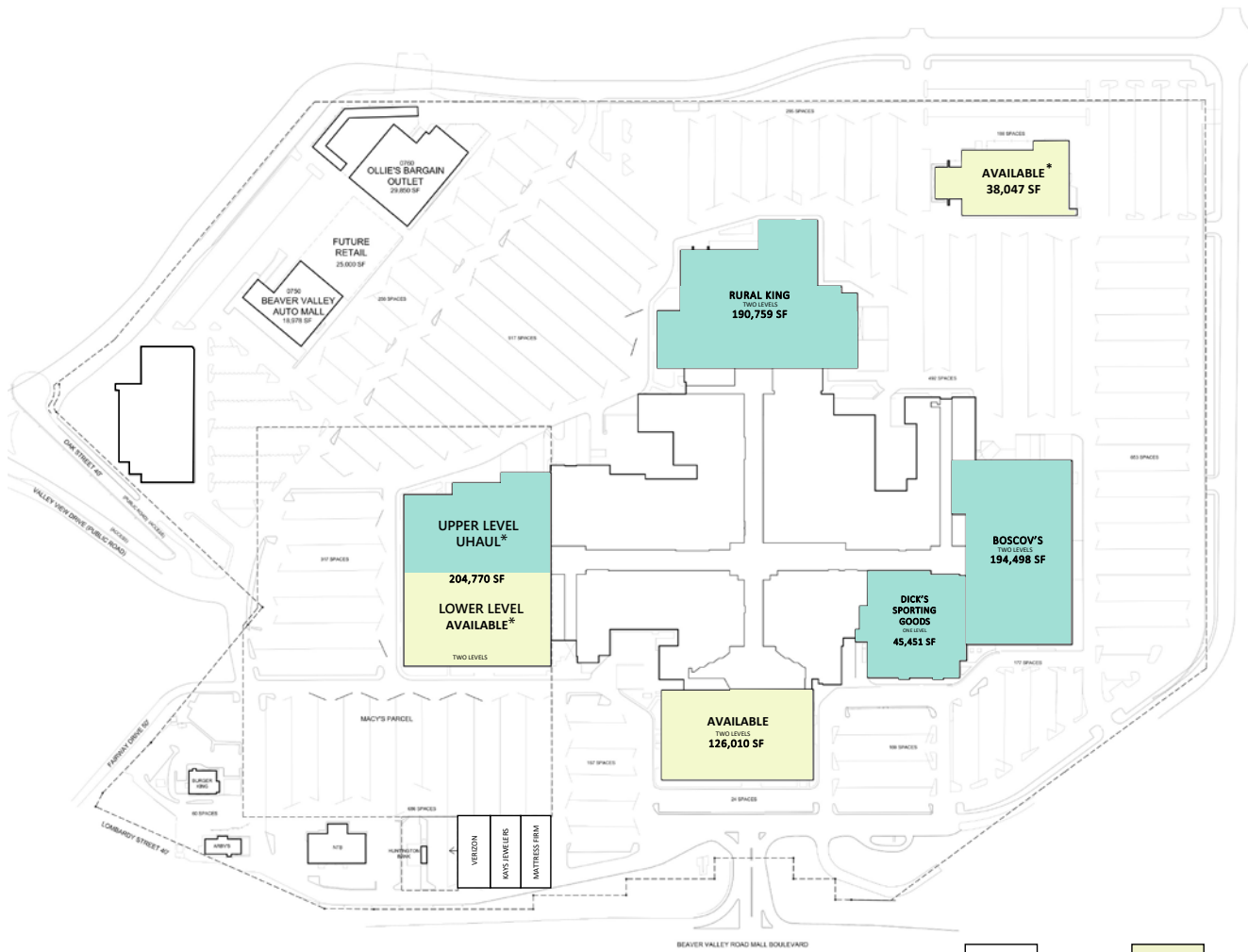
MASON
ASSET MANAGEMENT

T: 516 371.5858
E: leasing@masonam.com
150 Great Neck Road Suite 402
Great Neck, NY, 11021
www.masonam.com

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SITE PLAN



*NOT OWNED

ROUTE 18 19,360 VPD

LEASED AVAILABLE



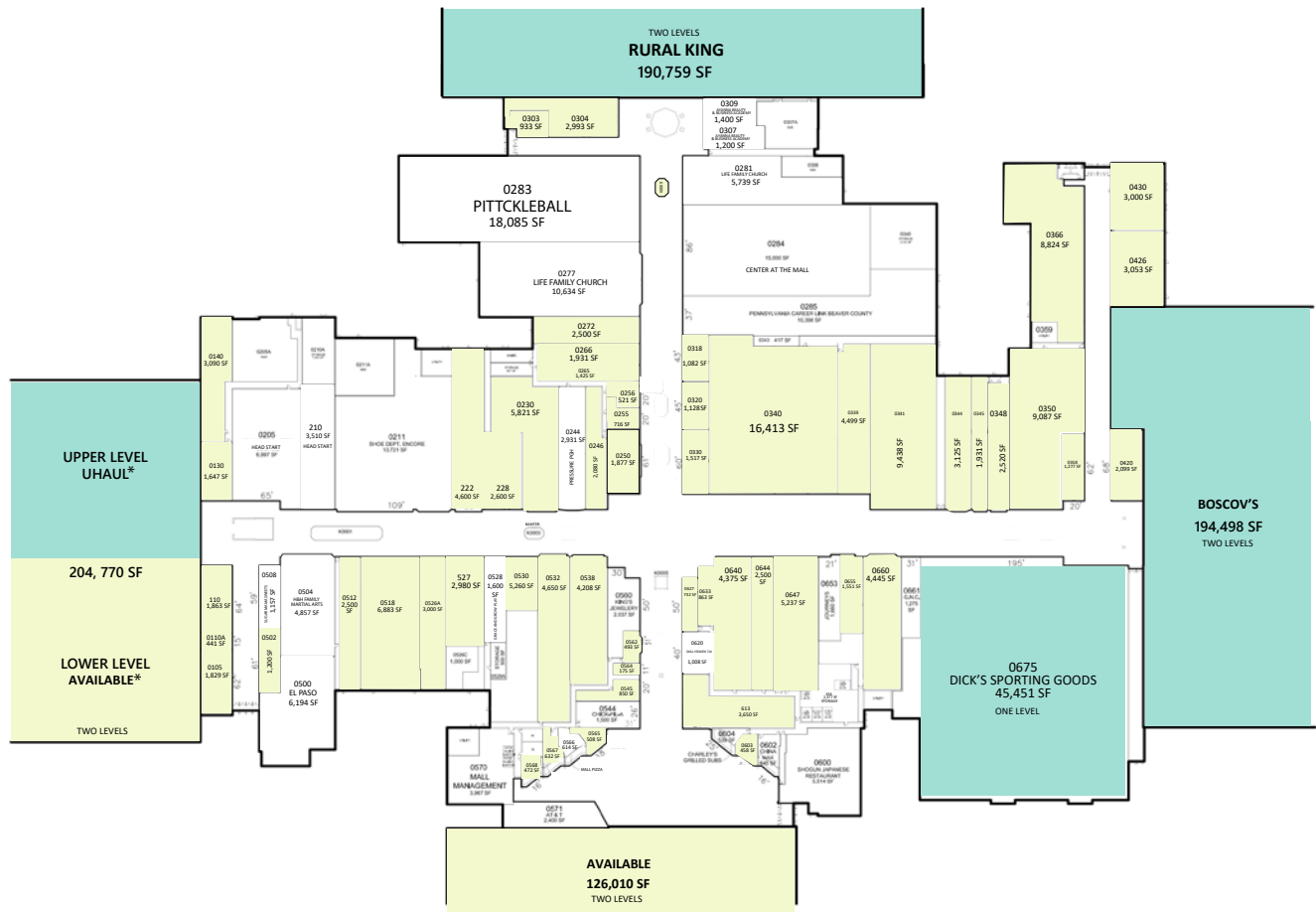
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LEASE PLAN



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LEASED AVAILABLE



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RETAILER MAP



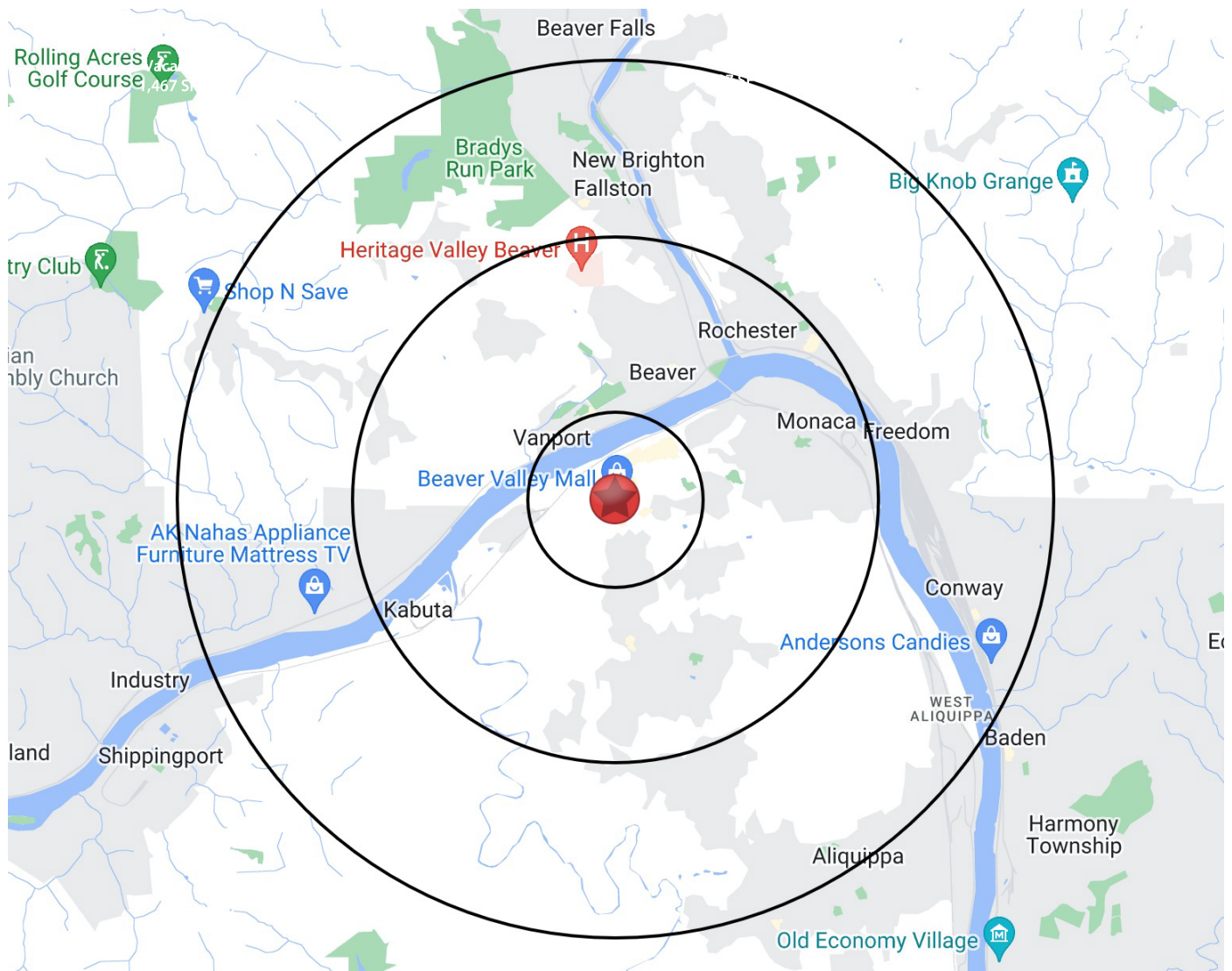
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RADIUS MAP



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