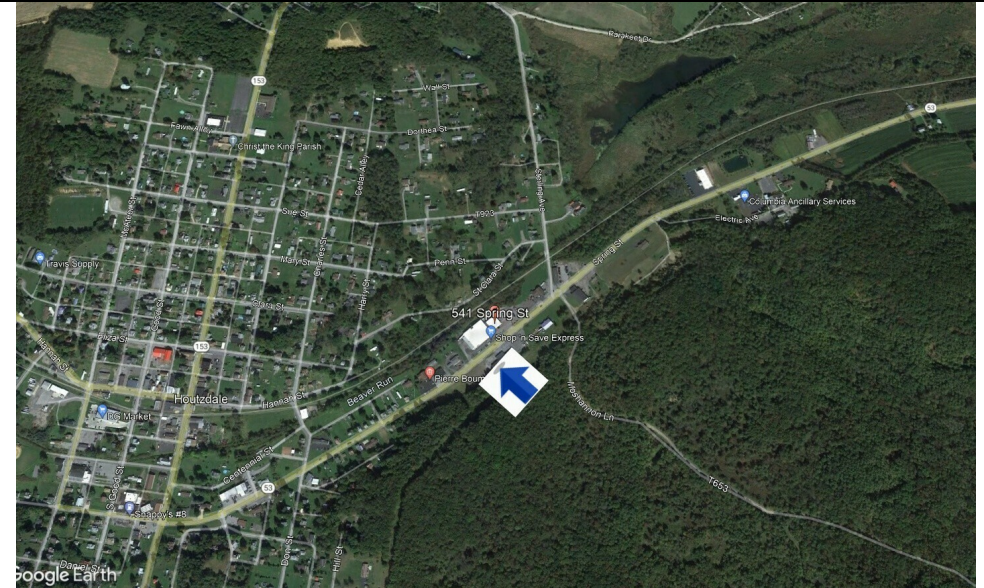


RETAIL PROPERTY FOR LEASE

Woodward Plaza • 519 Spring Street, Houtzdale, PA 16651



PROPERTY DESCRIPTION

3 - 5 Year Minimum NN Lease
Ownership pays for water / Sewer

PROPERTY HIGHLIGHTS

- Join Shop and Save, Woodward Pharmacy, Lia's Pizza, Spring Street
- Salon in this Neighborhood Retail Center; Tenant mix makes the center
- a ONE-STOP location for area residents; Great visibility along Rt 53 a
- main corridor for the county.
- Perfect destination location suitable for retail or office and medical
- uses; Loading dock at rear, ADA approved Restroom;
- Located along the main corridor of RT 53, Woodward plaza is convenient
- to Houtzdale, Osceola Mills, Phillipsburg and 17 mi from Clearfield;

OFFERING SUMMARY

Lease Rate:	\$7.75 - 8.75 SF/yr (NN)
Number of Units:	5
Available SF:	2,500 - 8,000 SF
Lot Size:	4 Acres
Building Size:	18,700 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	58	313	667
Total Population	132	693	1,578
Average HH Income	\$78,005	\$76,133	\$74,617

JAN CASTNER

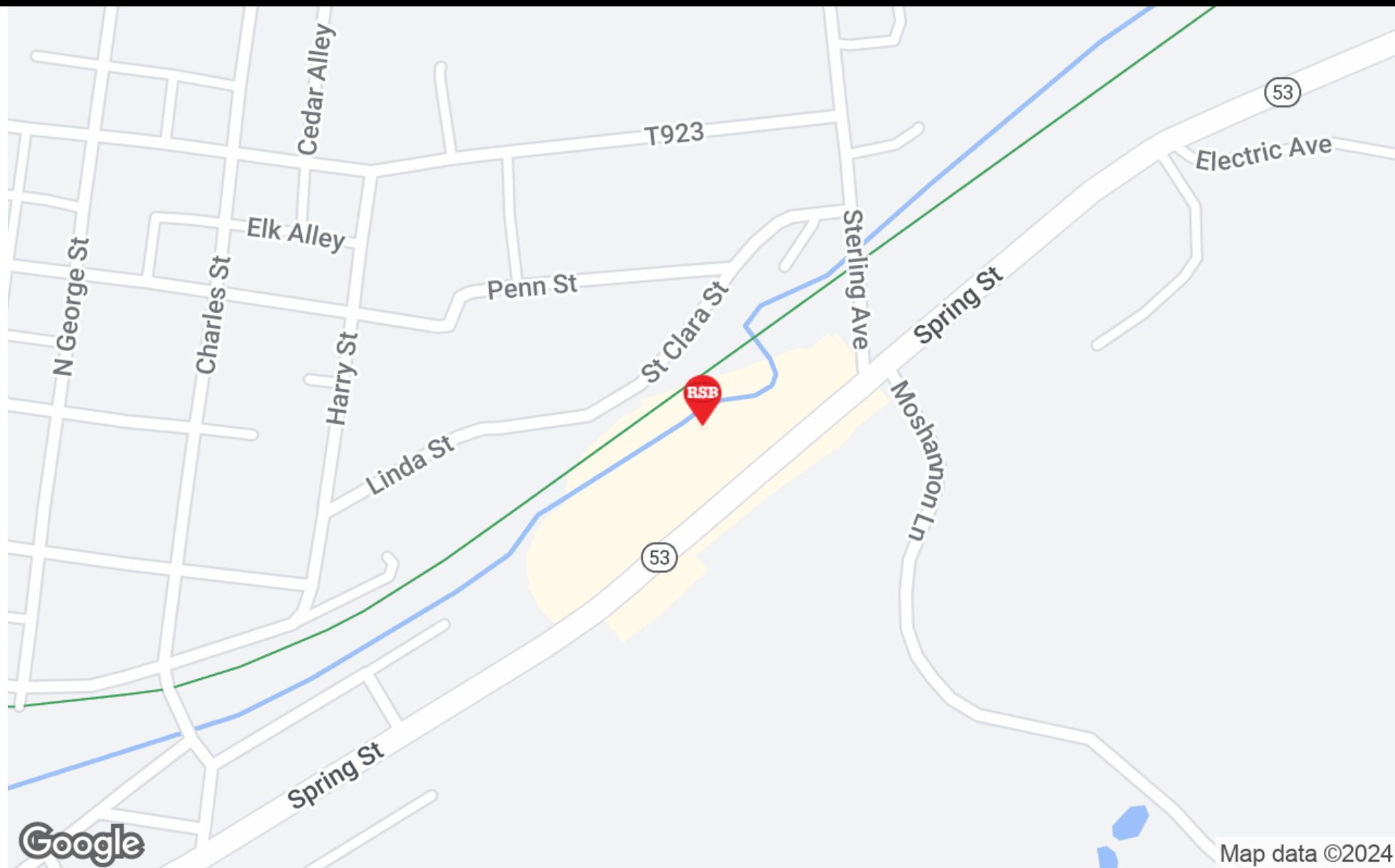
717.579.2877
jcastner@rsrrealtors.com

3 Lemoyne Drive
Lemoyne, PA 17043
717.763.1212
www.rsrrealtors.com



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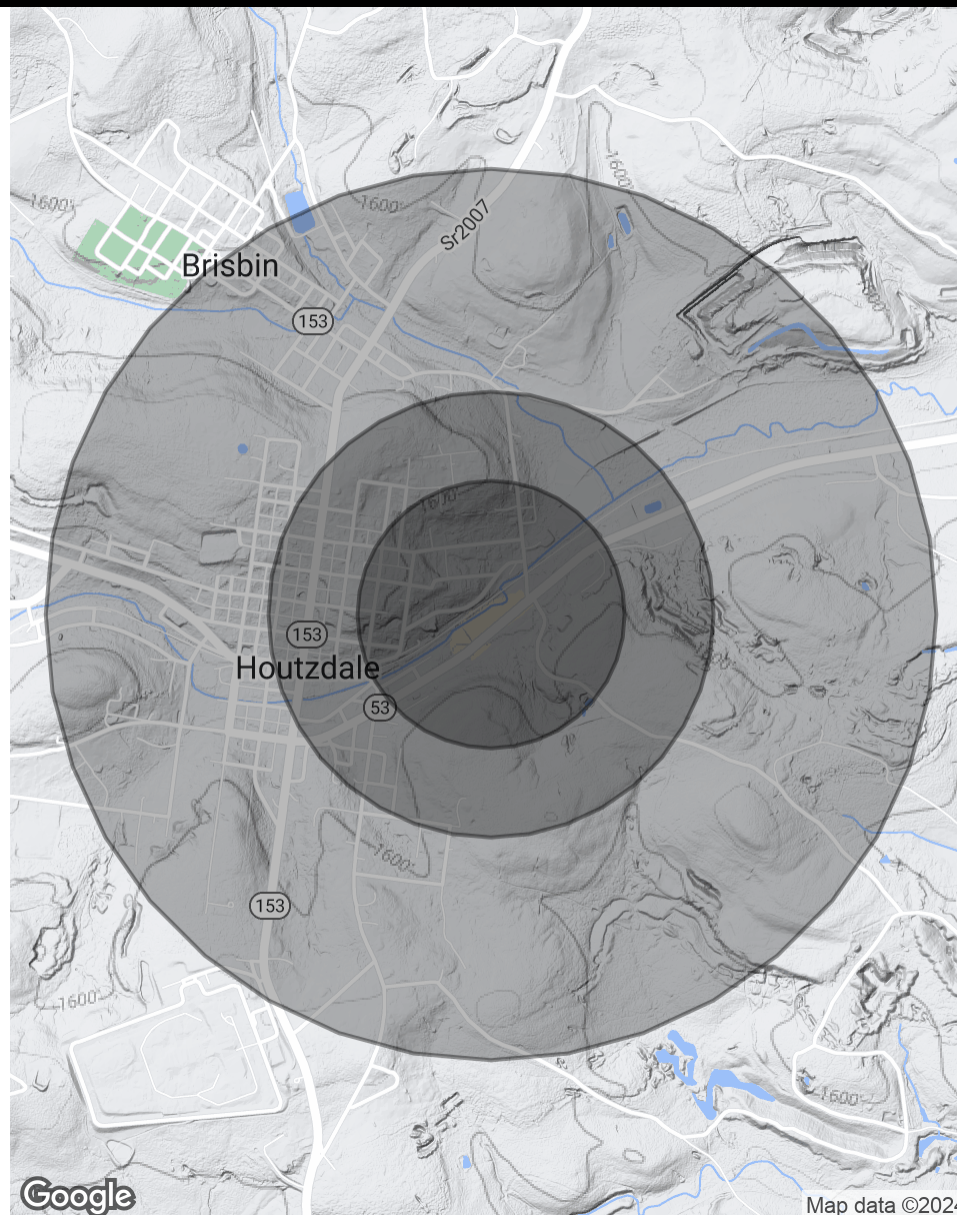


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	132	693	1,578
Average Age	45	45	45
Average Age (Male)	44	44	44
Average Age (Female)	46	45	44
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	58	313	667
# of Persons per HH	2.3	2.2	2.4
Average HH Income	\$78,005	\$76,133	\$74,617
Average House Value	\$150,101	\$126,620	\$128,788

Demographics data derived from AlphaMap



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