



REDEVELOPMENT OPPORTUNITY FOR SALE OR LEASE

2 W PARK AVE | DUBOIS, PA 15801

7,600 SF | 0.64 ACRES AVAILABLE

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PROPERTY OVERVIEW

Take advantage of an exceptional redevelopment opportunity at 2 West Park Ave, located in the bustling heart of DuBois, PA. This versatile commercial property is available for lease or sale, making it an ideal investment for businesses looking to expand or establish a presence in the area.

Featuring a spacious layout, the property offers flexible configurations to suit a variety of business needs, from retail to office space. With significant street visibility and foot traffic, this location is poised to attract customers and clients alike.

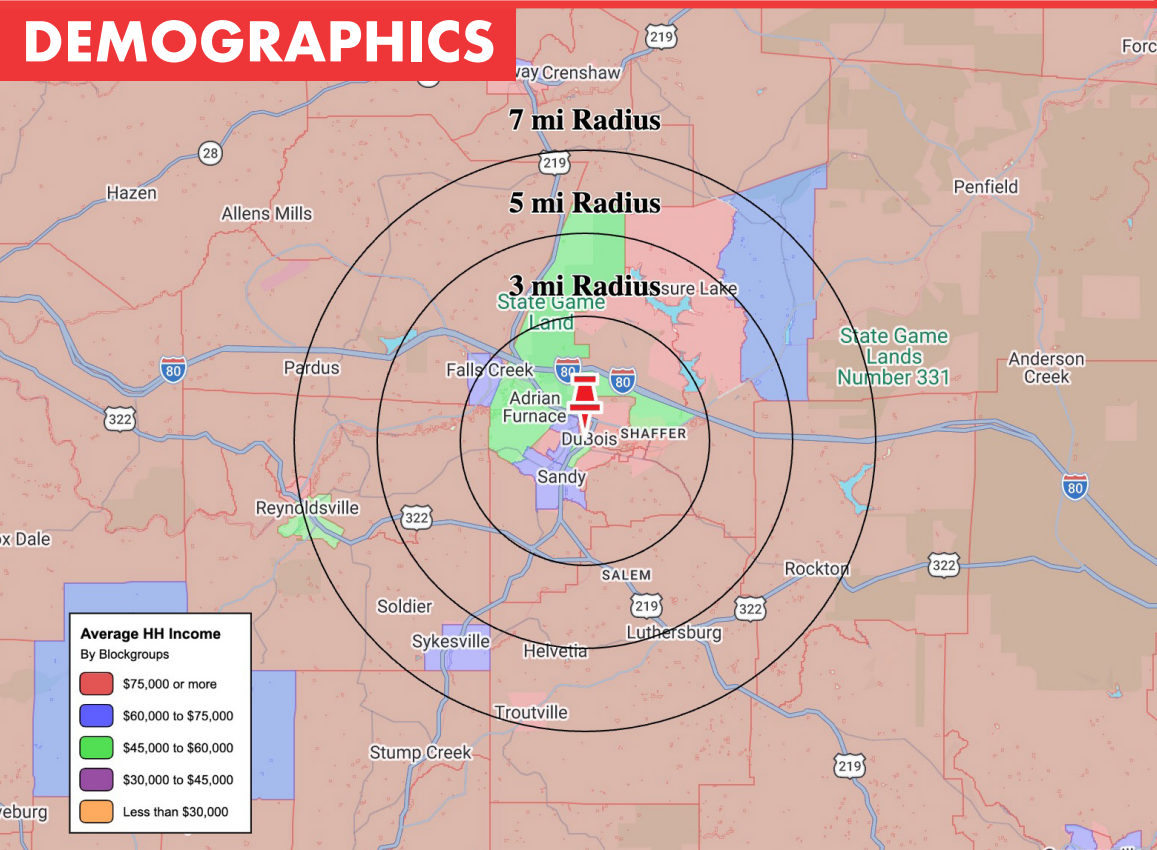
Situated near local amenities, restaurants, and public transportation, this property benefits from a vibrant community atmosphere. Whether you're an entrepreneur or an investor, 2 West Park Ave presents a prime opportunity in DuBois. Contact us today to learn more or schedule a viewing!



LOCATION

Experience the charm of DuBois, PA, a dynamic location for retail investment. Situated in the heart of a vibrant community, the area offers a perfect blend of small-town warmth and commercial opportunity. Nestled amidst picturesque landscapes, the bustling downtown area presents a rich tapestry of local shops, dining establishments, and cultural attractions, creating an inviting environment for retailers and visitors alike. Just moments away, the award-winning DuBois Country Club provides a recreational haven for residents and visitors. With a well-established retail market and a strong sense of community, this location offers an exceptional opportunity for retail or retail pad investors seeking a thriving and welcoming environment.

DEMOGRAPHICS



Demographics	3 Miles	5 Miles	7 Miles
Total Population	13,215	20,790	28,084
Employees	11,745	12,811	13,789
Average Household Income	\$91,231	\$108,617	\$101,729
Households	5,930	9,188	12,334

 US - 219: 12,347 VPD

Demographics are a projection for 2026
Source: SitesUSA, Inrix



SHEETZ

THE COMMONS

LOWE'S TJ-maxx

petco DOLLAR TREE

Dunham's

MAIN STREET MALL

goodwill giant eagle FAMILY DOLLAR Domino's

WAL-MART

SANDY PLAZA

FINE WINE & GOOD SPIRITS

DOLLAR GENERAL ALDI

FIREHOUSE SUBS

2 West Park Avenue, DuBois, PA

DUBOIS MALL

JCPenney Staples

OLD NAVY ROSS DRESS FOR LESS BIG LOTS!

PetPlace maurices

MARTIN'S

save a lot



W Park Ave

0.64 Acres



For More Information
Contact Us

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