



620 E ALLEGANY AVE | EMPORIUM, PA

FORMER RITE AID

±11,215 SF ON 1.2 ACRES FOR LEASE



PROJECT DETAILS

FORMER RITE AID • ±11,215 SF | 1.2 ACRES • FOR LEASE

AVAILABLE SPACE	± 11,215
TRAFFIC COUNTS	East Allegheny Ave - 8,544 ADT
PROPERTY HIGHLIGHTS	<ul style="list-style-type: none"> • Freestanding Former Rite Aid: +/- 11,215 SF situated on approximately 1.2 Acres of flat land. • 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. • Emporium is centrally located within the heart of the PA Wilds with a strong tourism and recreational activities sector. • Major employment industries include Manufacturing, retail, and healthcare industries. • Minimal competition among national retailers.
COUNTY	Cameron
MARKET	Emporium

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



SITE
AERIAL



CAMERON COUNTY JUNIOR /
SENIOR HIGH SCHOOL

W 4th St 7,457 ADT

E Allegany Ave 8,544 ADT

Sizenville Rd 3,361 ADT



SITE

DOLLAR GENERAL

PSM BrownCo
Precision in Powder Metallurgy

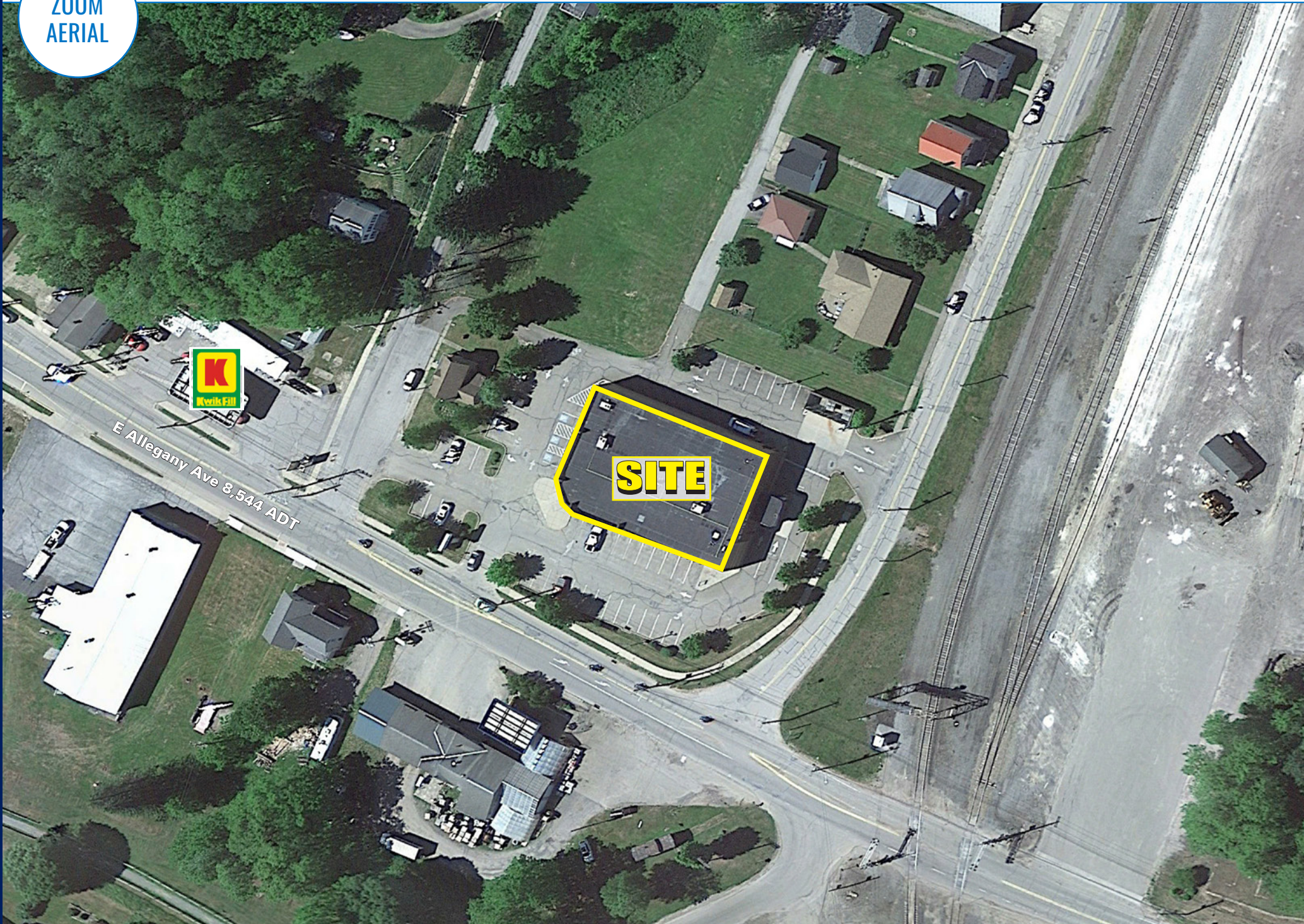
EMPORIUM
precision

ACE
Hardware

ROSSI GROUP
EMPORIUM
HARDWOODS INC

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ZOOM
AERIAL



EMPORIUM, PENNSYLVANIA

FORMER RITE AID

FOR LEASE

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WEST PALM BEACH

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