

BEAVER VALLEY MALL

570 Beaver Valley Mall Blvd. Monaca, PA 115061

PROPERTY

HIGHLIGHTS

Demographics	1 mile	3 miles	30 min Drive Time
Population	2,846	29,089	206,90
Avg. HH Income	\$77,443	\$76,350	\$82,985
Total Households	1,329	13,293	91,206

- 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

ANCHORS

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

- Boscov's, JC Penney, Dick's, Rural King & Planet Fitness



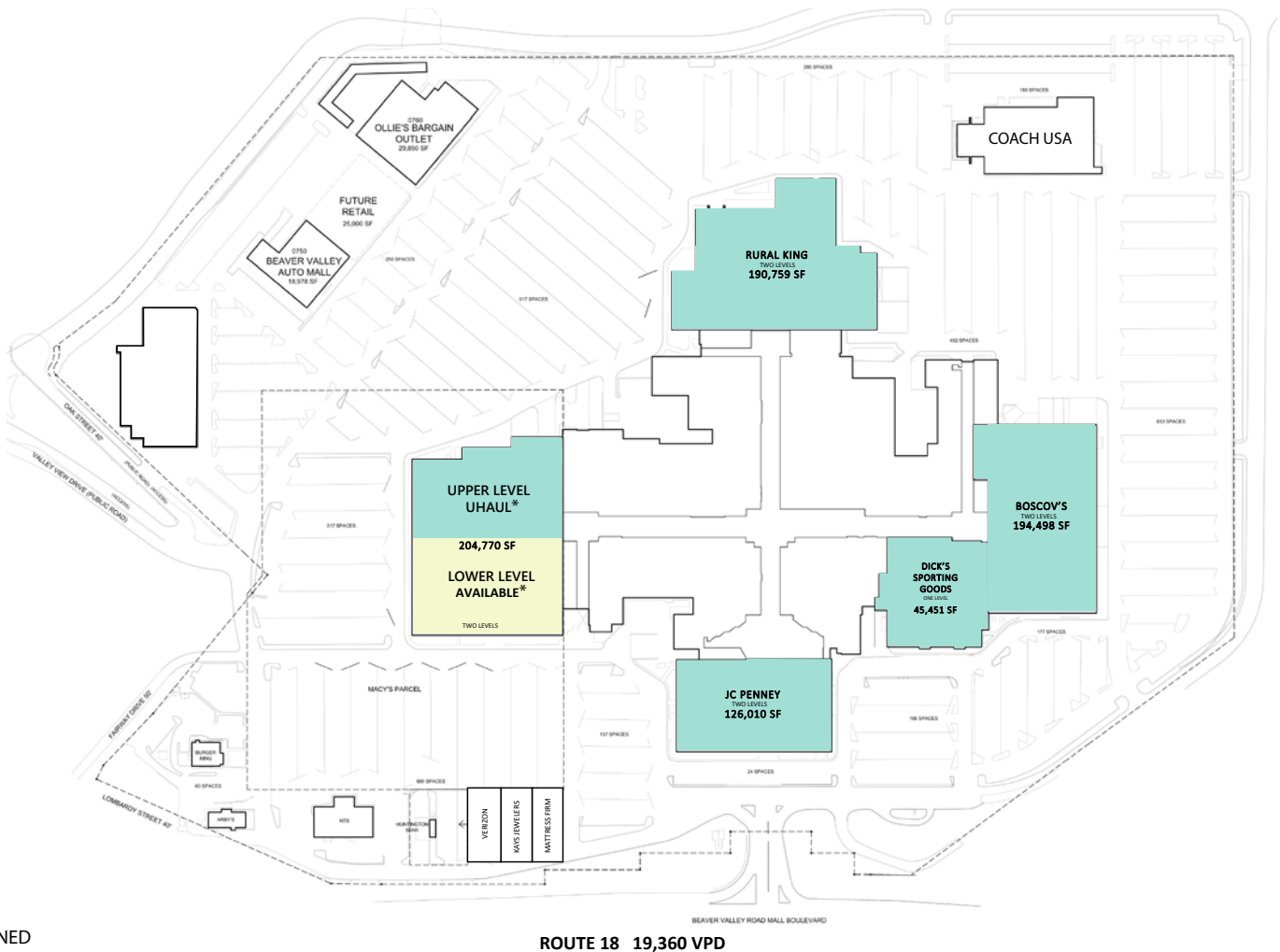
MASON
ASSET MANAGEMENT

T: 516 371.5858
E: leasing@masonam.com
747 Middle Neck Road Suite 101
Great Neck, NY, 11024
www.masonam.com

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SITE PLAN



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RETAILER MAP



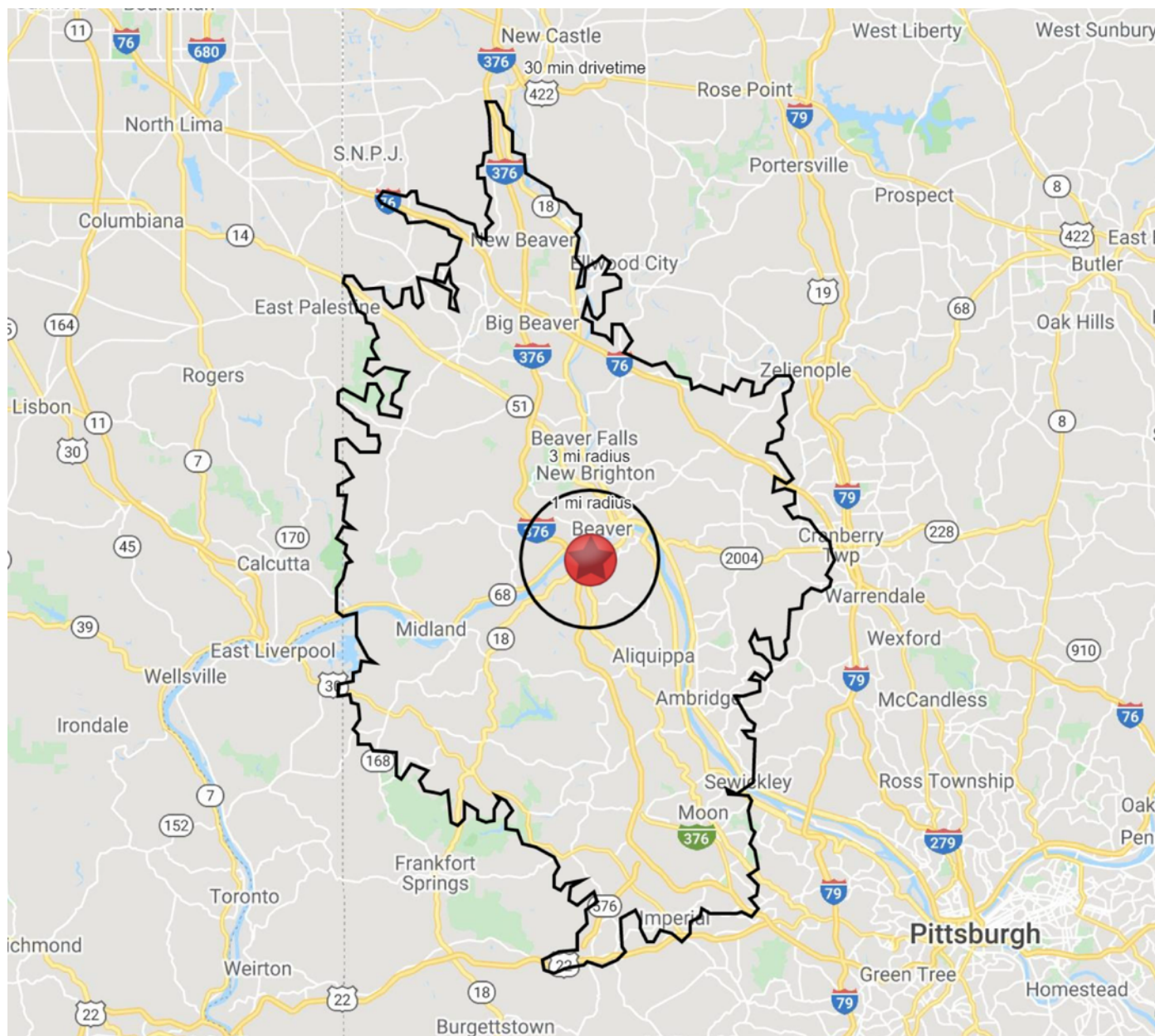
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RADIUS MAP



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