

# RESTAURANT BUILDING & LOT FOR LEASE

400 Chippewa Town Center | Beaver Falls, PA 15010 | Beaver County



- BUILDING SIZE** 10,899 SF  
**LOT SIZE** 5.8674 acres  
**PARKING** 171 spaces  
**COMMENTS**
- Regional trade area
  - Fronting Route 51
  - WalMart anchor shopping center
  - Available immediately

## DEMOGRAPHIC SNAP SHOT

	3 MILE	5 MILE	10 MILE
EST POPULATION	13,710	35,997	114,713
EST HOUSEHOLDS	5,848	14,975	48,748
EST AVG HH INCOME	\$73,282	\$66,120	\$63,450
EST MEDIAN HH INCOME	\$58,389	\$52,066	\$52,191



**JAMES YARISH**  
 jyarish@HannaLWE.com  
 412.261.2200



All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental, or other conditions, prior sale lease, financing or withdrawal without notice. Hanna Langholz Wilson Ellis will make no representation, and assume no obligation, regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property.

**CHAINLINKS**  
 RETAIL ADVISORS

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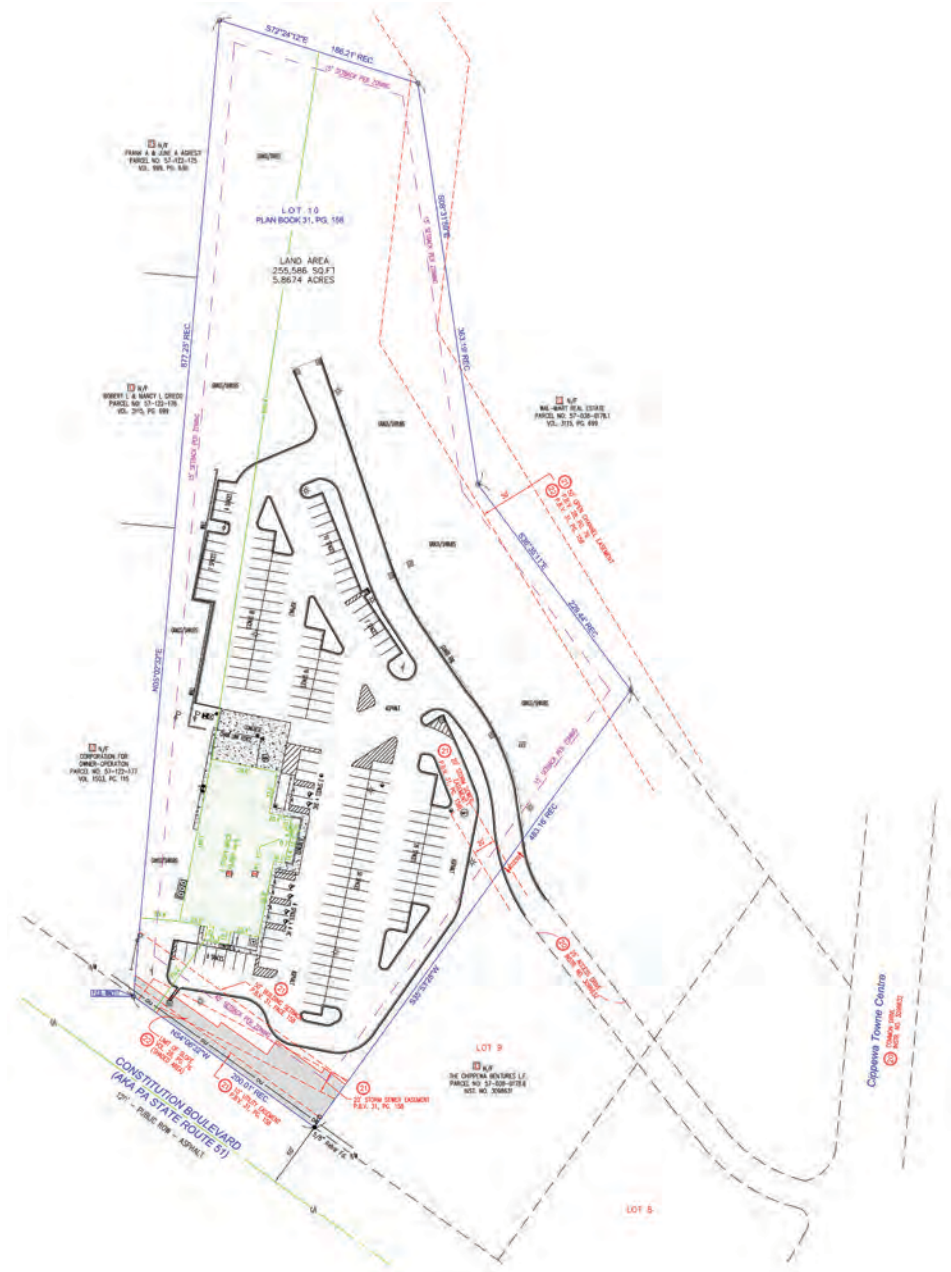
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