

Restaurant/Retail or Ground Lease

704 Shenango Road
Beaver Falls (Chippewa Twp), PA 15010

±5,700 Square Foot Second Generation Restaurant Space

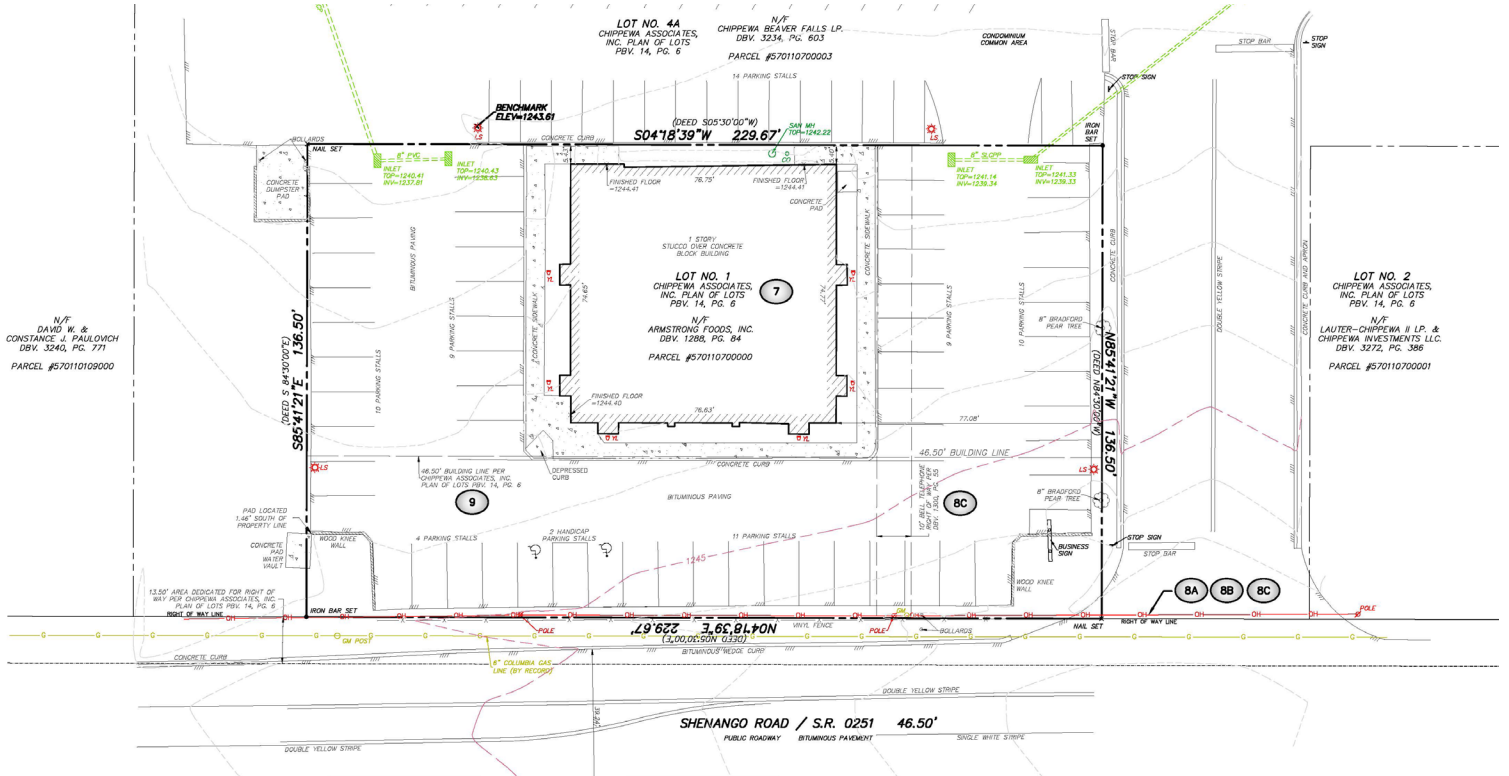


Property Highlights

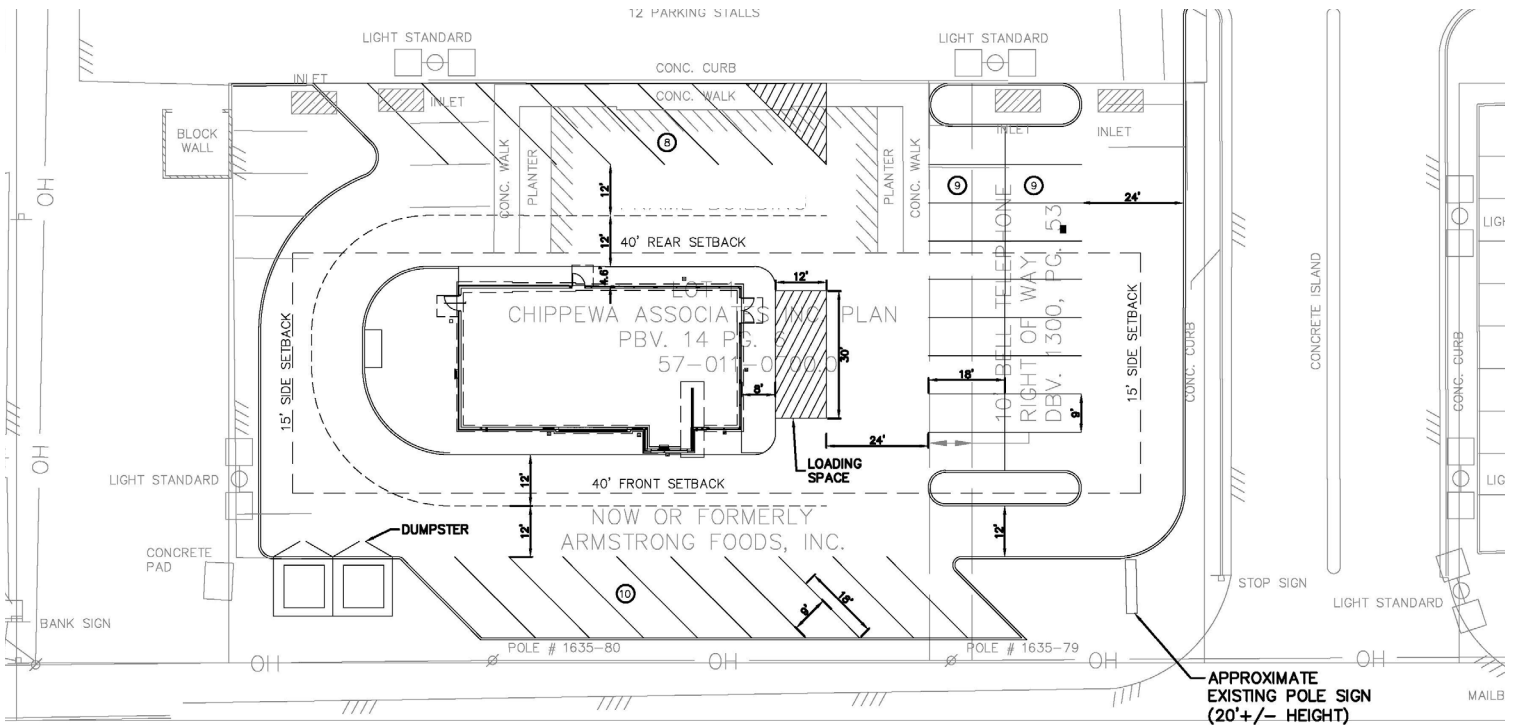
- + ±5,700 square foot former restaurant on 0.72 acres with 52 parking spaces
- + Located near the intersection of Route 51/Constitution Boulevard and Shenango Road in Chippewa Township
- + 14,170 ADT on Route 51 west of Shenango Road, 11,980 ADT on Route 51 east of Shenango Road
- + Zoned PC | Planned Commercial
- + Build-to-suit option available

2021 Demographics	One Mile	Three Miles	Five Miles
Population	1,911	17,678	39,214
Daytime Population	2,739	15,389	35,506
Households	753	7,285	16,372
Average Household Income	\$97,884	\$82,495	\$76,149

Current Layout



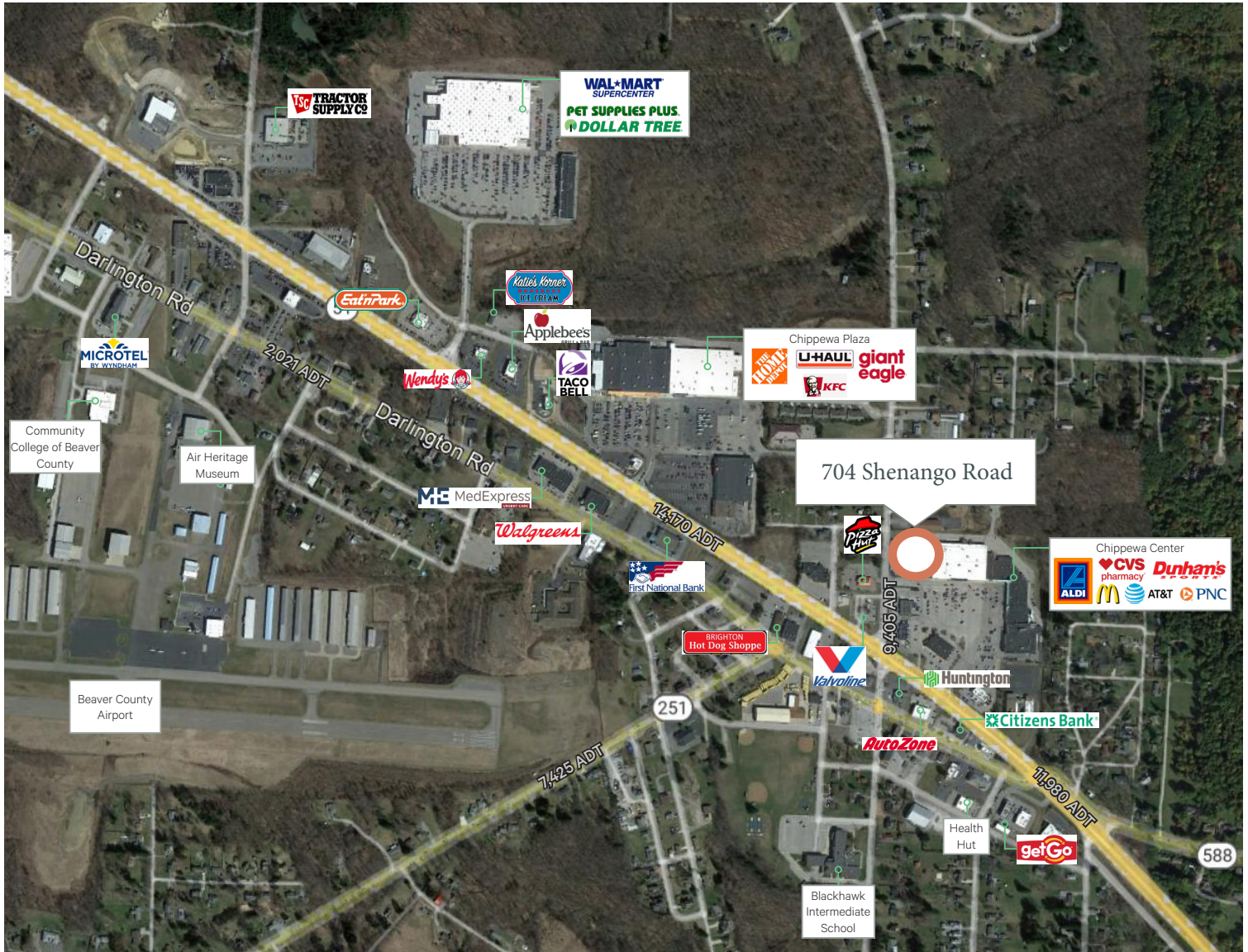
Sample Build-to-Suit Plan



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For Lease



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