

AVAILABLE FOR LEASE



# MADISON SQUARE

Bennett Williams  
COMMERCIAL REAL ESTATE

300 Brighton Ave, Rochester, PA 15074



**AVAILABLE**  
± 28,316 SF | Former **Kmart**

**Prime QSR Pad**

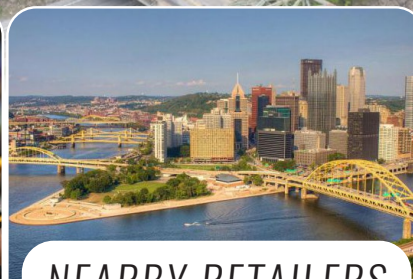
**DOLLAR GENERAL**

**RITE AID**

**NovaCare**  
REHABILITATION

**Valor**  
HEALTHCARE

**giant eagle**



NEARBY RETAILERS



**Walmart**  
Save money. Live better.

**LOWE'S**

**Marshalls**

**PET SMART**

**KOHL'S**

**Madison Square Shopping Center** is the dominant grocery anchored shopping center in Rochester/Beaver, PA trade area. At 184,082 square feet, the Giant Eagle Anchored Shopping Center is a 35-minute drive to downtown Pittsburgh and features a high performing Giant Eagle Supermarket, Dollar General, Valor Healthcare, North Way Christian Community, Nova Care Rehabilitation, and Sewickley Pediatric and Adolescent Medicine. The center has one vacancy remaining of the former K-mart space totaling 38,316 square feet that serves as an excellent opportunity for any big box or junior box retailer looking to establish a dominant presence in the market. Beaver County is seeing tremendous growth right now as a result of the new \$1.65B Shell Global petrochemical plant along the Ohio River that opens in 2022. This project has been documented as the biggest of its kind in the state of Pennsylvania. This project alone will exponentially increase the area's growth in all facets.

**TENANTS**

GIANT EAGLE  
NORTHWAY CHRISTIAN COMMUNITY  
VALOR HEALTHCARE  
DOLLAR GENERAL  
NOVACARE REHABILITATION  
SEWICKLEY VALLEY


**AVAILABLE SPACE**

**± 28,316 SF Upper Level**  
**+Proposed QSR Pad Site**





## PROJECT OVERVIEW

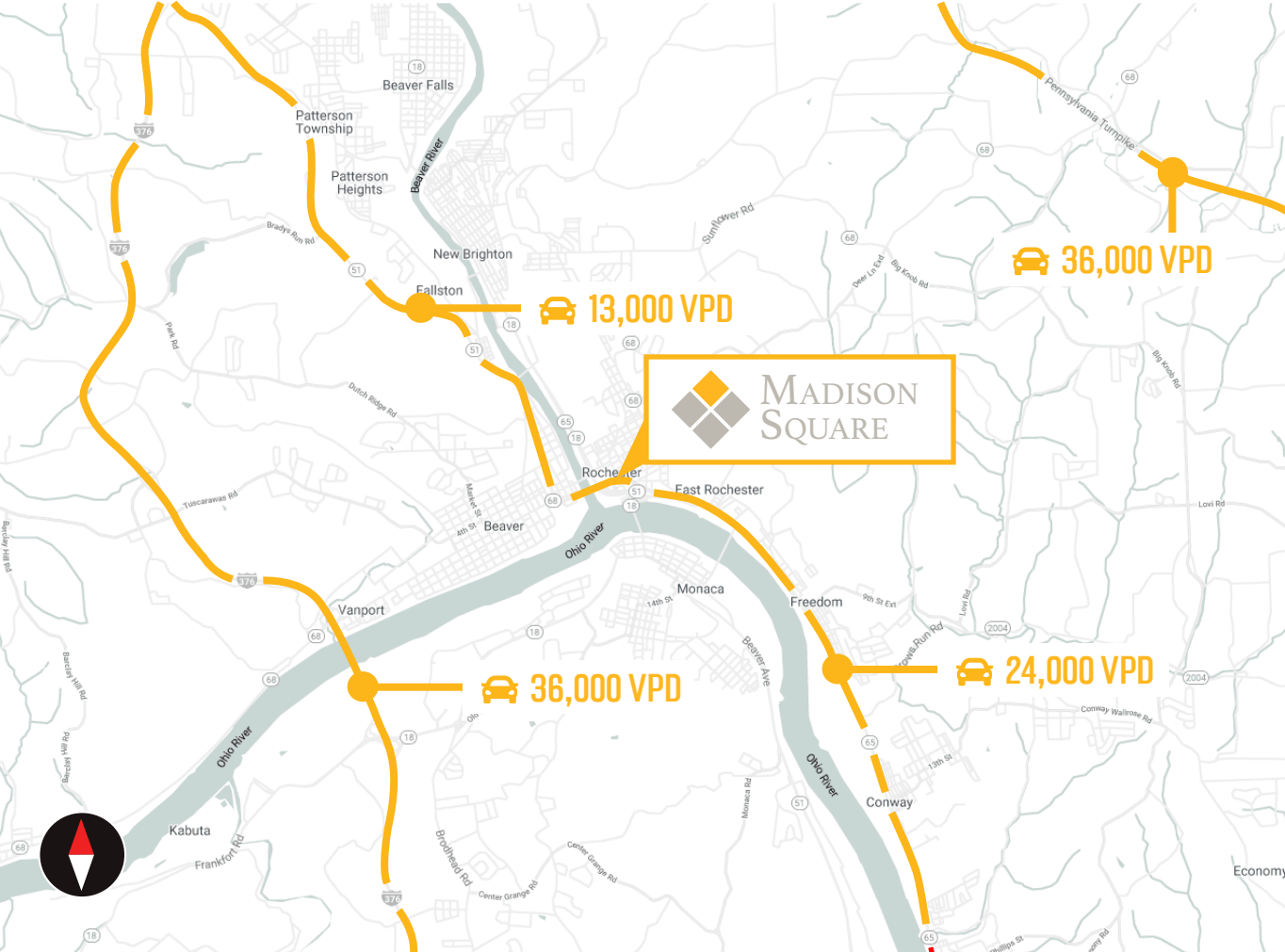
*In June 2016, Shell Chemical Appalachia LLC took the final investment decision to build a major petrochemicals plant near Pittsburgh, Pennsylvania, USA. The plant will consist of an ethylene cracker with a polyethylene derivatives unit. In November 2017, Shell announced the completion of the site's early works program and beginning of the main construction phase. Commercial production is estimated to begin early next decade.*

*The plant will use low-cost ethane from shale gas producers in the Marcellus and Utica basins to produce 1.6 million tonnes of polyethylene each year. Polyethylene is used in many everyday products, from food packaging and containers to automotive components. The facility will be built on the banks of the Ohio River in Potter Township, Beaver County, about 50 kilometers (30 miles) north-west of Pittsburgh.*

*The plant is located close to both its source of ethane and its customer base. More than 70% of North American polyethylene customers are within a 1,100 kilometer (700-mile) radius of Pittsburgh. The plant's Pennsylvania location will provide Shell with a competitive advantage over Gulf Coast operators while providing customers with a shorter, more dependable supply chain.*

# PROPERTY LOCATION

Madison Square Shopping Center sits right along the Ohio and Beaver River with a 35-minute drive time to Downtown Pittsburgh. The 184,082 square foot shopping center sits along Madison St (±5,000 VPD) and Route 65 (±24,000 VPD), which is the main thoroughfare from the Northwestern suburbs into Downtown Pittsburgh. The site has close proximity to I-376 (±36,000 VPD) which goes North to Erie and Southwest into the city.

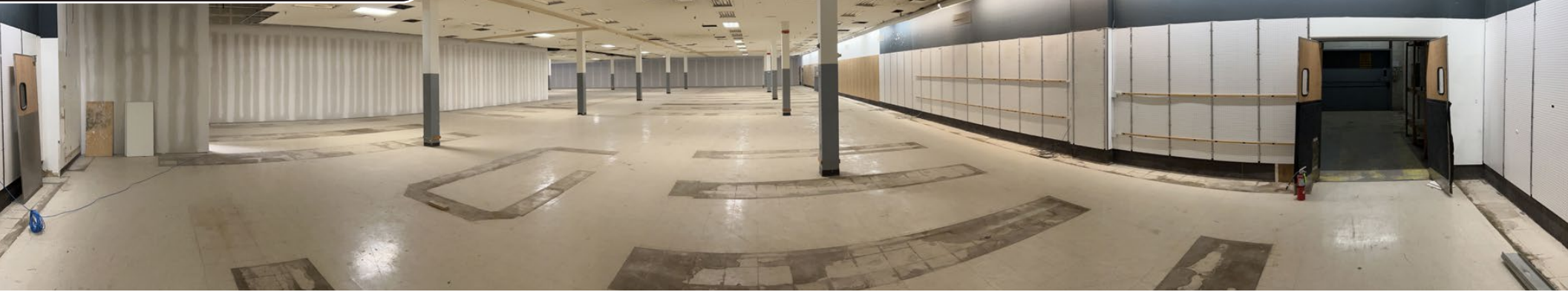


## TRADE AREA

Adding to the stability of this location, the site shows a 10-minute drive time demographic of over 49,409 people with household incomes more than \$74,837 and daytime demographics equally as strong with 40,600. The demographics within a 10-mile radius include 181,527 people in 76,877 homes, a labor force of 149,958 with an average household income of \$89,168. The area has seen a growth of 10.6% since 2000 with over 8,849 new homes.

DEMOGRAPHICS	1 MILES	5 MILES	10 MILES
POPULATION	8,457	66,088	181,527
TOTAL HOUSEHOLDS	3,939	28,582	76,877
AVG HHI	\$60,708	\$76,842	\$89,168





 SITE PLAN

W MADISON STREET ±5,000 VPD

PROPOSED QSR PAD




28,316 SF  
FORMER 


  
HEALTHCARE

  
PAcyber

  
NORTH WAY  
CHRISTIAN COMMUNITY

65TH INFANTRY DIVISION MEMORIAL HWY  
17,000 VPD

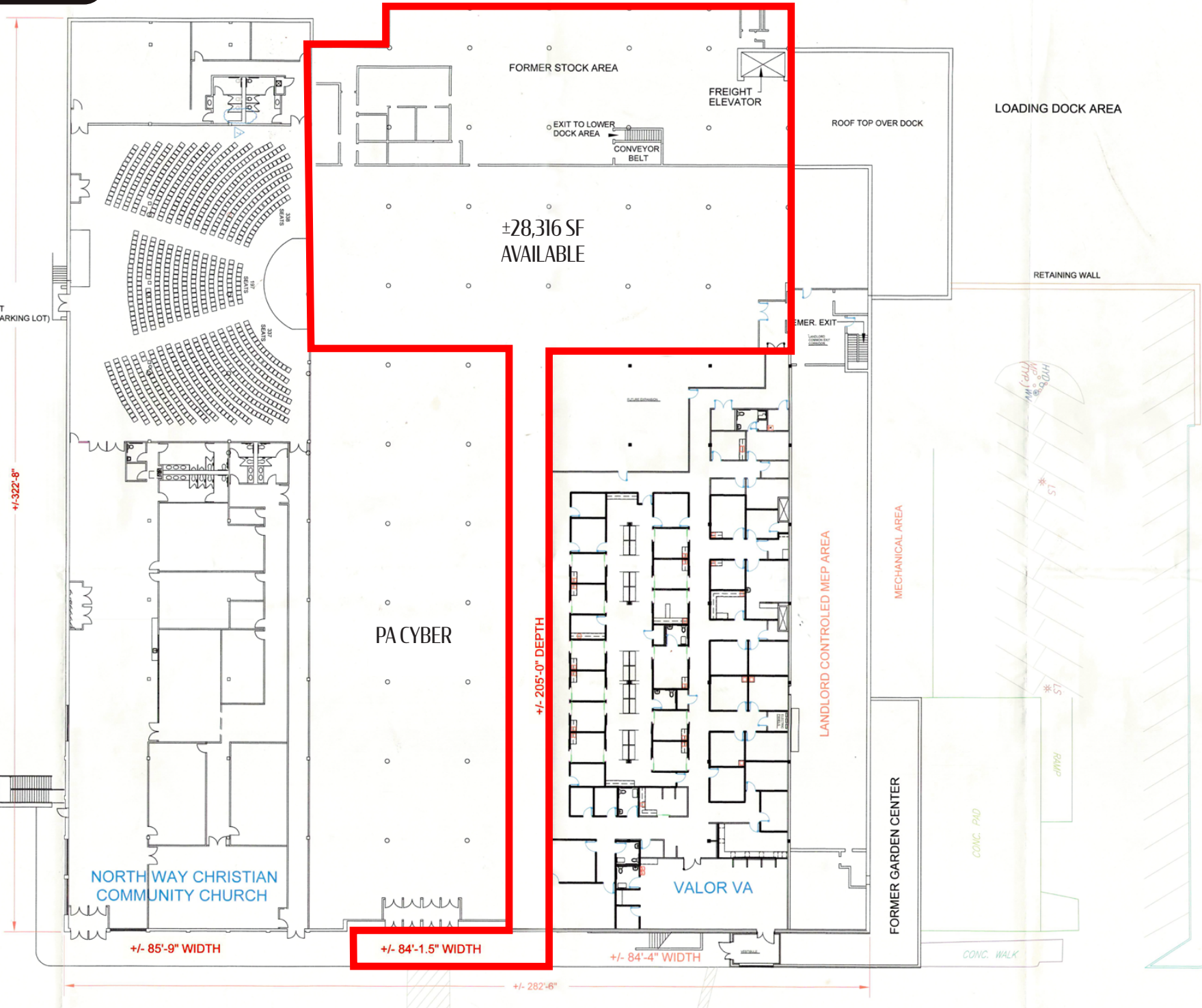
  
NOVA CARE  
REHABILITATION

  
DOLLAR GENERAL

ADAM STREET ±9,000 VPD



A BELOW



# RETAIL MARKET AERIAL



**MONRO**  
AUTO SERVICE AND TIRE CENTERS

**giant eagle**  
**SUBWAY**  
**Valor**  
HEALTHCARE

**RITE AID**

**ROCHESTER**

*Shop 'n Save*  
**goodwill**  
**BIG LOTS!**  
*Rust Zone*  
FINE WINE & GOOD SPIRITS  
**LONG JOHN SILVER'S**

**RITE AID**  
**DOLLAR GENERAL**  
**SUBWAY**  
**McDonald's**  
**Wendy's**  
**Gulf**  
**7-ELEVEN**  
**Little Caesars**

**BEAVER**

**Target**  
**KOHL'S** expect great things  
**Marshall's**  
**ROSS** DRESS FOR LESS  
**Famous Footwear**  
**CVS pharmacy**  
**five BELOW**  
**Michael's**  
**PETSMART**  
**Pizza Hut**  
**SALLY BEAUTY**  
**CINEMARK**

**CVS pharmacy**

**bp**  
**DOLLAR GENERAL**  
**FAMILY DOLLAR**

**MONACA**

**Hilton Garden Inn**  
**HOME2**  
SUITES BY HILTON  
**QUICK STOP**  
GOOD STUFF CHEAP

**Starbucks**  
**AT&T**  
**Mobile**  
**Tanera**  
BANK  
**Original**  
**HARBOR FREIGHT**  
TOOLRY, WOODS, LOWEST PRICE

**LOWE'S**

**Walmart** Save money. Live better.  
**DUNKIN'**  
wireless  
**Staples**  
**Applebee's**  
**cricket**  
wireless  
**McDonald's**

**ALDI**

**Aaron's**  
**MATTRESS FIRM**  
**SUNOCO**  
**AspenDental**  
**Advance Auto Parts**  
**Wendy's**  
**DOLLAR TREE**  
**Shell**

**NORTHERN LIGHTS SC**  
**giant eagle**  
**DOLLAR TREE**  
**TACO BELL**  
**Arby's**  
**BURGER KING**  
**MIDAS**

**Shell**  
**PLANT**

**Hampton Inn**

**FAIRFIELD INN & SUITES**  
**Marriott**

**BEAVER VALLEY MALL**  
**DICK'S SPORTING GOODS**  
**Rural King**  
**BURGER KING**  
**planet fitness**  
**JCPenney**  
**SEPHORA**  
**U-HAUL**  
**CHAMPS**  
**Chick-fil-A**  
**SHOE DEPT. ENCORE**  
**T Mobile**  
**AMERICAN EAGLE**  
**at&t**  
**GNC**  
**LIVE WELL**  
**FIREHOUSE SUBS**  
**Great Clips**  
**Bath & Body Works**  
**NTB**  
**Arby's**  
**MATTRESS Warehouse**

**Walmart**







POPULATION  
**302,205**



MEDIAN HH INCOME  
**\$60,198**



# OF EMPLOYEES  
**1,160,100**



MEDIAN AGE  
**32.9**



# CITY OF *Pittsburgh*

*Pittsburgh is a city in the Commonwealth of Pennsylvania in the United States and the county seat of Allegheny County. A population of 302,971 residents lives within the city limits as of the 2020 US Census, making it the 68th-largest city in the U.S. and the second-most populous city in Pennsylvania, behind Philadelphia. The Pittsburgh metropolitan area is the anchor of Western Pennsylvania; its population of 2.37 million is the largest in both the Ohio Valley and Appalachia, the second-largest in Pennsylvania, and the 27th-largest in the U.S.*

*Pittsburgh is located in the southwest of the state, at the confluence of the Allegheny River and the Monongahela River, forming the Ohio River. Pittsburgh is known both as "the Steel City" for its more than 300 steel-related businesses and as the "City of Bridges" for its 446 bridges. The city features 30 skyscrapers, two inclined railways, a pre-revolutionary fortification and the Point State Park at the confluence of the rivers. The city developed as a vital link of the Atlantic coast and Midwest, as the mineral-rich Allegheny Mountains led to the region being contested by the French and British empires, Virginians, Whiskey Rebels, and Civil War raiders.*

*Aside from steel, Pittsburgh has led in the manufacturing of other important materials — aluminum and glass — and in the petroleum industry. Additionally, it is a leader in computing, electronics, and the automotive industry. For part of the 20th century, Pittsburgh was behind only New York City and Chicago in corporate headquarters employment; it had the most U.S. stockholders per capita. De industrialization in the 1970s and 1980s laid off area blue-collar workers as steel and other heavy industries declined, and thousands of downtown white-collar workers also lost jobs when several Pittsburgh-based companies moved out. The population dropped from a peak of 675,000 in 1950 to 370,000 in 1990. However, this rich industrial history left the area with renowned museums, medical centers, parks, research centers, and a diverse cultural district.*



# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### EXTON OFFICE:

1 E. Uwchlan Ave.  
Suite 409, Exton, PA 19341

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 107  
West Chester, PA 19380

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205  
State College, PA 16803

### NEW JERSEY OFFICE:

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Moorestown, NJ 08057

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REPRESENTATION

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REPRESENTATION

INVESTMENT  
SALES

PROPERTY  
MANAGEMENT



## About Bennett Williams

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

