



Boscov's

Rural King



EVERY SEASON STARTS AT
DICK'S
SPORTING GOODS

jcpenny

SHOE DEPT.

BEAVER VALLEY MALL

400 BEAVER VALLEY MALL
MONACA, PA | 15061

WALMART PLAZA

Walmart PRIMANTI BROS.
McDonald's TACO BELL GameStop Applebee's

±20,247 VPD



crumbl cookies T Mobile

Panera BREAD



KOHL'S expect great things
Famous Footwear ROSS DRESS FOR LESS

TOWNSHIP MARKETPLACE

SALLY BEAUTY PETSMART
five BELOW Michaels



±20,247 VPD

±1,000 - 204,770 SF
AVAILABLE FOR LEASE



Cale Bruso | Ashlee Lehman | Adam Hagerman | Brad Rohrbaugh | Chad Stine
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

Beaver Valley Mall is a premier, 1,153,000 square foot mall located in the heart of Beaver County Pennsylvania. Strategically positioned off Route 18 (20,247 VPD), Beaver Valley Mall offers convenient access to all the region's major roadways including I-376, Route 18 and the PA Turnpike. Beaver Valley Mall benefits from over 3.1 million visitors a year; offering any tenant that joins the project ample visibility and foot traffic. Within the mall features top national brands such as JC Penny, Boscov's, Dick's Sporting Goods, Planet Fitness, Rural King and more! Additionally, retailers such as Target, Marshals, Lowe's, Walmart, Aldi, Famous Footwear, Texas Roadhouse and more. The Beaver Valley Mall is an excellent opportunity for any retailer or business to penetrate the rapid growing Monaca retail market. Reach out to our team today to discuss further!



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	29,494	63,700	106,548
TOTAL EMPLOYEES	12,642	20,811	31,215
AVERAGE HHI	\$93,833	\$93,667	\$92,597
TOTAL HOUSEHOLDS	13,174	28,156	46,596

TRAFFIC COUNTS: **ROUTE 18** ±20,247 VPD

2.6M ANNUAL MALL VISITS



305K ANNUAL VISITS



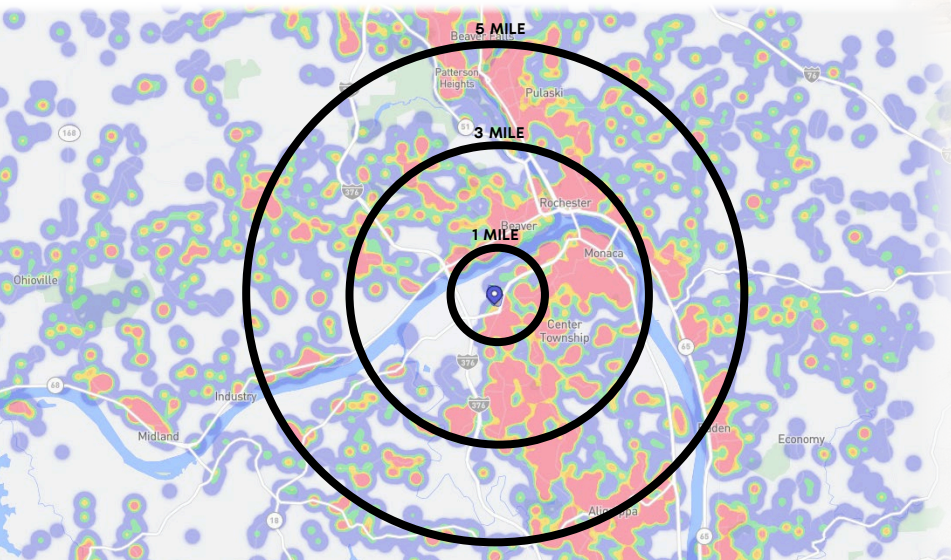
84.2K ANNUAL VISITS



433.1K ANNUAL VISITS

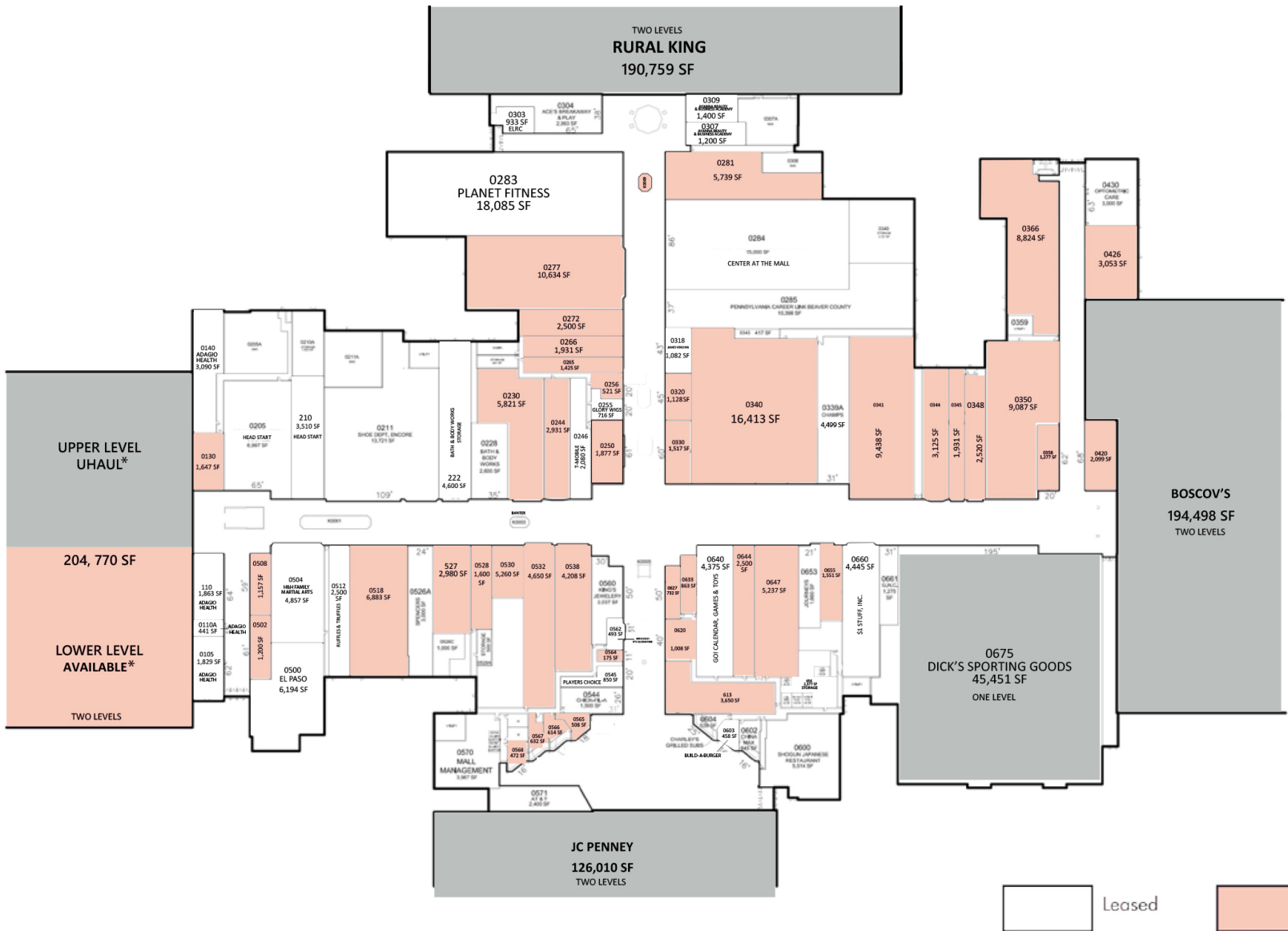


353.9K ANNUAL VISITS



BEAVER VALLEY MALL

±1,000 - 204,770 SF AVAILABLE FOR LEASE



*NOT OWNED



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BEAVER VALLEY MALL

±1,000 - 204,770 SF
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BEAVER VALLEY MALL

EVERY SEASON STARTS AT

DICK'S SPORTING GOODS | **JCPenney** | **planet fitness**

Boscov's | **Rural King**

SHOE DEPT. | **U-HAUL**

Target | **Kohl's** | **Famous Footwear** | **ROSS DRESS FOR LESS**

TOWNSHIP MARKETPLACE

SALLY BEAUTY | **PETSMART**

five BELOW | **Michaels**

MAKE CREATIVITY HAPPEN

LOWE'S

BOOT BARN

Eat n Park

crumbl cookies | **Panera BREAD**

T Mobile

TEXAS

Sport Clips HAIRCUTS

Starbucks

PENN STATE BEAVER

HARBOR FREIGHT TOOLS

Quality Tools at Ridiculously Low Prices

±20-247 VPD

ALDI

MATTRESS FIRM

Wendy's

DOLLAR TREE

Holiday Inn Express

Comfort Inn

WALMART PLAZA

Walmart | **PRIMANTI BROS.**

McDonald's | **TACO BELL** | **GameStop** | **Applebees**

OLLIE'S

GOOD STUFF CHEAP

Hilton Garden Inn

HOME 2 SUITES BY HILTON

Arbys

Hampton Inn

FINE WINE & GOOD SPIRITS

Fairfield

BY MARRIOTT

±24,000 VPD

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.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.



LISTING AGENTS:

Cale Bruso

cbruso@bennettwilliams.com

Ashlee Lehman

alehman@bennettwilliams.com

Adam Hagerman

ahagerman@bennettwilliams.com

Brad Rohrbaugh

brohrbaugh@bennettwilliams.com

Chad Stine

cstine@bennettwilliams.com

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:

150 Farmington Lane
Lancaster, PA 17601

CONTACT US

717.843.5555 | www.bennettwilliams.com

EXTON OFFICE:

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

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310
Williamsport, PA 17701

WEST CHESTER OFFICE:

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

