

# 10 DONNER AVENUE

MONESSEN, PA 15062

**SITE**

**NEARBY RETAILERS**

±11,430 SF / ±1.45 AC AVAILABLE

**FOR LEASE**

**DOLLAR GENERAL**



**FAMILY DOLLAR**  
my family, my family dollar.

**VALLEY 1<sup>st</sup>**  
Community Federal Credit Union



**ADAM HAGERMAN | CALE BRUSO | BRAD ROHRBAUGH | CHAD STINE**

FOR LEASING INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT [WWW.BENNETTWILLIAMS.COM](http://WWW.BENNETTWILLIAMS.COM)



COMMERCIAL BROKERAGE. *Redefined.*

# PROPERTY OVERVIEW

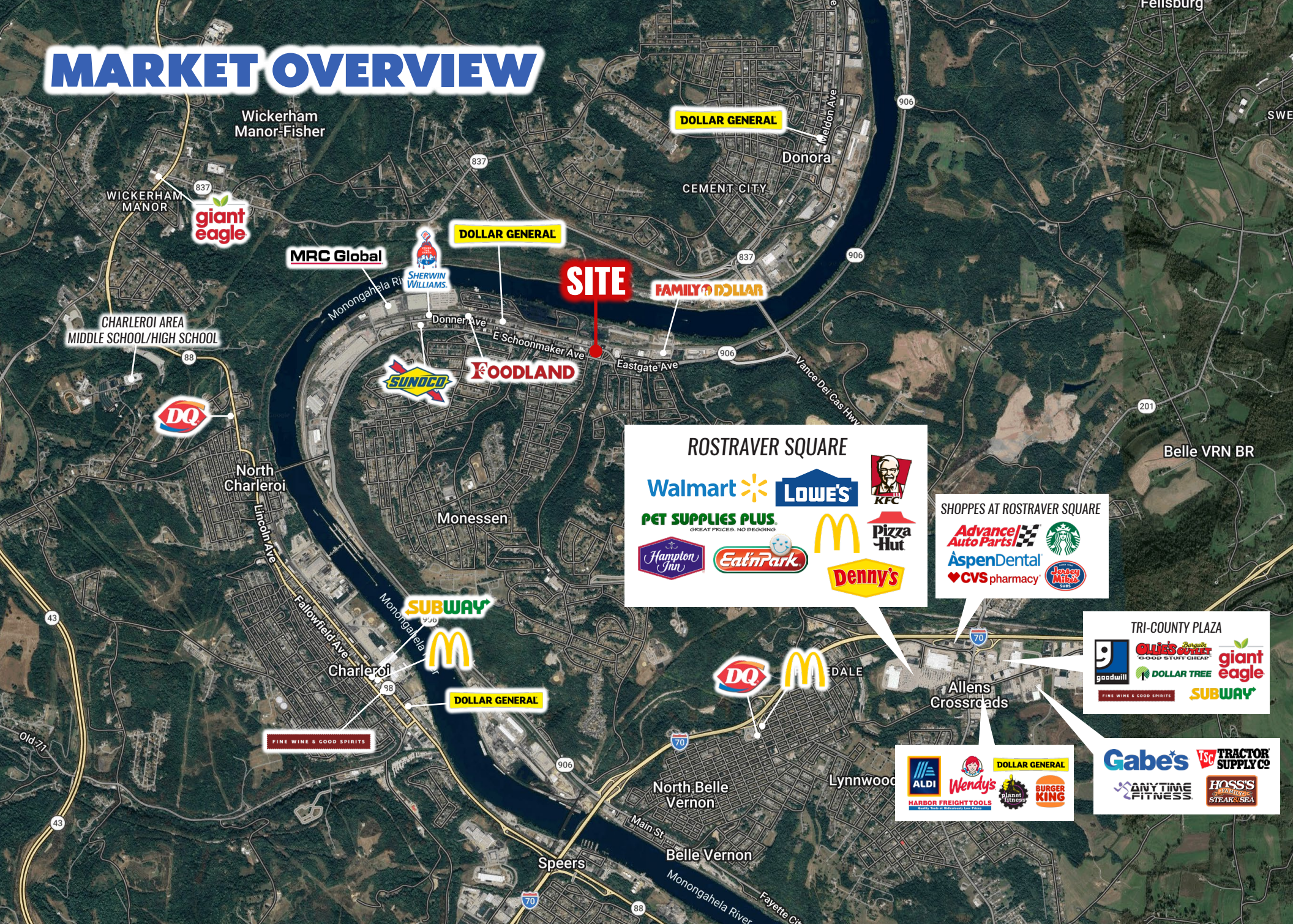
The former Monessen Rite Aid is one of the only properties in town that has “block to block” frontage on both Donner Avenue (Rt. 906) and E. Schoonmaker Avenue. This allows for exceptional access from 4 different curb cuts around the property. The building features approx. 11,430 SF of single store retail space with an existing drive-thru lane on 1.45 acres making it an easy retrofit for a user or a perfect pad site. The property is in close proximity to national and regional retailers including Family Dollar, Dollar General, and Sunoco, creating consistent consumer draw. Additionally, it is located near major industrial and commercial employers such as MRC Global and Alumnisource which supports a steady workforce traffic in the area. This property offers both regional connectivity and proximity to communities, making it ideal for retail, convenience, or service use.



DEMOGRAPHICS	5 MILE	7 MILE	10 MILE
POPULATION	49,912	68,578	116,634
EMPLOYEES	18,130	22,597	33,679
AVERAGE HHI	\$83,869	\$85,617	\$90,053
HOUSEHOLDS	22,508	30,517	51,412



# MARKET OVERVIEW



# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### EXTON OFFICE:

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

### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205  
State College, PA 16803

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1  
West Chester, PA 19380

### NEW JERSEY OFFICE:

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

## LISTING AGENTS:



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## 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.

