

BEAVER VALLEY MALL

570 Beaver Valley Mall Blvd. Monaca, PA 115061

PROPERTY

HIGHLIGHTS

Demographics	1 mile	3 miles	5 miles
Population	2,635	28,502	61,933
Avg. HH Income	\$97,588	\$93,893	\$94,514
Total Households	1,245	12,748	27,383

- Shell Cracker Plant will create 6,000+ jobs in Monaca, PA.
- Located just off the I-376
- Surrounded by Target, Marshalls, Khol's, & Ross Dress for Less
- Annual Visits: 3.1 Millions

NOTES

ANCHORS

- GLA: 1,153,000 SF
- Availabilities: Anchor, In-line & Pad Space
- Traffic Count: 20,247 VPD Route 18

- Boscov's, JC Penney, Dick's, Rural King & Ollie's



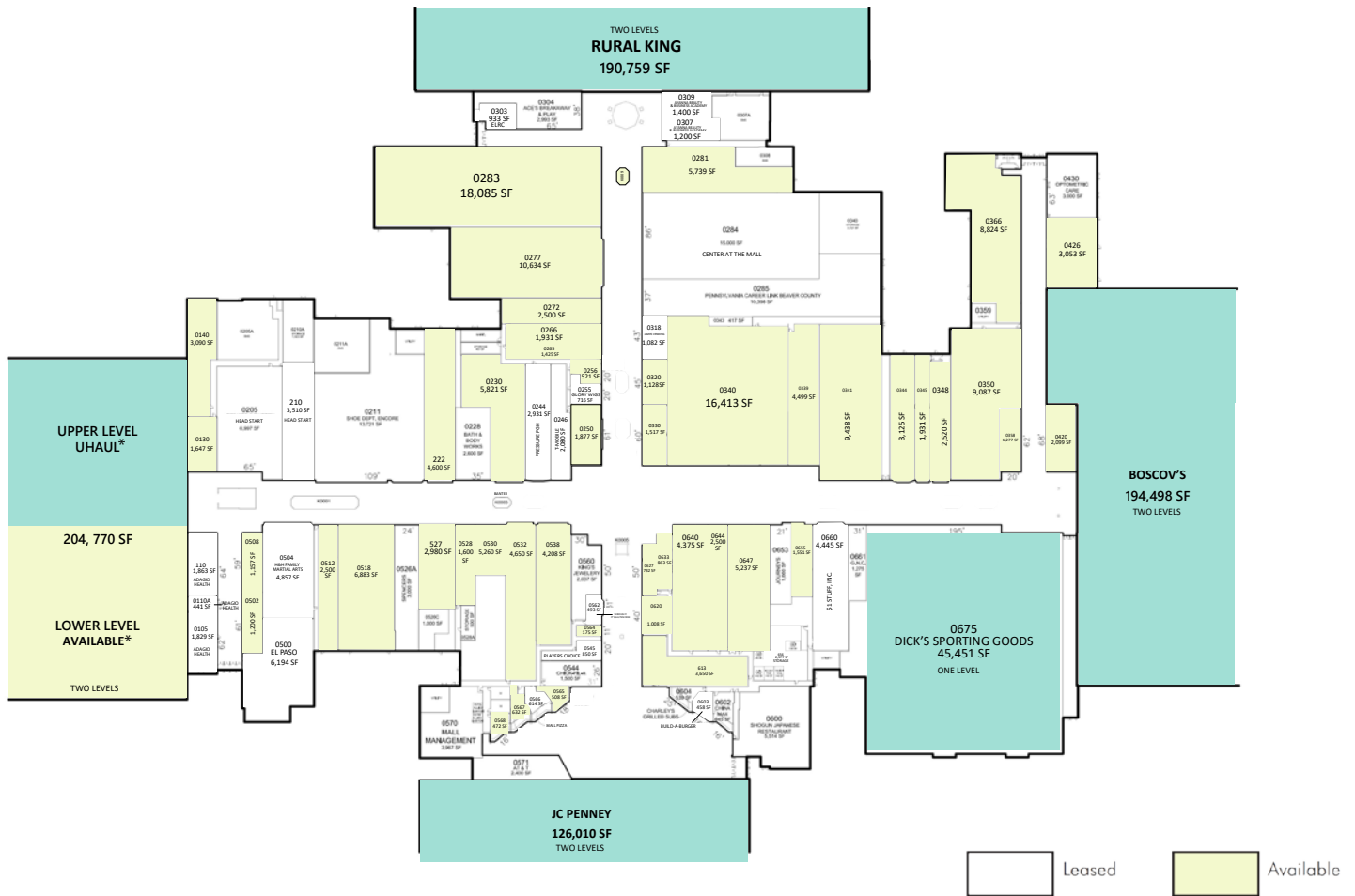
MASON
ASSET MANAGEMENT

T: 516 371.5858
E: leasing@masonam.com
150 Great Neck Road Suite 402
Great Neck, NY, 11021
www.masonam.com

BEAVER VALLEY MALL

570 Beaver Valley Mall Blvd. Monaca, PA 115061

LEASE PLAN



*NOT OWNED



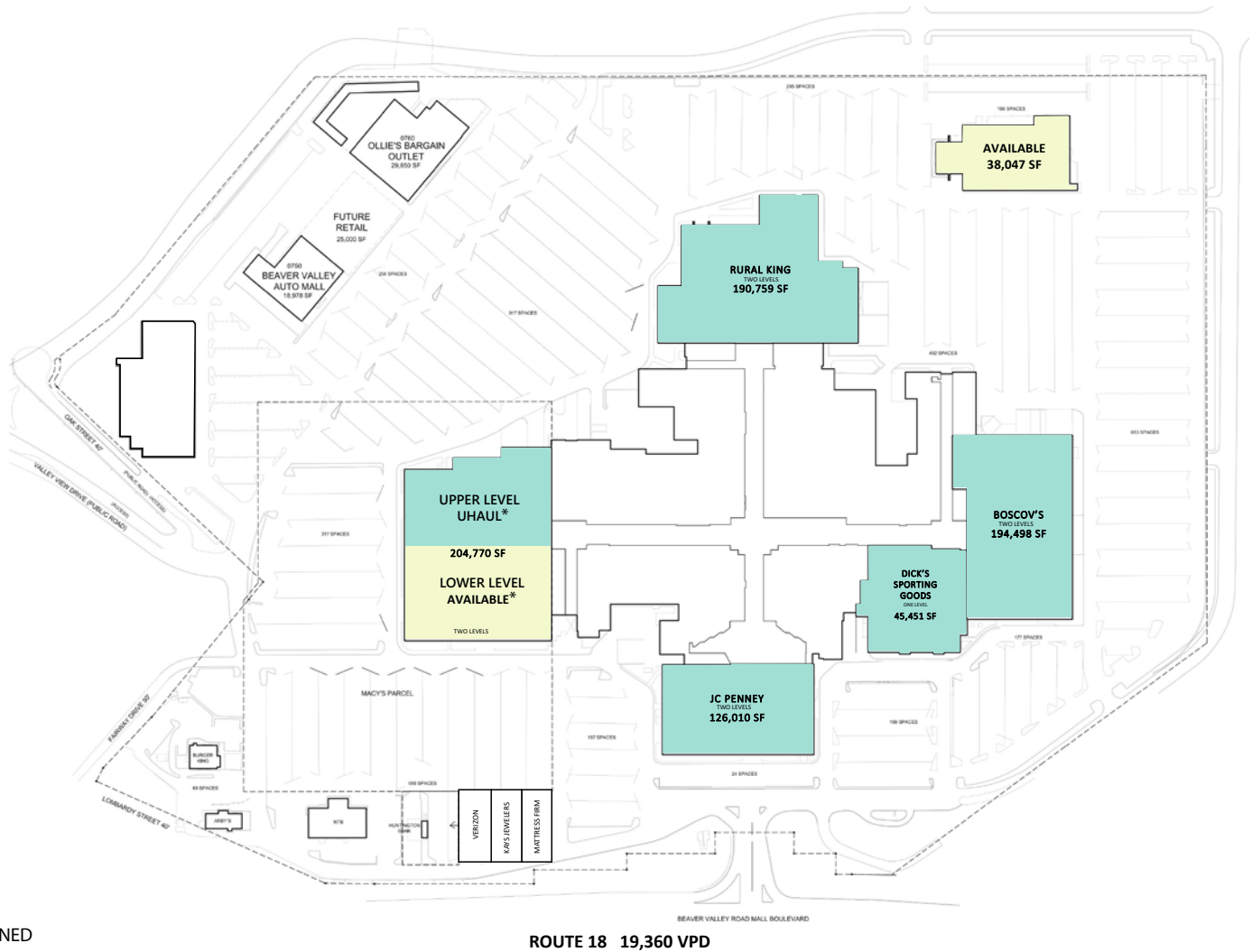
MASON
ASSET MANAGEMENT

T: 516 371.5858
E: leasing@masonam.com
150 Great Neck Road Suite 402
Great Neck, NY, 11021
www.masonam.com

BEAVER VALLEY MALL

570 Beaver Valley Mall Blvd. Monaca, PA 115061

SITE PLAN



MASON
ASSET MANAGEMENT

T: 516 371.5858
E: leasing@masonam.com
150 Great Neck Road Suite 402
Great Neck, NY, 11021
www.masonam.com

BEAVER VALLEY MALL

570 Beaver Valley Mall Blvd. Monaca, PA 115061

RETAILER MAP



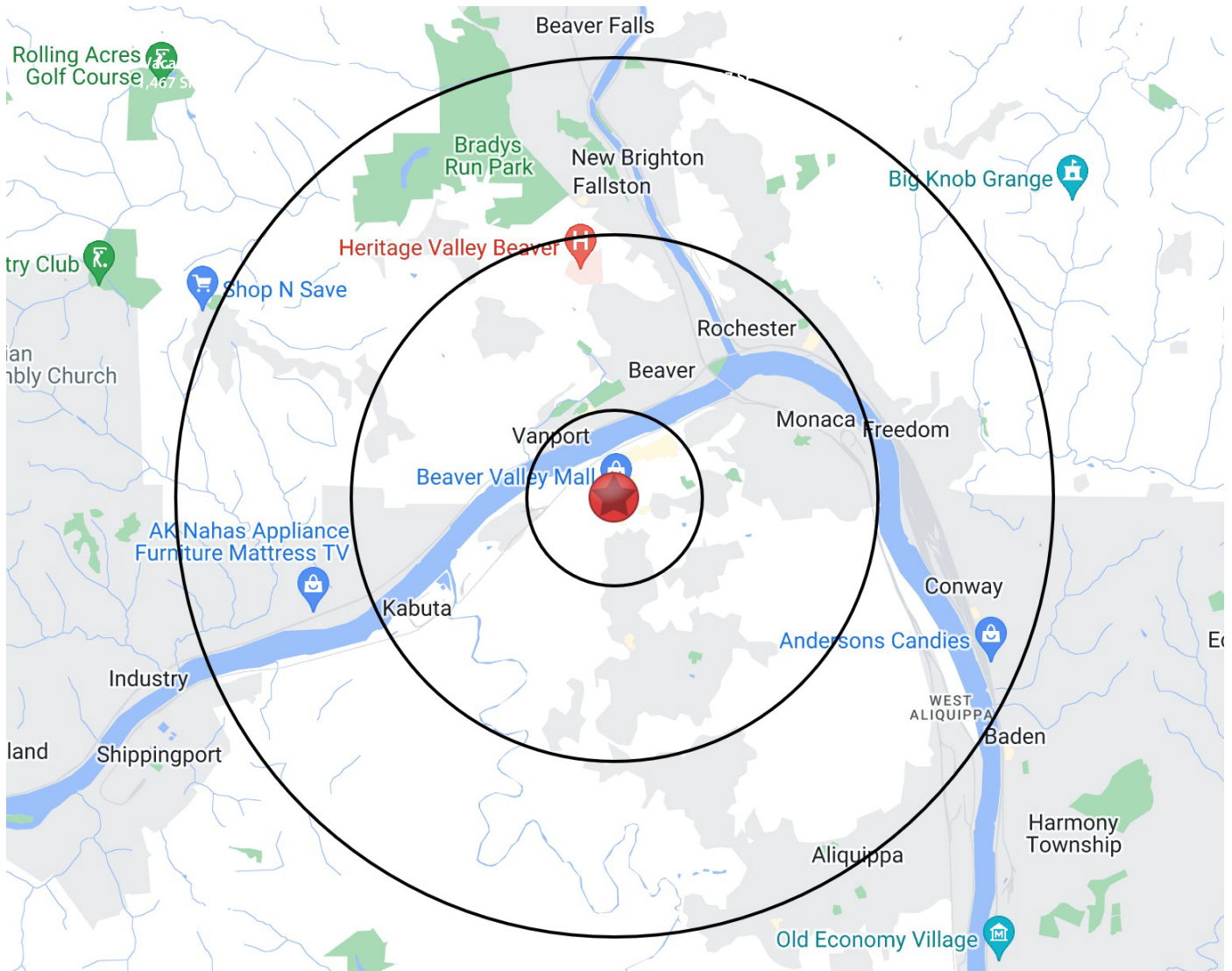
MASON
ASSET MANAGEMENT

T: 516 371.5858
E: leasing@masonam.com
150 Great Neck Road Suite 402
Great Neck, NY, 11021
www.masonam.com

BEAVER VALLEY MALL

570 Beaver Valley Mall Blvd. Monaca, PA 115061

RADIUS MAP



MASON
ASSET MANAGEMENT

T: 516 371.5858
E: leasing@masonam.com
150 Great Neck Road Suite 402
Great Neck, NY, 11021
www.masonam.com