

# BEAVER VALLEY MALL

570 Beaver Valley Mall Blvd. Monaca, PA 115061

## PROPERTY

| 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   |

## HIGHLIGHTS

- 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

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

## ANCHORS

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



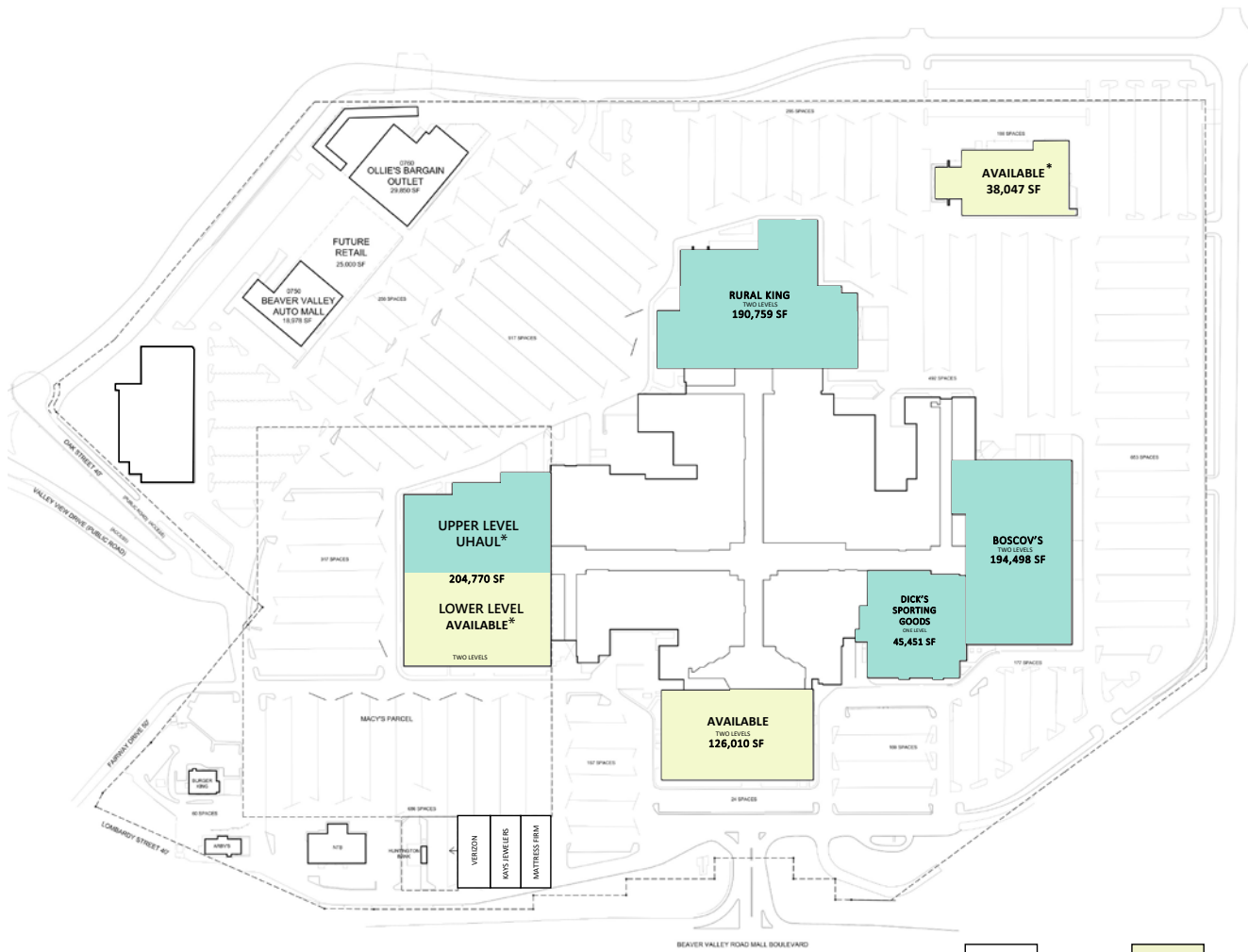
**MASON**  
ASSET MANAGEMENT

T: 516 371.5858  
E: [leasing@masonam.com](mailto:leasing@masonam.com)  
150 Great Neck Road Suite 402  
Great Neck, NY, 11021  
[www.masonam.com](http://www.masonam.com)

# BEAVER VALLEY MALL

570 Beaver Valley Mall Blvd. Monaca, PA 115061

## SITE PLAN



\*NOT OWNED

ROUTE 18 19,360 VPD

LEASED AVAILABLE



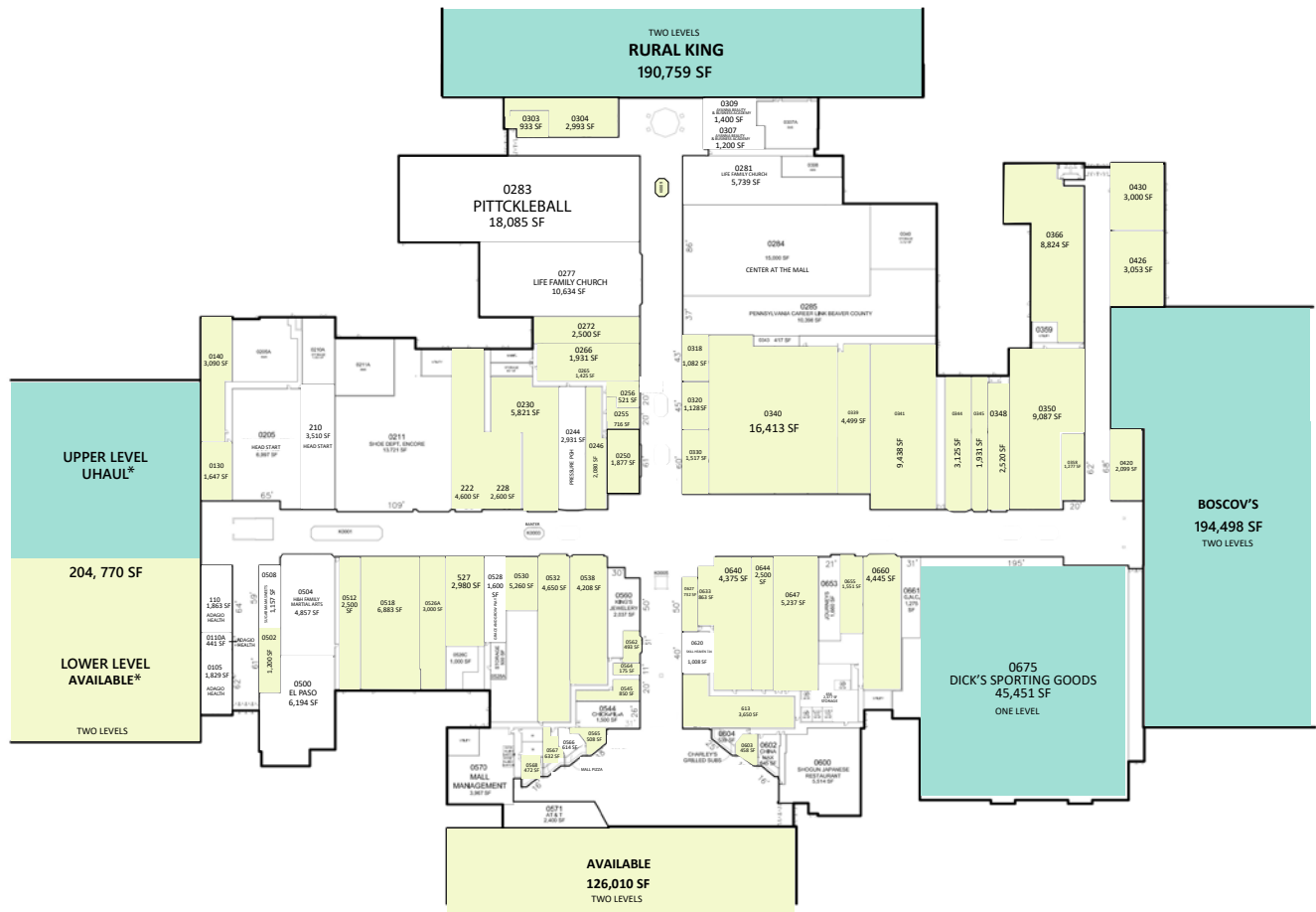
**MASON**  
ASSET MANAGEMENT

T: 516 371.5858  
E: [leasing@masonam.com](mailto:leasing@masonam.com)  
150 Great Neck Road Suite 402  
Great Neck, NY, 11021  
[www.masonam.com](http://www.masonam.com)

# BEAVER VALLEY MALL

570 Beaver Valley Mall Blvd. Monaca, PA 115061

## LEASE PLAN



\*NOT OWNED

LEASED AVAILABLE



**MASON**  
ASSET MANAGEMENT

T: 516 371.5858  
E: [leasing@masonam.com](mailto:leasing@masonam.com)  
150 Great Neck Road Suite 402  
Great Neck, NY, 11021  
[www.masonam.com](http://www.masonam.com)

# BEAVER VALLEY MALL

570 Beaver Valley Mall Blvd. Monaca, PA 115061

## RETAILER MAP



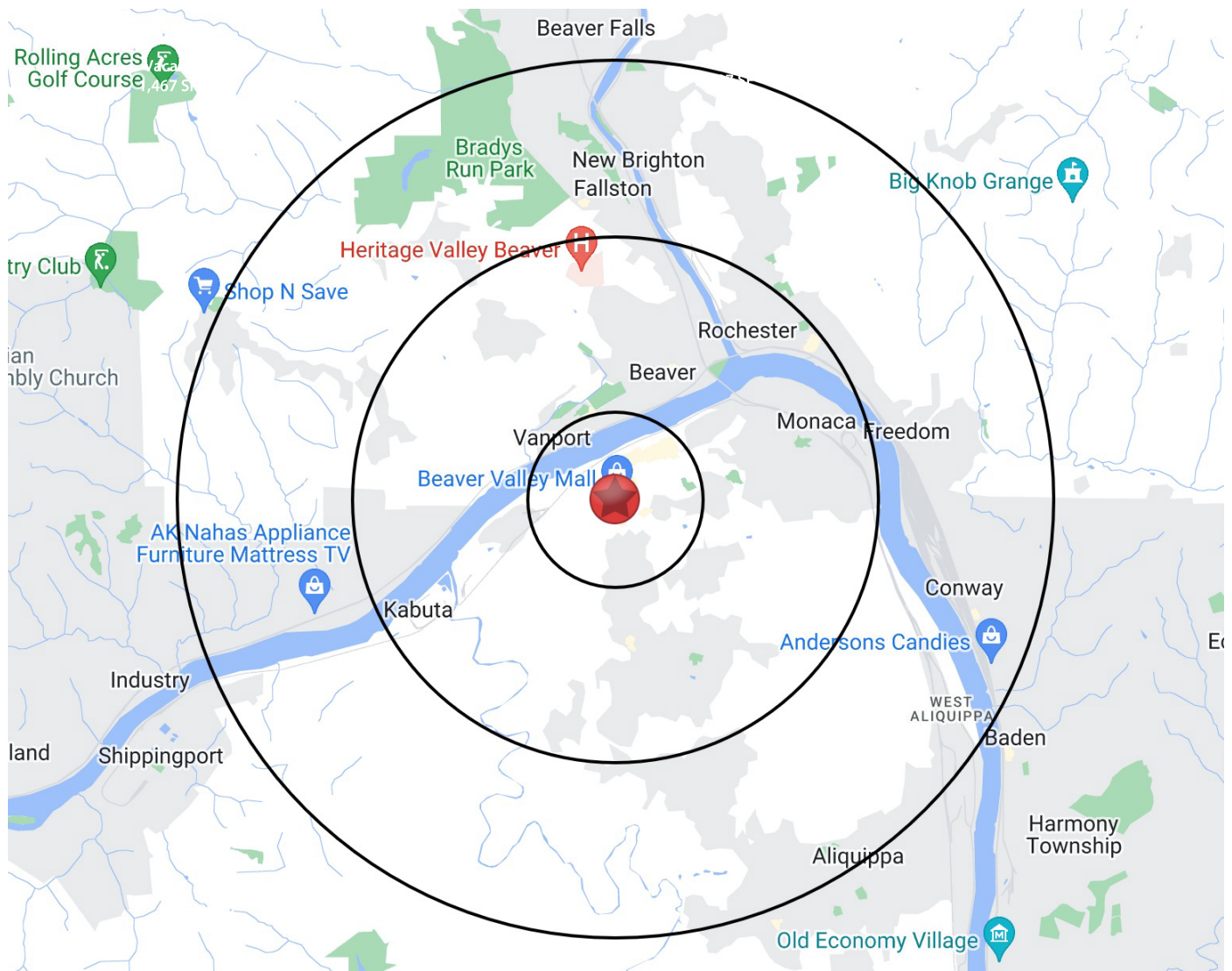
**MASON**  
ASSET MANAGEMENT

T: 516 371.5858  
E: [leasing@masonam.com](mailto:leasing@masonam.com)  
150 Great Neck Road Suite 402  
Great Neck, NY, 11021  
[www.masonam.com](http://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](mailto:leasing@masonam.com)  
150 Great Neck Road Suite 402  
Great Neck, NY, 11021  
[www.masonam.com](http://www.masonam.com)