

APPROXIMATE ONE ACRE RETAIL OUTPARCEL  
**BUILD-TO-SUIT OR GROUND LEASE**

400 CHIPPEWA TOWN CENTER, BEAVER FALLS, PA 15010



**JOIN NEIGHBORS...**



**SITE DETAILS**

- Approximately +1 usable acres - build-to-suit or ground lease
- Adjacent to Mod Wash - Now open!
- Traffic Counts  
14,170 along Route 51

	1 MILE	3 MILE	5 MILE
Population	2,232	13,620	35,435
Households	961	5,888	14,790
Avg HH Income	\$96,617	\$88,109	\$76,419
Median HH Income	\$80,439	\$66,565	\$56,086



**pad ready site**  
0.83 acres



**14,170 ADT**  
along rt 51



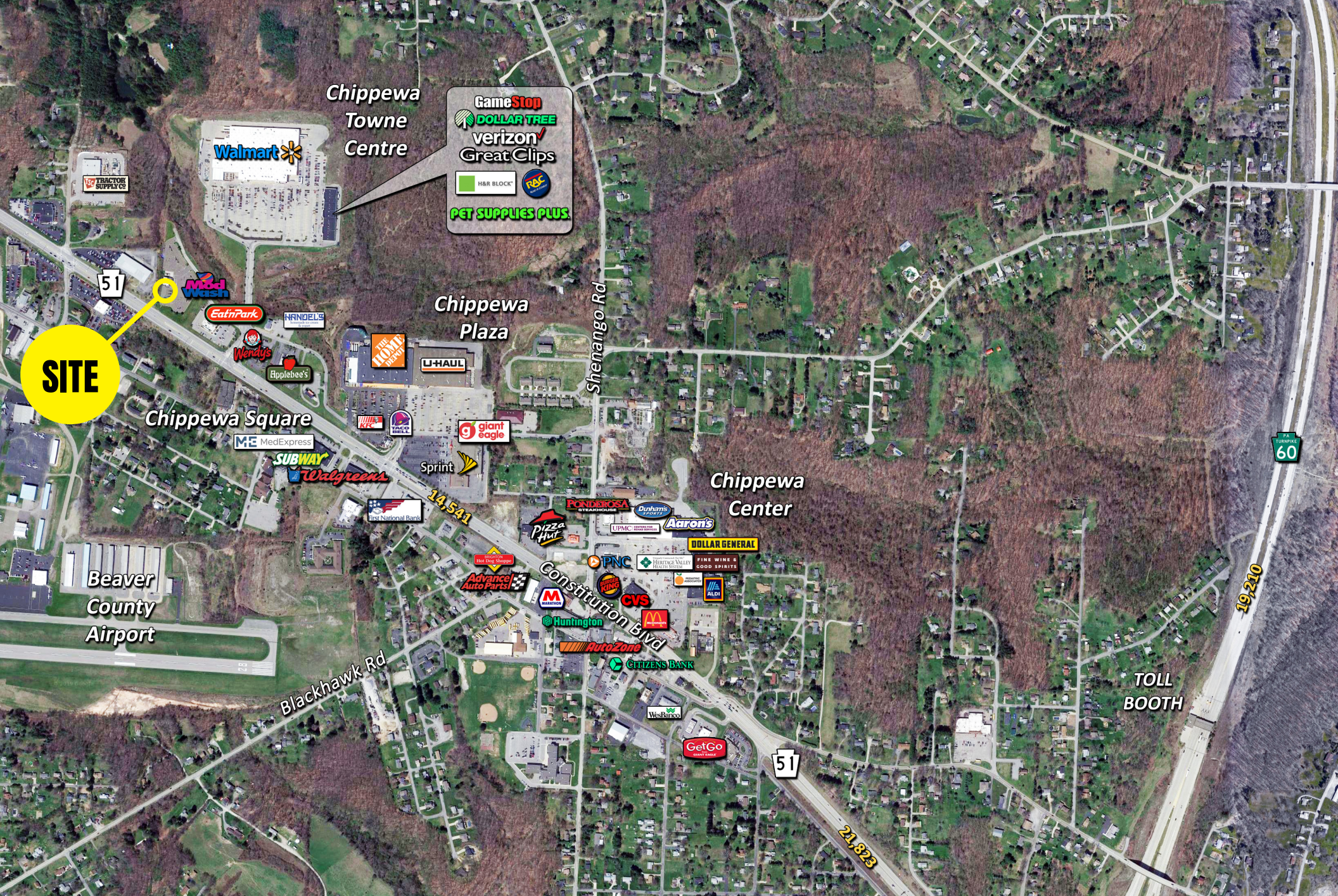
**Build-to-suit or**  
**ground lease**

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**HANNA COMMERCIAL REAL ESTATE**  
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for more information

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