KOHL'S PAD SITE - GROUND LEASE ONLY

97 WAGNER ROAD, MONACA, PA 15061 (#135 MONACA)

AREA ANCHORS:

TARGET

LOWE'S

Walmart

Marshalls

ALDI

planet fitness

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
POPULATION	31,938	63,934	173,295
AVG. HH INCOME	$76,403	$76,888	$82,901
HOUSEHOLDS	13,690	26,843	71,935
CONSUMER SPENDING	$396M	$786.3M	$2.2B

- Pad site available for ground lease (approx. location shown above)
- Located in Monaca, Beaver County
- Co-Tenants include Target, Marshalls, Ross, Famous Footwear
- Other retailers in the sub-market include Lowe's, Five Below, Aldi, Dick's Sporting Goods, PetSmart, & Walmart

HANNA COMMERCIAL REAL ESTATE

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CHAINLINKS RETAIL ADVISORS

All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental, or other conditions, prior sale lease, financing or withdrawal without notice. Hanna Commercial Real Estate will make no representation,and assume no obligation, regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property.

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