

NESHANNOCK TOWN CENTER

RETAIL FOR LEASE

1700 WILMINGTON ROAD, NESHANNOCK TWP., PA 16105



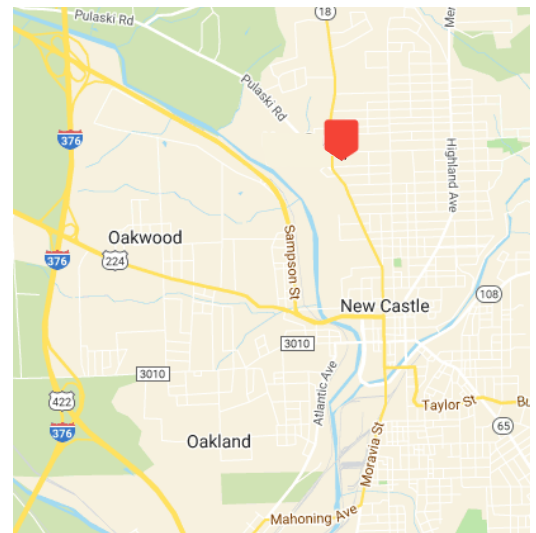
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DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
POPULATION	34,658	45,802	74,263
AVG. HH INCOME	\$61,553	\$64,977	\$70,011
HOUSEHOLDS	14,655	19,255	29,927
CONSUMER SPENDING	\$377.5M	\$514.3M	\$851.5M

PROPERTY HIGHLIGHTS

- Join brand new Grocery Outlet Supermarket opened October 2023
- 1,500 SF up to 5,000 SF Available
- 45,000 people with average HH income over \$65k in 5 mile radius
- Ideally located less than 1 mile from UPMC Jameson Hospital - 800+ employees
- Significant recent capital improvements made to the shopping center including new pylon sign coming soon



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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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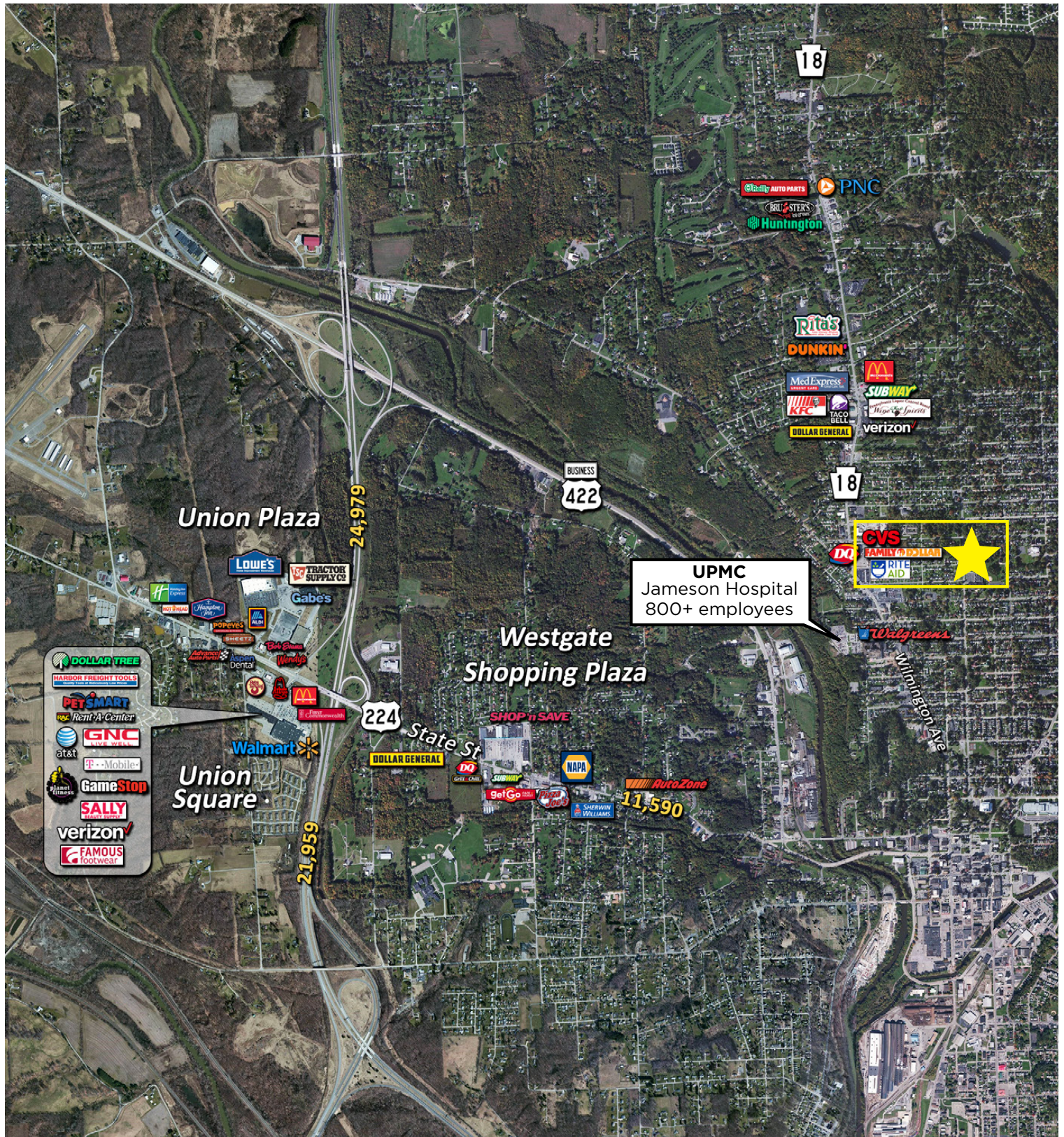
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