

KOHL'S PAD SITE - GROUND LEASE ONLY

1717 MARS ROAD / ROUTE 228, CRANBERRY TOWNSHIP, PA 16066 (#422 Cranberry Township)



AREA ANCHORS:



- Pad site available for ground lease (approx. location shown above)
- Located in Cranberry Commons
- Co-Tenants include Target, Lowe's, Petsmart, Staples & Dicks
- Other retailers in the sub-market include Walmart, Home Depot, Giant Eagle, Aldi, Costco and hundreds more

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	5,198	38,009	79,260
AVG. HH INCOME	\$140,114	\$152,014	\$150,353
HOUSEHOLDS	1,841	14,222	29,265
CONSUMER SPENDING	\$79.5M	\$618.1M	\$1.3B



FOR MORE INFORMATION, CONTACT EXCLUSIVE AGENTS:

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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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