

# FOR SALE

202 RHODE ISLAND AVE., ROCHESTER, BEAVER COUNTY, PA 15074

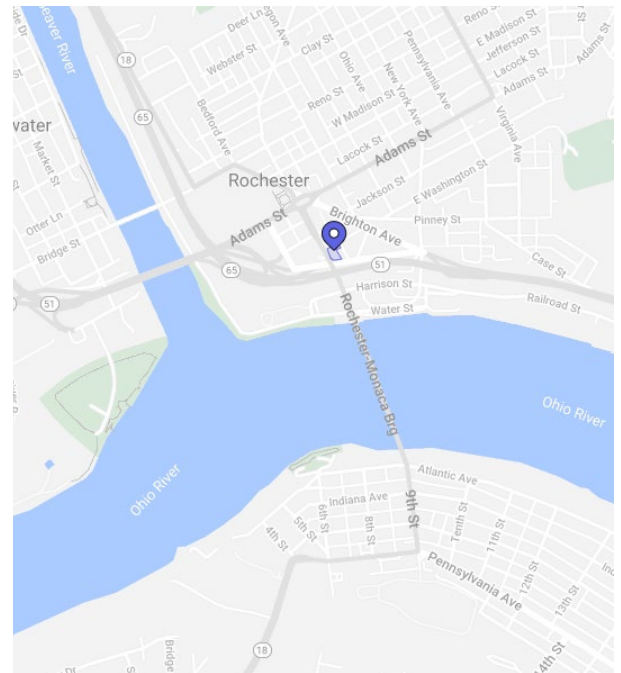


**ASKING PRICE: \$799,000**



## PROPERTY FEATURES:

- +/- 2,600 SF Building on .43 acres
- For Sale at \$799,000
- Prime Corner in Beaver County
- Great site for an existing business or a development opportunity
- Large parking lot with drive-thru
- Pylon signage available
- Traffic counts of over 20,000 along Rhode Island Avenue and Pleasant Street



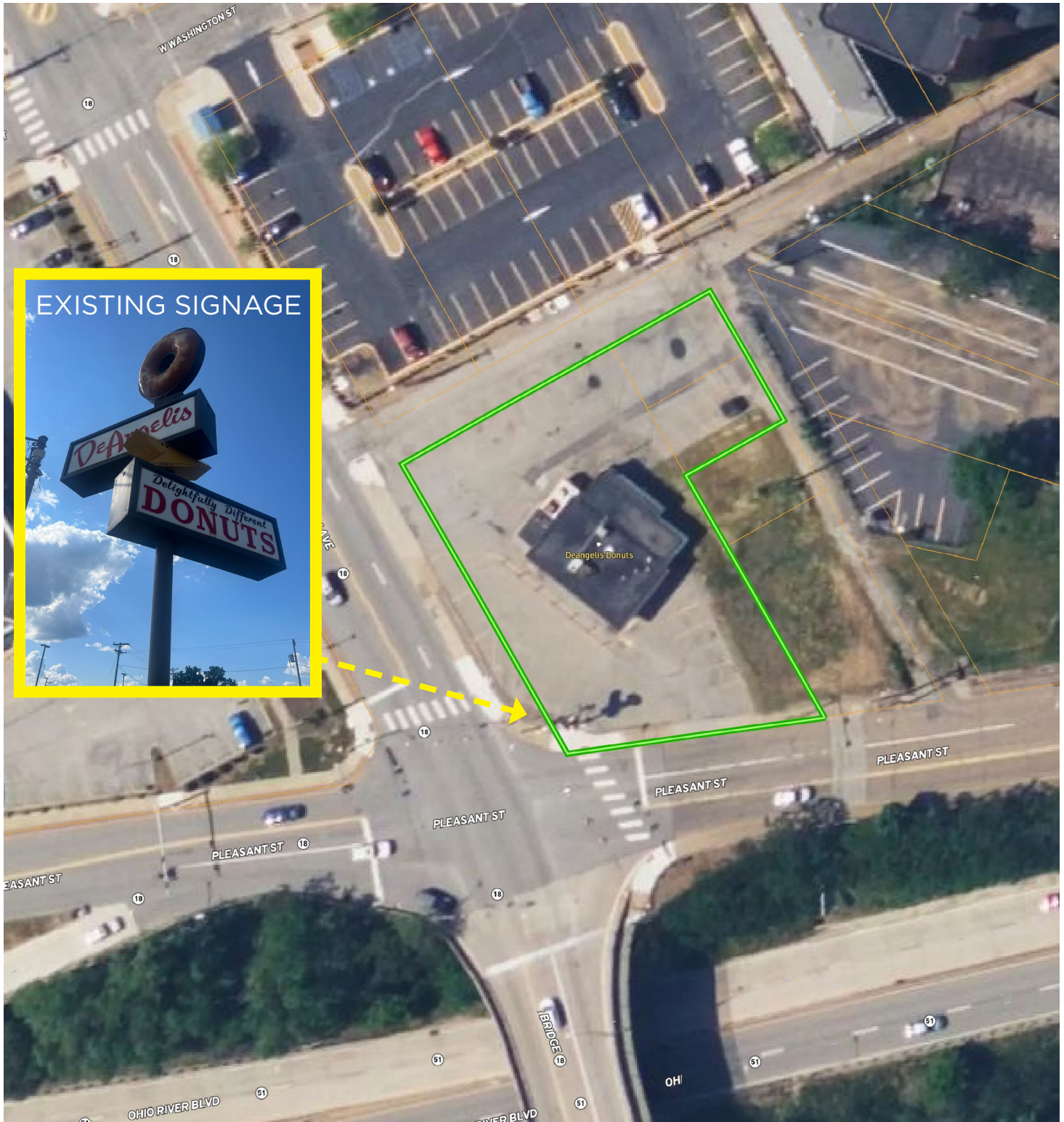
CONTACT:  
**ADAM JOYCE**  
ajoyce@hannacre.com  
412 261 2200

**HANNA COMMERCIAL REAL ESTATE**  
11 STANWIX ST., SUITE 1024  
PITTSBURGH, PA 15222  
[HANNACRE.COM](http://HANNACRE.COM)

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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## BEAVER COUNTY

DEMOGRAPHIC SNAPSHOT: 10 MILE RADIUS



**183,786**

POPULATION



**\$89,371**

AVERAGE HOUSEHOLD INCOME



**8,906**

BUSINESSES



**\$2.4B**

CONSUMER SPENDING

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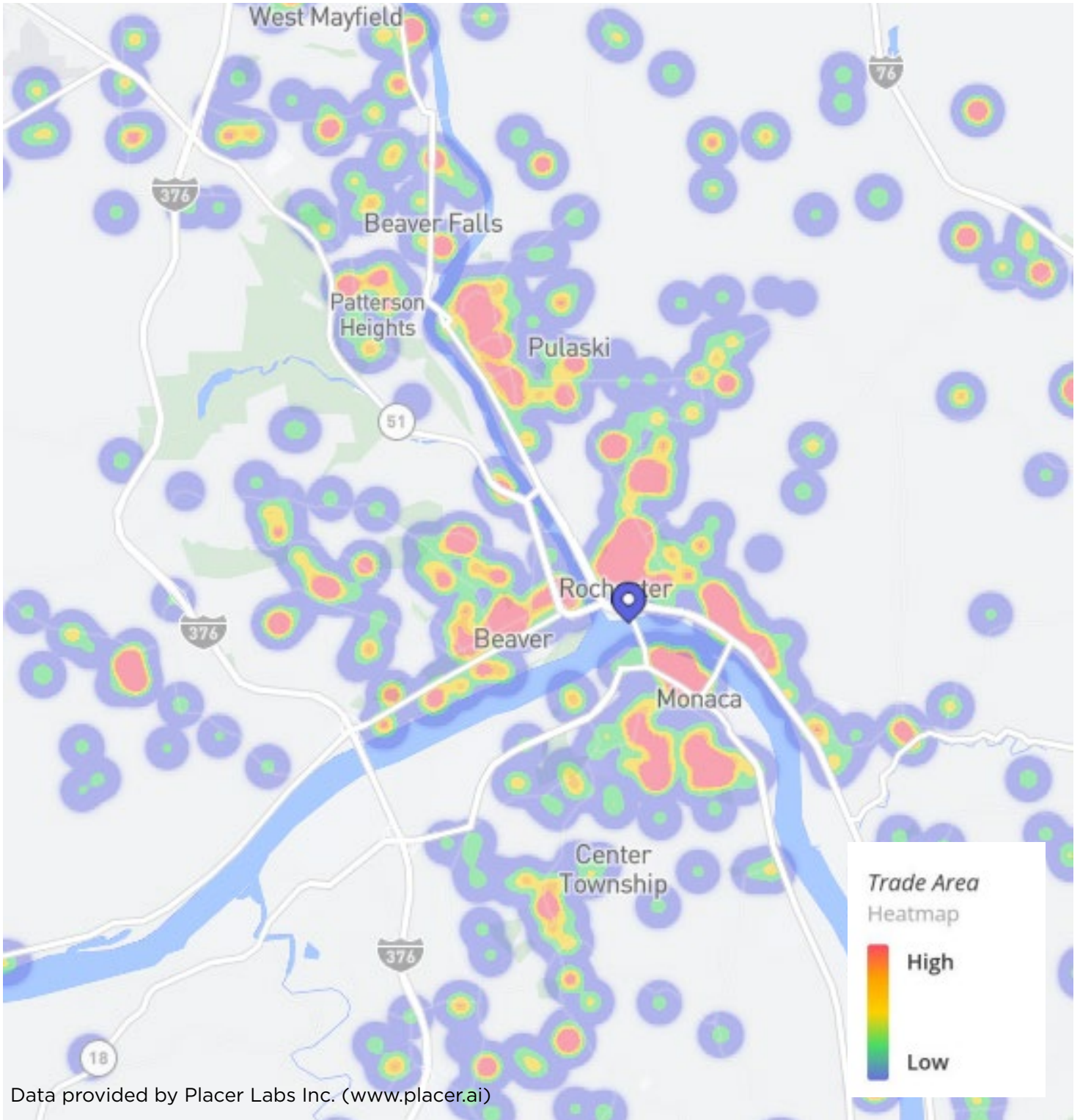
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## TRADE AREA HEAT MAP



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