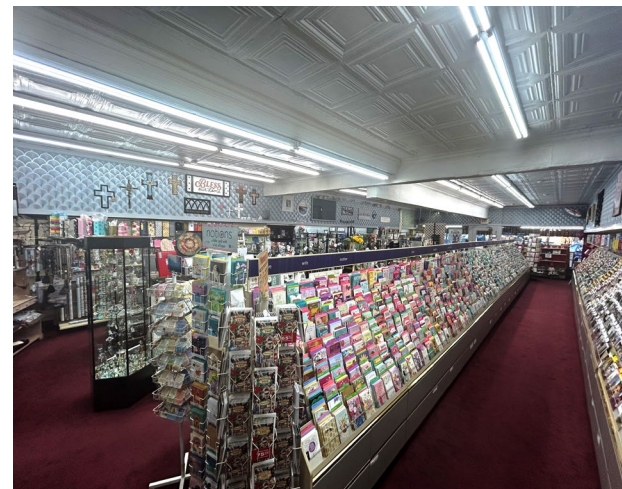


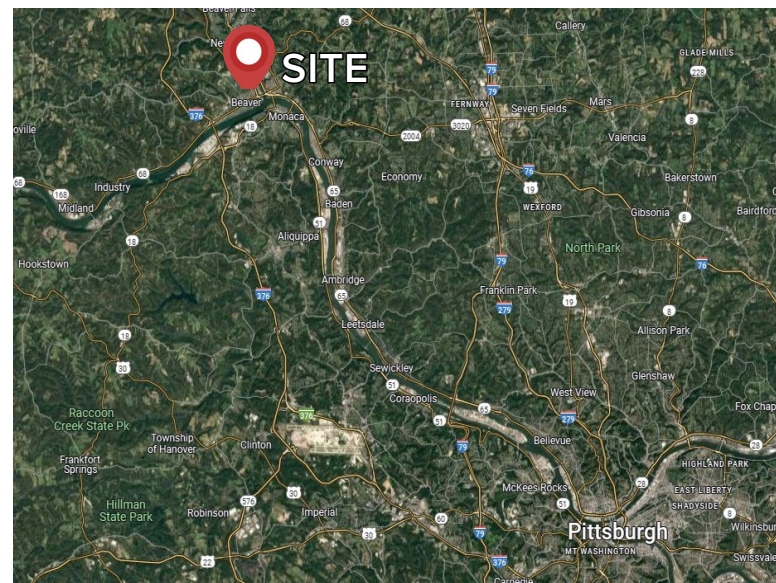
RETAIL FOR LEASE

600 3rd STREET, BEAVER, PA 15009



PROPERTY FEATURES:

- 2,400 SF available at Beaver's busiest intersection
- Steps from Starbucks, PNC, and other popular local amenities
- High Foot Traffic in Downtown Beaver Corridor
- .75 Miles from Beaver Area High School
- Rapidly Growing Area with Strong Business Momentum
- Prime 3rd Street Location — 18,000 Cars Daily



CONTACT:

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HANNA COMMERCIAL REAL ESTATE

11 STANWIX ST., SUITE 1024

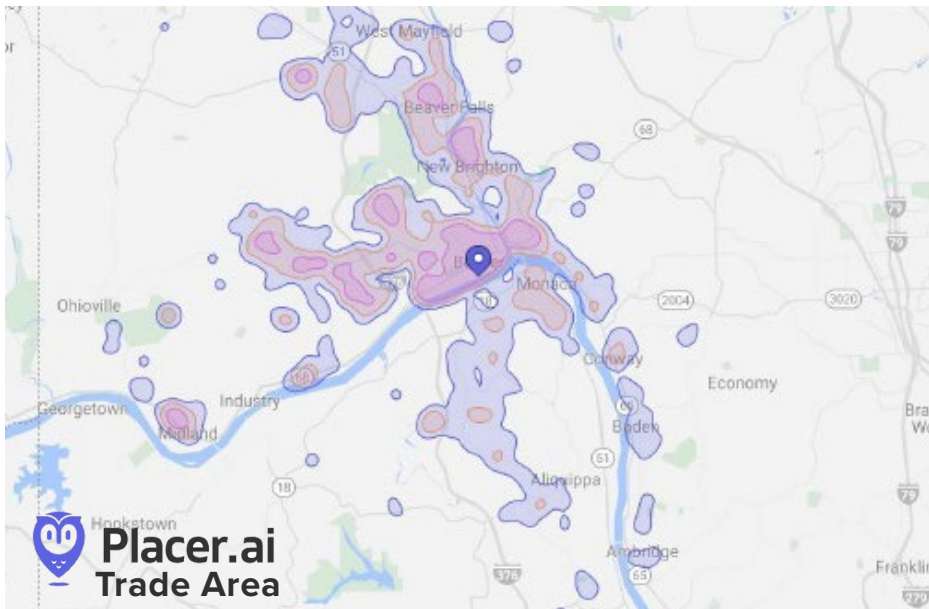
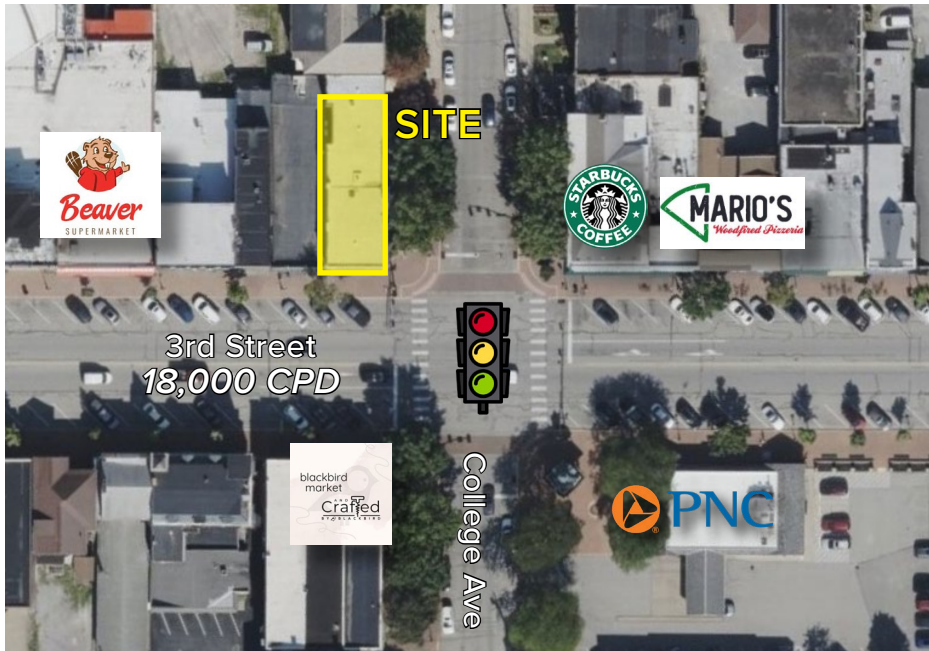
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Join Neighbors:



DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
POPULATION	33,278	65,373	176,149
AVG. HH INCOME	\$74,490	\$78,279	\$87,370
HOUSEHOLDS	14,933	27,509	73,504
CONSUMER SPENDING	\$416.7M	\$798.1M	\$2.3B

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