

# Executive Summary



## SALE OVERVIEW

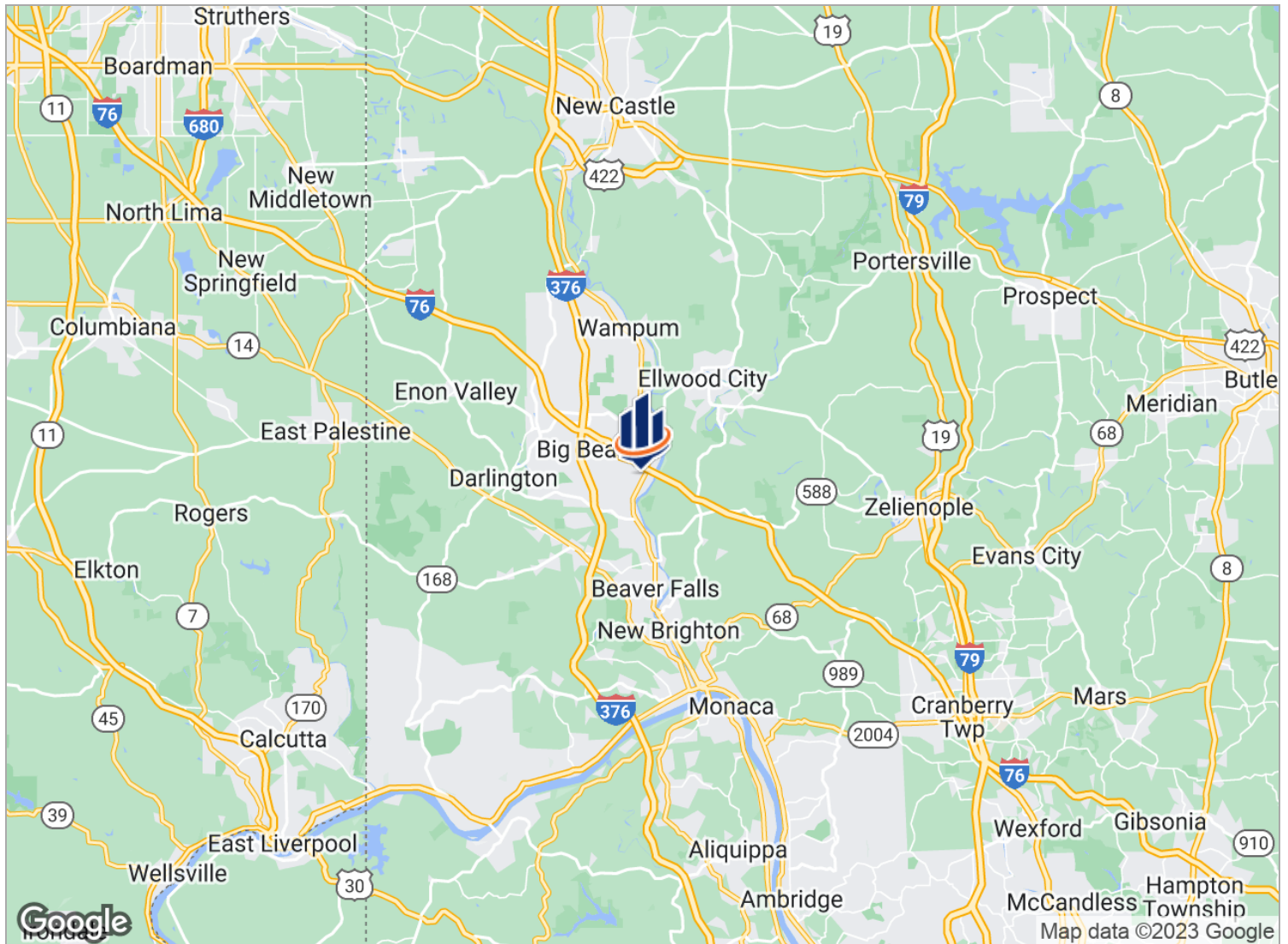
SALE PRICE:	Subject To Offer
<hr/>	
LOT SIZE:	10.5 Acres
<hr/>	
APN #:	30-001-0204 30-001-0202 30-001-0201 30-001-0206.001
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## PROPERTY DESCRIPTION

SVN Three Rivers Commercial Advisors is pleased to offer for sale this redevelopment opportunity in Beaver County. 7077 - 7099 Big Beaver Blvd is at Exit #13 on the PA Turnpike, just north of Beaver Falls and 12 miles from the new Shell cracker plant.

- 10.5 acres on four parcels
- 850 feet of frontage on State Rt 18
- Current improvements:
  - Super 8 Motel
  - Self-Storage
  - Restaurant
  - Nightclub

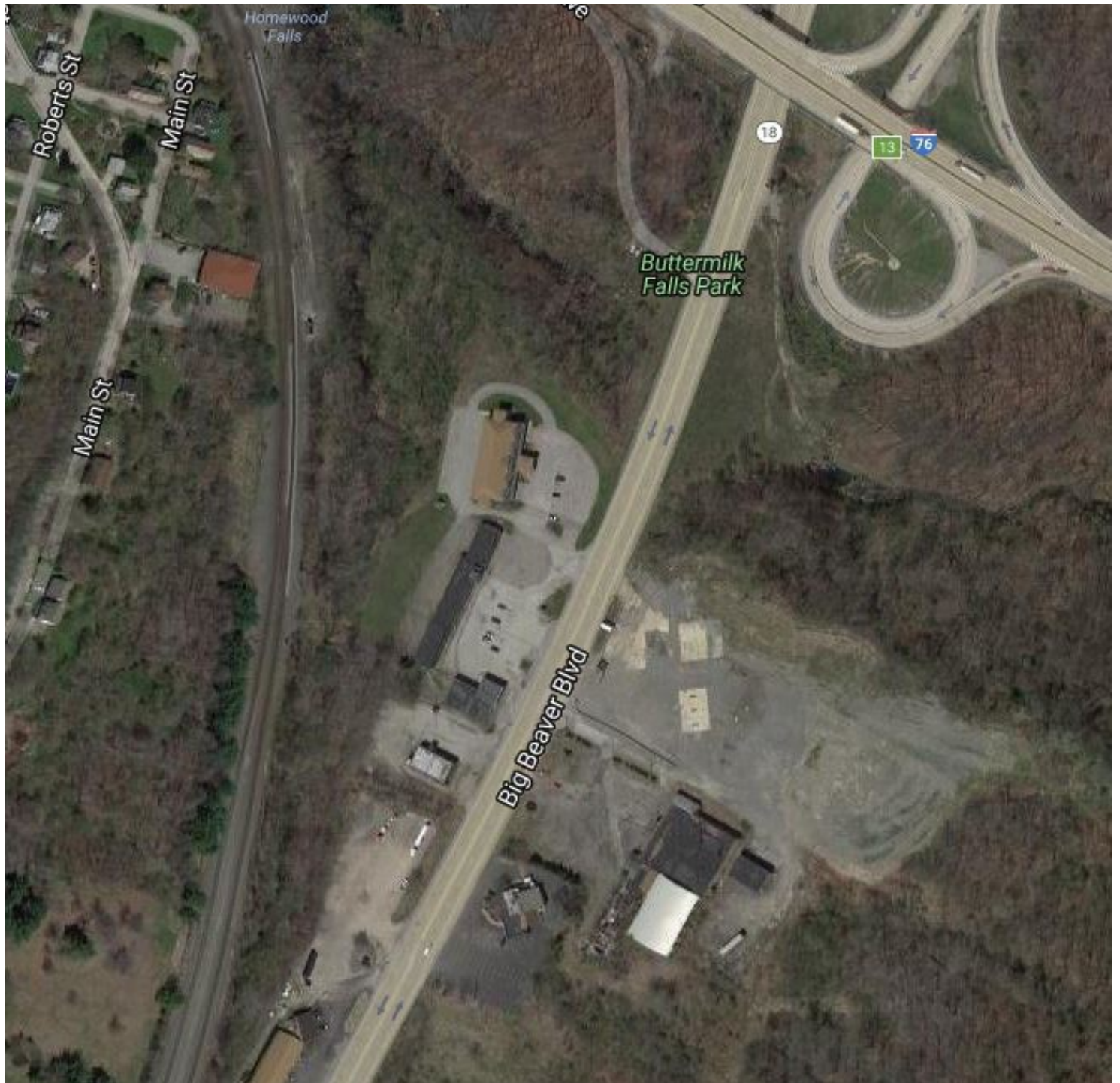
# Location Maps



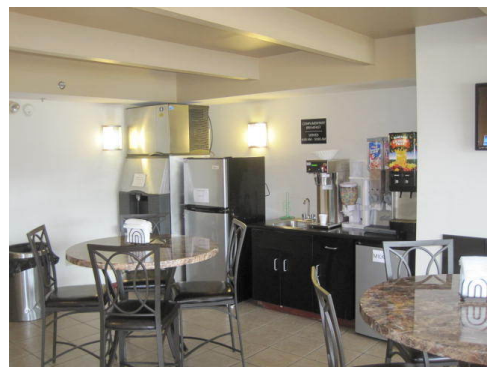
## LOCATION DESCRIPTION

Located just north of Beaver Falls, on State Rt 18 at PA Turnpike Exit 13. Approximately 32 miles northwest of Pittsburgh, on the Beaver River.

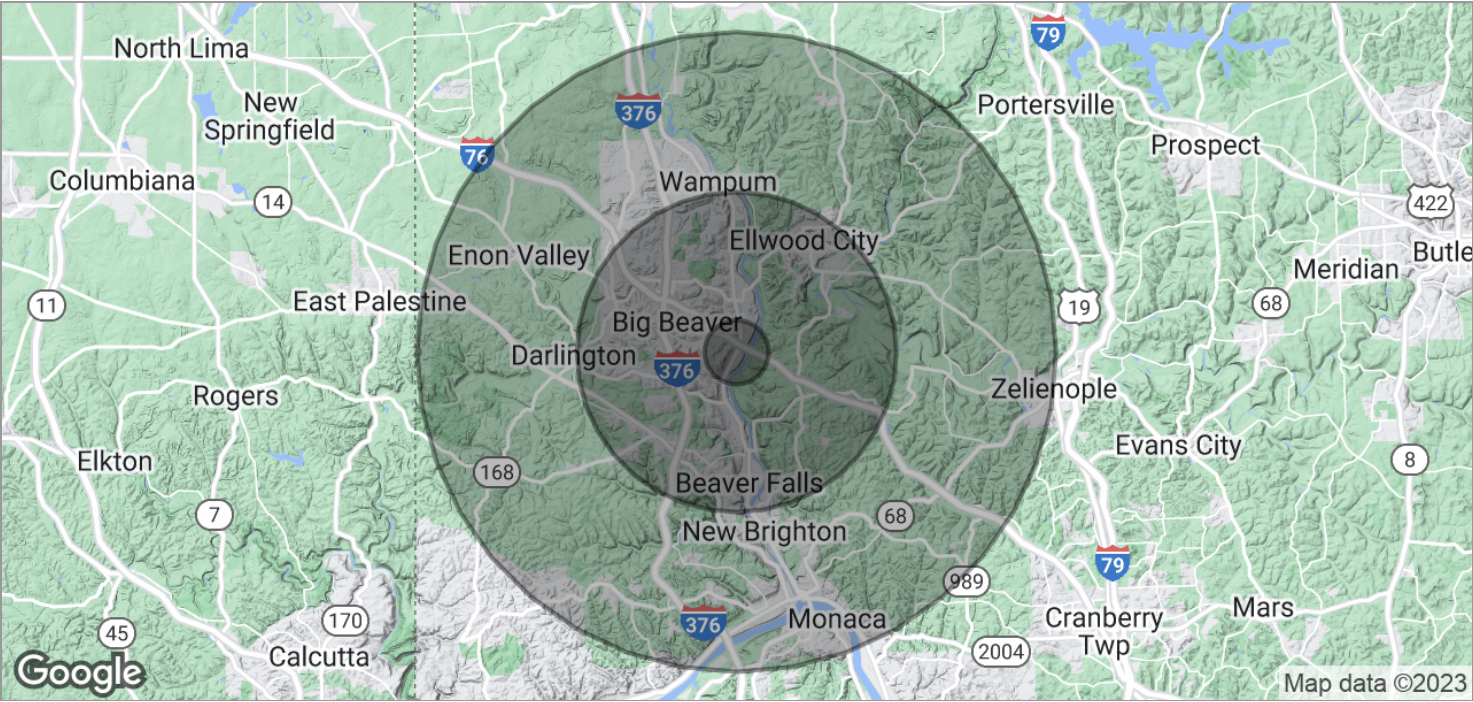
# Additional Photos



# Additional Photos



# Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	605	45,185	128,605
MEDIAN AGE	47.5	40.9	42.9
MEDIAN AGE (MALE)	47.1	38.9	40.7
MEDIAN AGE (FEMALE)	47.9	43.1	45.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	254	18,237	52,604
# OF PERSONS PER HH	2.4	2.5	2.4
AVERAGE HH INCOME	\$54,885	\$49,972	\$55,272
AVERAGE HOUSE VALUE	\$103,017	\$101,641	\$129,845