

Connellsville, Pennsylvania

WIDEWATERS COMMONS



DEMOGRAPHICS

POPULATION

1 Miles: 5,925
3 Miles: 16,970
5 Miles: 25,172

HOUSEHOLDS

1 Miles: 2,712
3 Miles: 7,392
5 Miles: 10,782

AVG HH INCOME

1 Miles: \$43,316
3 Miles: \$45,965
5 Miles: \$46,881

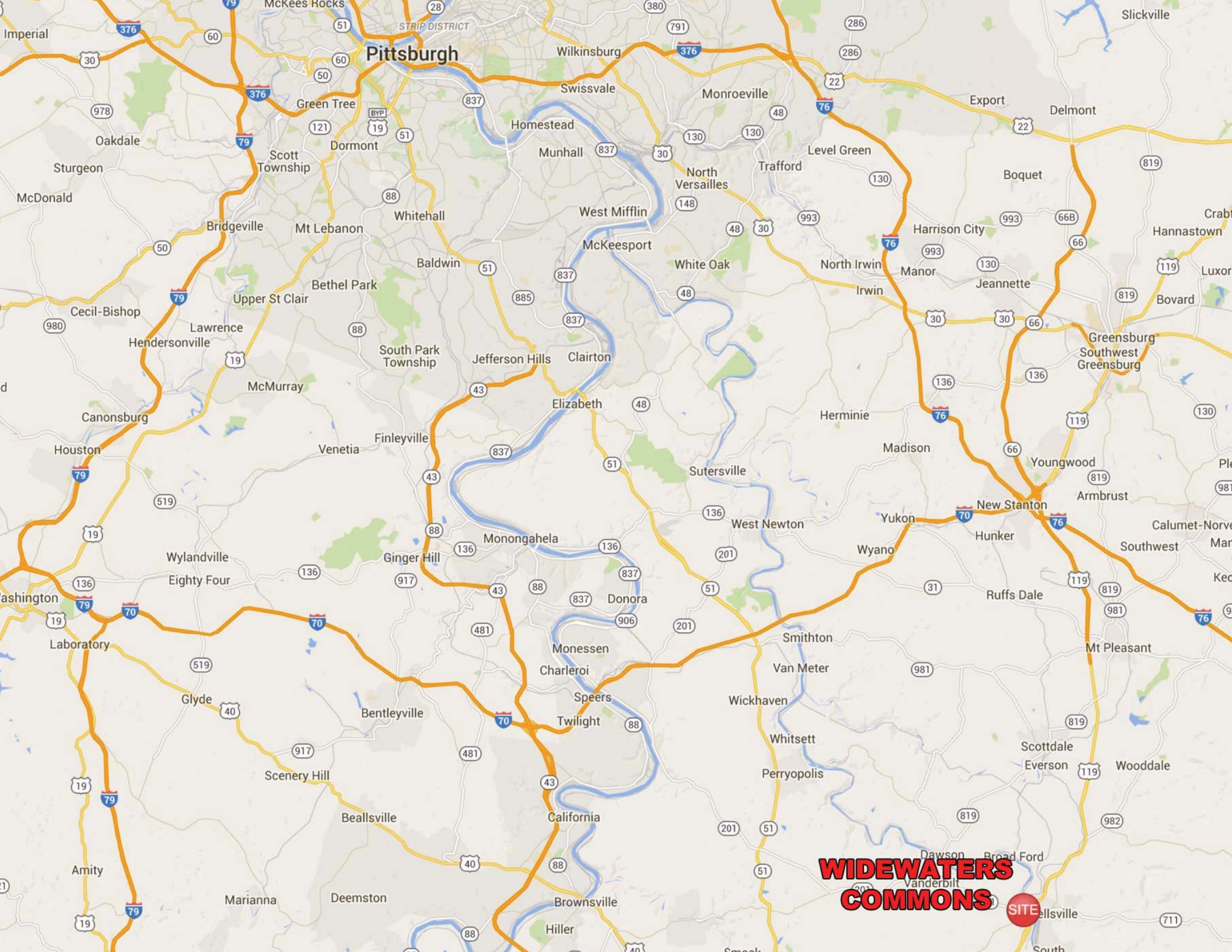


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PROPERTY ADDRESS:
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802 - 840 Vanderbilt Rd
Connellsville, PA 15425

 **WIDEWATERS**
www.widewaters.com

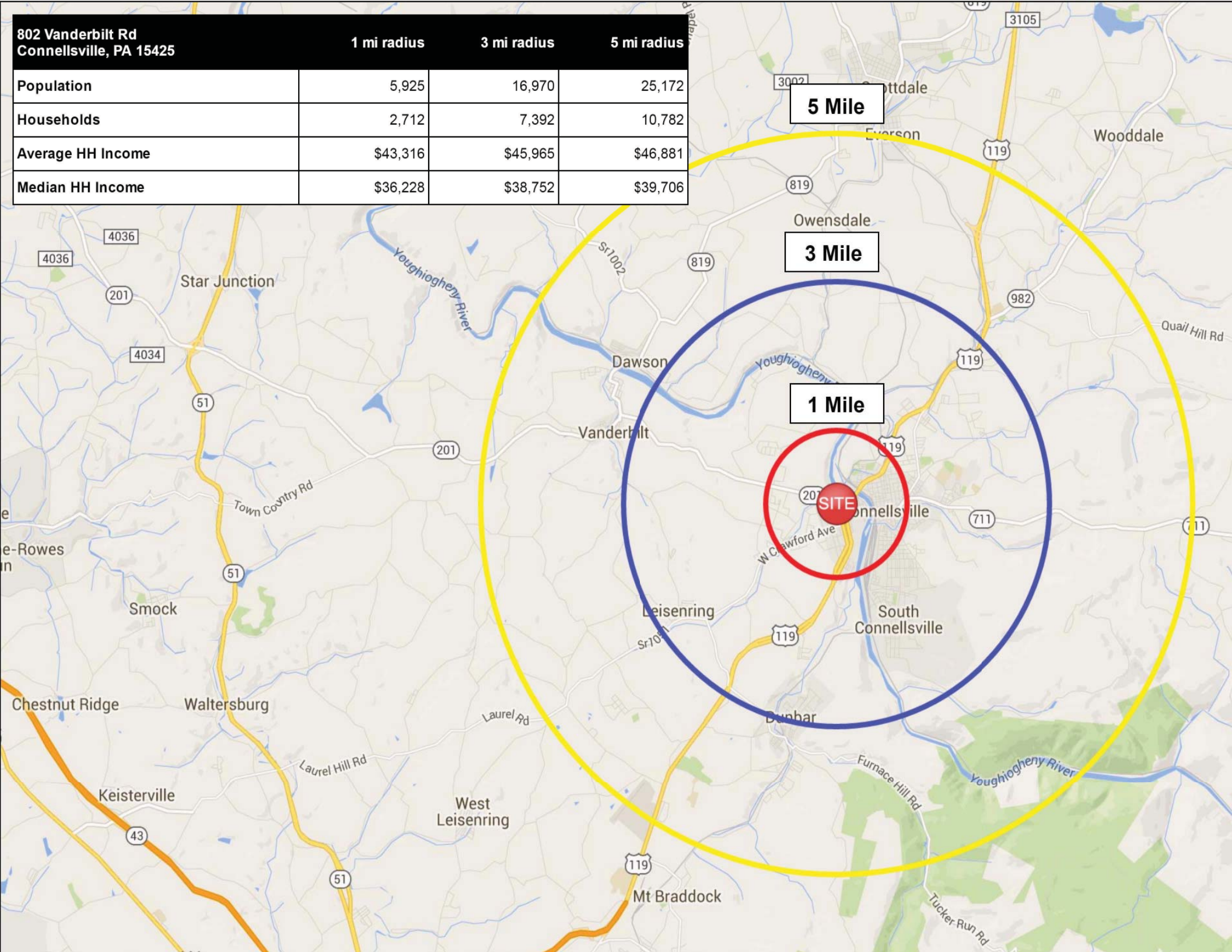


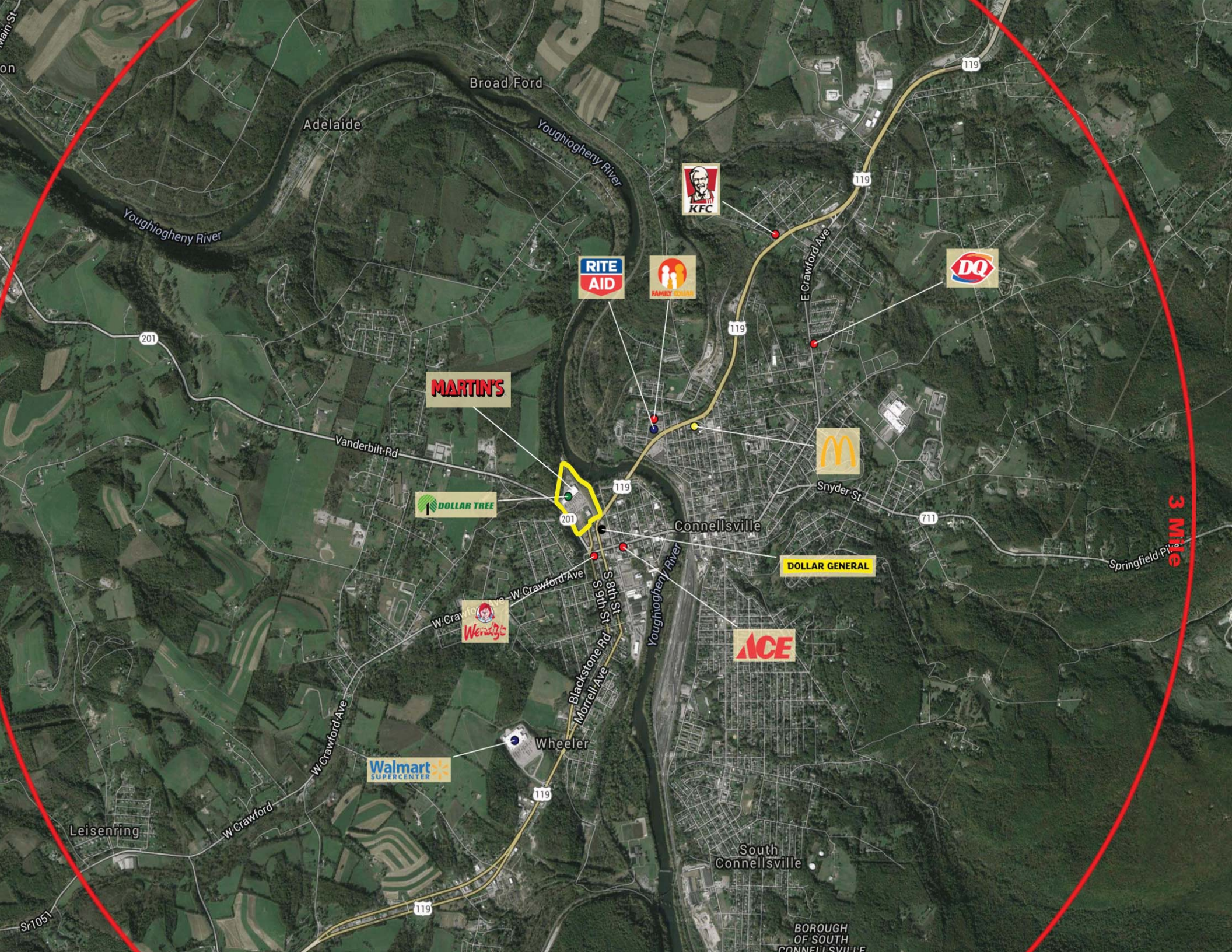
**WIDEWATERS
COMMONS**



SITE

802 Vanderbilt Rd Connellsville, PA 15425	1 mi radius	3 mi radius	5 mi radius
Population	5,925	16,970	25,172
Households	2,712	7,392	10,782
Average HH Income	\$43,316	\$45,965	\$46,881
Median HH Income	\$36,228	\$38,752	\$39,706





3 Mile

BOROUGH
OF SOUTH
CONNELLVILLE

Shop'n Save

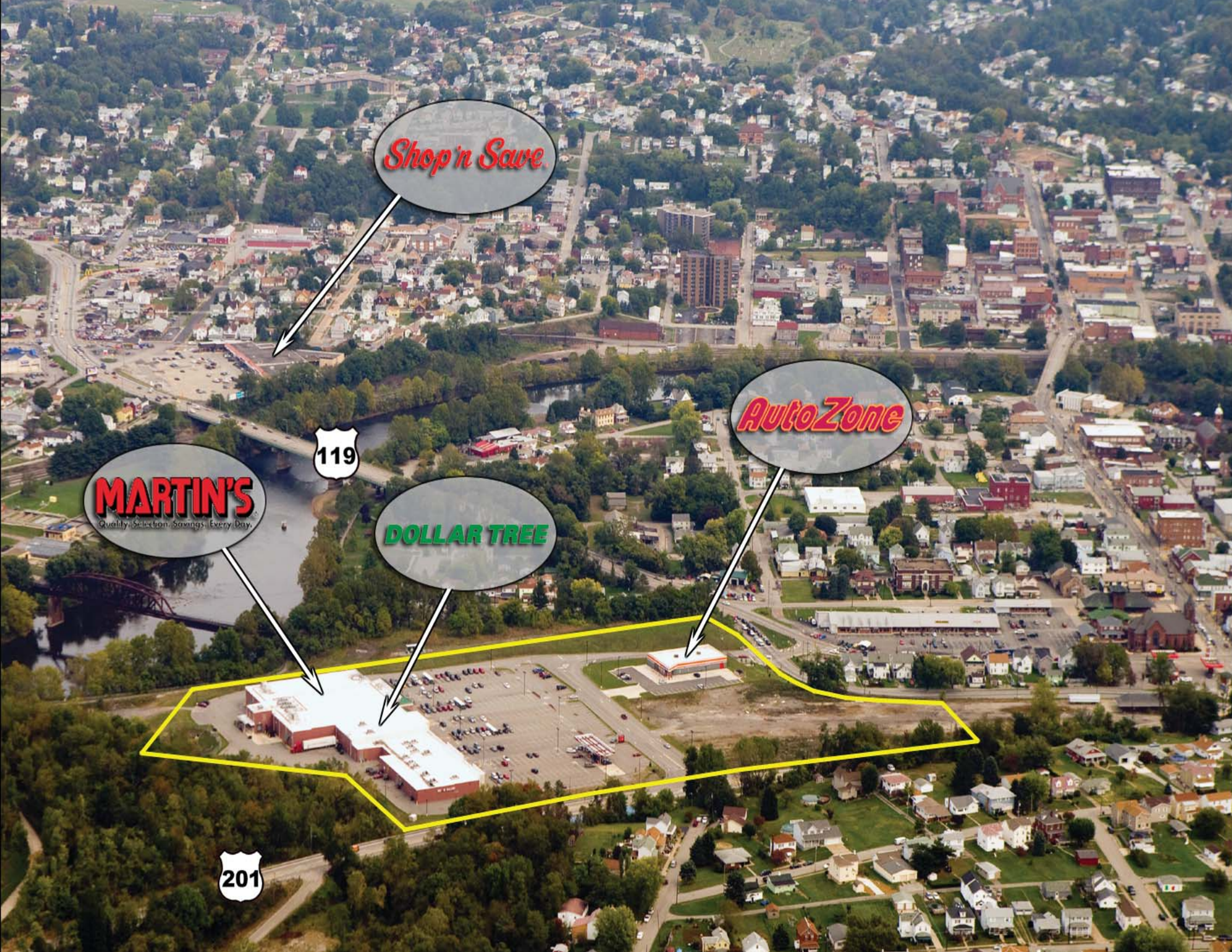
AutoZone

MARTIN'S
Quality Selection. Savings. Every Day.

DOLLAR TREE

119

201





TENANT KEY		LEASE
1A	HUNTER PHARMACY	4000
1B	PA LIQUOR AUTHORITY	3250
1C	HIGHLANDS HOSPITAL	2432
1D	DIVA NAILS	1200
1E	PUFF DISCOUNT TOBACCO	1600
1F	HOLIDAY HAIR	1200
1G	DOLLAR TREE	8000
1H	COLEBROOK CHOCOLATE	3031
1I	MARTINS FOODS	44700
1J	NEW YORK PASTA & PIZZA	3200
1K	WIRELESS ZONE	1306
TOTAL		73919
OUTPARCELS		
2A	AUTOZONE	7380

EXISTING PARKING KEY	
EXISTING RETAIL	73,919 SF
TOTAL PARKING	384 CARS
PARKING RATIO	5.2 CARS/1000 SF

