

CLARION PLAZA



LOCATION

» Interstate 80 & PA Route 68
Clarion, PA 16214



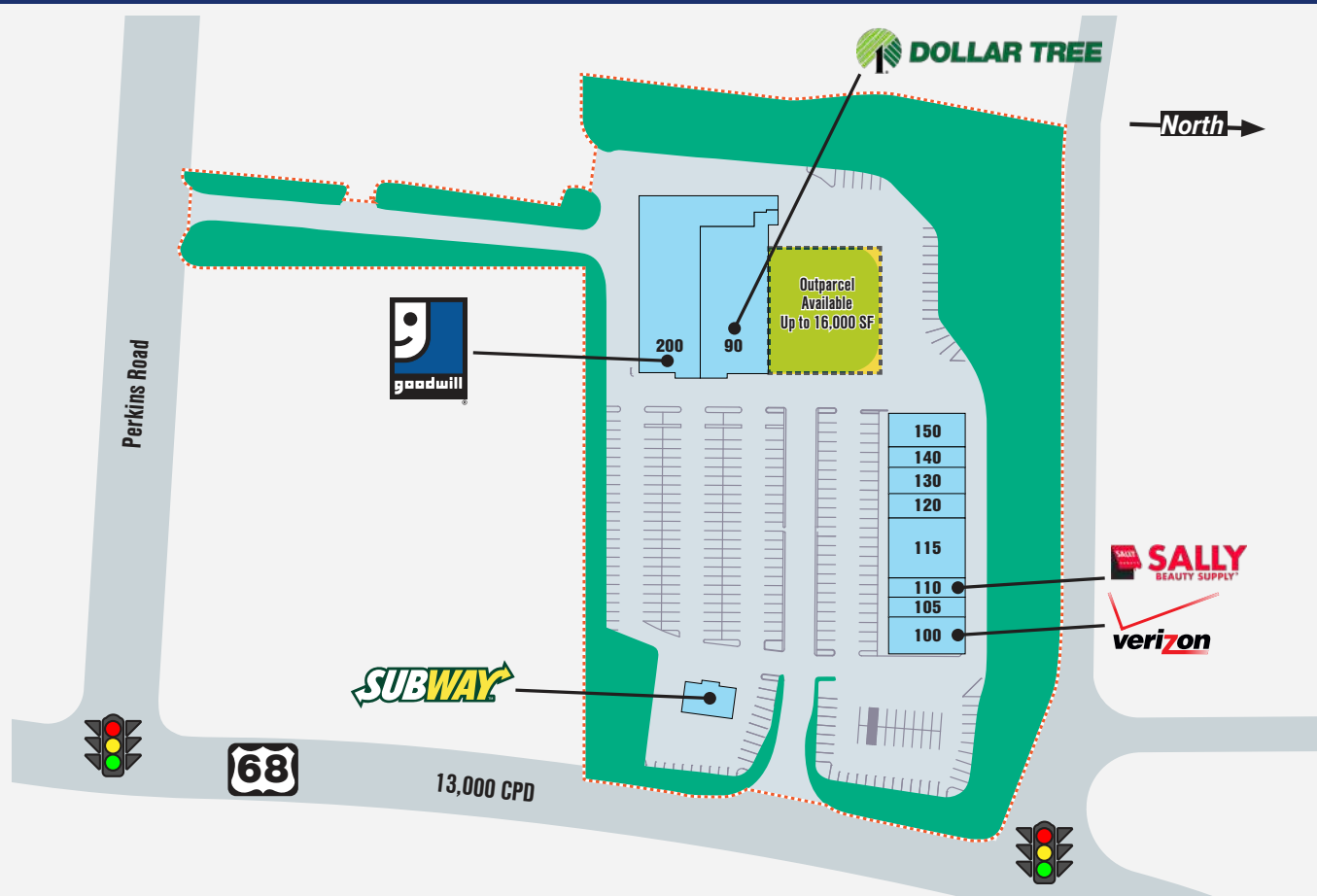
PROPERTY HIGHLIGHTS

- » Community shopping center located in Clarion, PA; 55,000 FT² of GLA
- » Trade area includes Clarion University (enrollment of 7,000 students) and retailers: Walmart Supercenter, Peebles and JCPenny
- » Excellent location near the junction of Interstate 80 and PA Route 68, South of downtown Clarion; combined 36,000 Cars Per Day



LEASING OPPORTUNITIES

» Outparcel Available for Development - Up to 16,000 SF



200	Goodwill	115	VA Clinic
90	Dollar Tree	120	Coin Laundry
100	Verizon Wireless	130	T-Mobile
105	Hunan King	140	Prime Communications
110	Sally Beauty	150	Wine & Spirit Shoppes

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DEMOGRAPHICS

	3 miles	5 miles	7 miles	10 miles
» Population	8,952	12,549	16,364	24,584
» Households	3,518	5,005	6,599	9,980
» Ave HH Income	\$43,368	\$46,738	\$48,187	\$50,583

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