

# SHENANGO COMMONS



## LOCATION

» 2996 East State Street  
Hermitage, PA 16148



## PROPERTY HIGHLIGHTS

- » Community shopping center in the heart of the Hermitage retail trade area; 276,500 FT<sup>2</sup> of GLA
- » Anchored by Lowe's, Shenango Valley Cinemas and Planet Fitness
- » Highly visible from surrounding roadways with easy access from entrances along the Shenango Valley Freeway, North Hermitage Road and East State Street; 36,500 Cars Per Day



## LEASING OPPORTUNITIES

- » Outparcels available for ground lease or purchase; up to 1.26 Acres

GLIMCHERGROUP



100	Tightwad Tobacco	205	Goodwill Donation Center	250	Gold Mine	410	Top Buffet
110	Yuppy Puppy	210	Cosmo Prof	300	Goodwill	500	Outparcel Available - 1.26 Acres
120	Famous Hair	230	Ivy Nails	400	Planet Fitness	600	Outparcel Available - .887 Acres
200	Shenango Valley Theater	240	Principled Chiropractic	405	Eagle Rental Purchase	800	Mattress Firm/Five Guys





## DEMOGRAPHICS

	3 miles	5 miles	7 miles	10 miles
» Population	35,775	51,107	62,177	88,255
» Households	15,904	22,258	26,877	37,605
» Ave HH Income	\$53,954	\$52,815	\$53,660	\$54,034

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