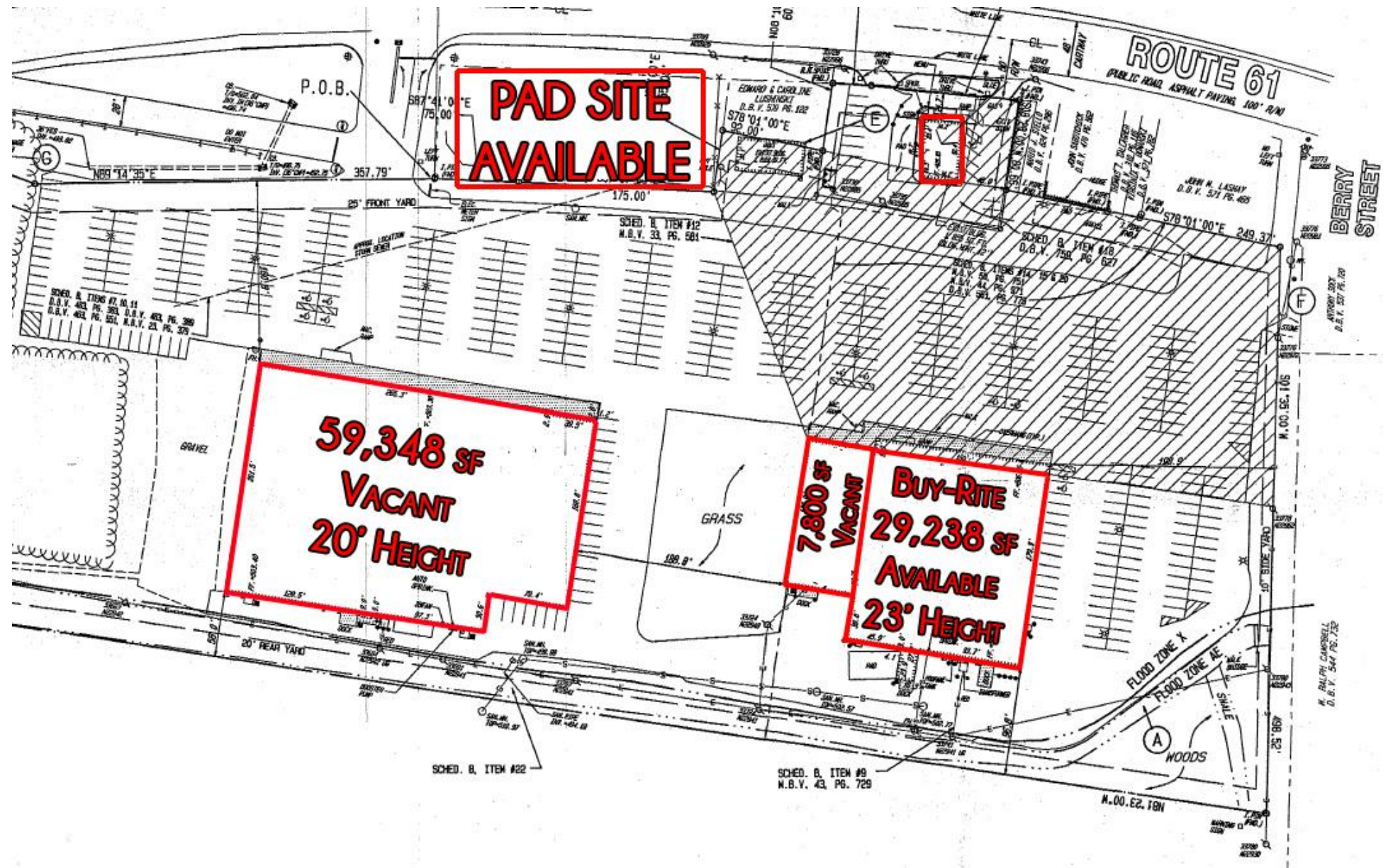


**PAD SITE
AVAILABLE**

**59,348 SF
VACANT
20' HEIGHT**

**7,800 SF
VACANT
BUY-RITE
29,238 SF
AVAILABLE
23' HEIGHT**



1400-1600 State Rte 61

Coal Twp, PA 17886

POSSESSION: Immediate

AREA TENANTS: Walmart, Verizon Wireless, GameStop, McDonald's, Chevrolet, Burger King, Sunoco, Weis Markets, Two Guys from Italy

AVAILABLE SPACE:

- 59,348 sf
- 7,800 sf
- 29,238 sf
- Pad Site

DESCRIPTION:

- Great opportunity for large retail space at a low cost
- Excellent Access: Located by the corner of major intersection (RT 61 & 901/State Road 2026)
- Busy neighborhood center on 4-lane main road

1600 State Route 61 - Coal Twp, PA



Demographics:	1 mile	3 miles	5 miles
Total Population	1,731	19,416	24,778
Total Households	673	8,372	10,481
Median Household Income	\$29,167	\$28,411	\$30,385
Average Household Income	\$37,871	\$36,736	\$39,652
Per Capita Income	\$15,855	\$16,566	\$17,463
White Population	91.97%	91.35%	91.92%
Black Population	4.68%	6.52%	6.01%
Hispanic or Latino Population	3.47%	3.17%	2.96%
Asian or Pacific Islander	0.18%	0.37%	0.35%
American Indian/Alaska Native	0.06%	0.10%	0.10%
Some Other Race Alone	1.21%	0.89%	0.81%
Two or More Races	1.91%	0.78%	0.81%

*The information contained herein was obtained from sources deemed reliable; however, Malachite Group LTD makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors, omissions, change of



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Real Estate Investment & Management

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