

In Association with ParaSell, Inc.
A Licensed Pennsylvania Broker #RB069068

Residents and property owners in the State of Pennsylvania
contact State Broker for more information

SITE

CLEARFIELD PLAZA

150 Plaza Drive
Clearfield, PA 16830

FOR LEASE

+/- 30,000 SF Retail

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HIGHLIGHTS

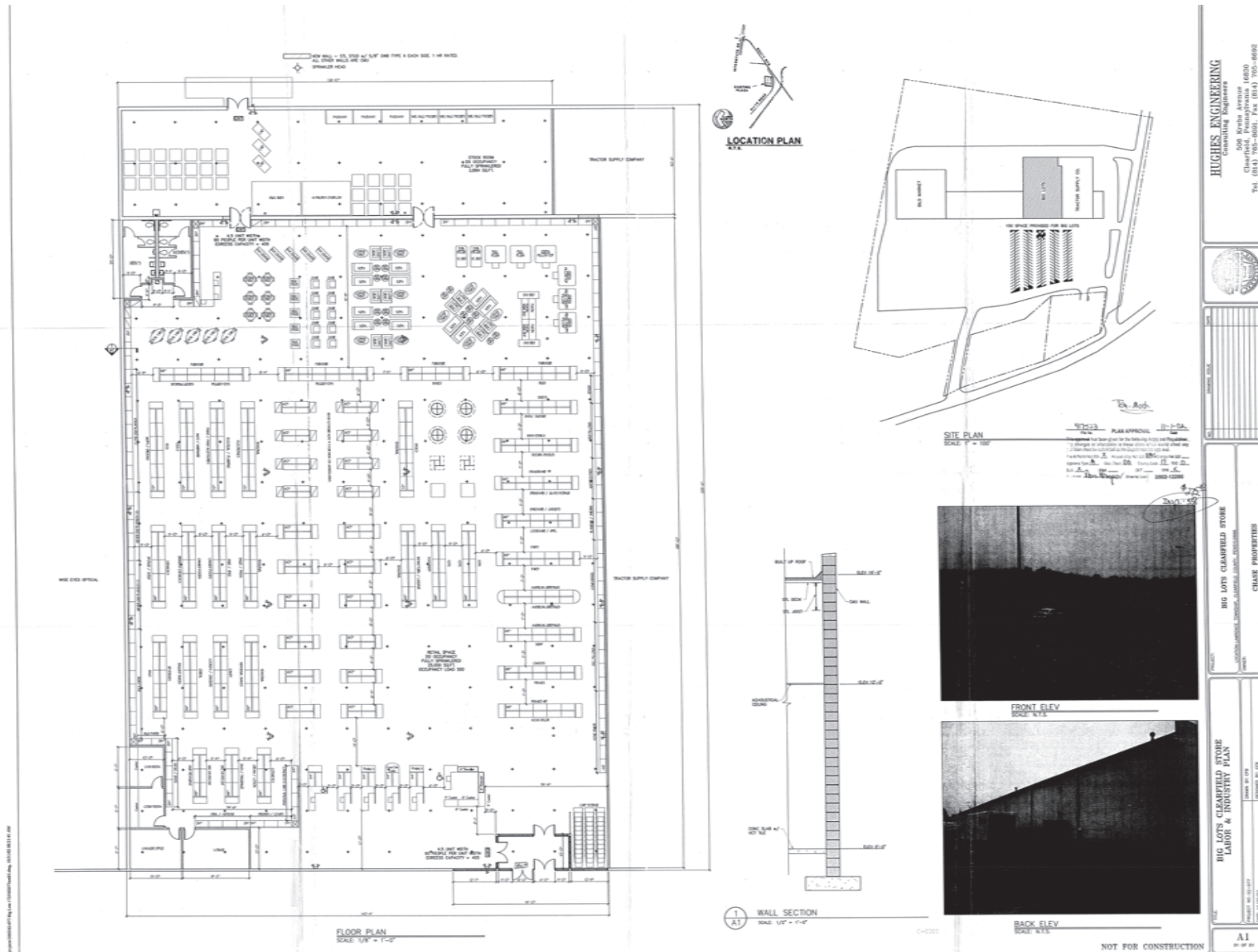
- ▶ Former Big Lots, up to +/- 30,000 SF that can be subdivided to suit a variety of retail or service uses
- ▶ Highly visible location just off I-80 with quick connections to Route 879 and 322
- ▶ Ample on-site parking and multiple entry points
- ▶ Positioned in a strong retail corridor alongside Tractor Supply, Rural King, Dollar Tree, Save-A-Lot, and AT&T
- ▶ Healthy trade area demographics with nearly 14,435 residents within 5 miles



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TSC TRACTOR SUPPLY CO.
Label SHOPPER
DOLLAR TREE
RURAL KING
ESTD 1960
AMERICA'S FARM & HOME STORE
Drayer
Penn Highlands Healthcare

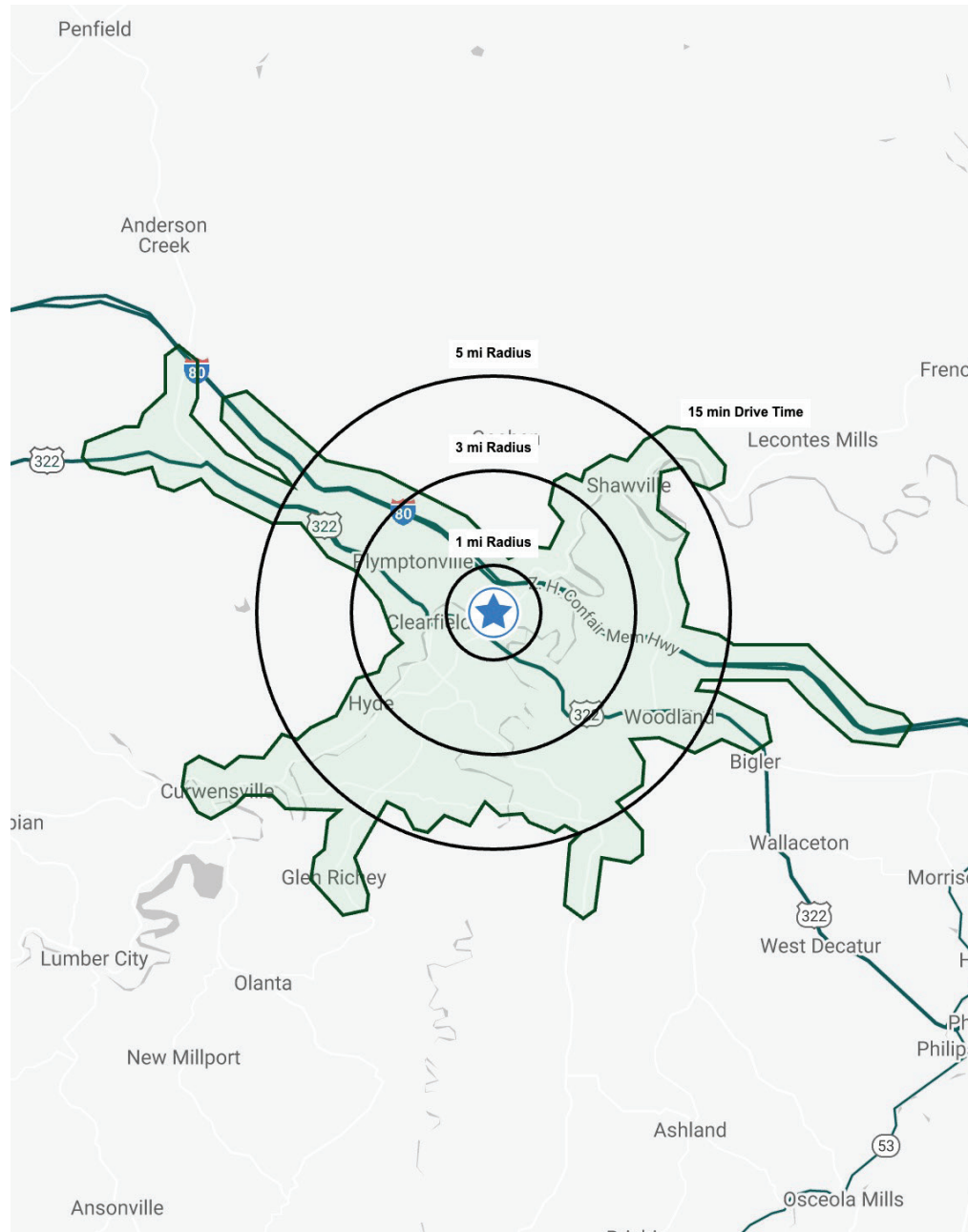
Clearfield Square
LONG JOHN SILVER'S
Auto Zone
SHOE sensation
ANYTIME FITNESS
HARBOR FREIGHT
Pizza Hut
cricket wireless
goodwill

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DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
	POPULATION			
	2,086	10,482	14,435	15,411
	HOUSEHOLDS			
	890	4,765	6,455	6,840
	MEDIAN AGE			
	45.4	44.4	44.6	44.8
	AVERAGE HH INCOME			
	\$65,137	\$66,935	\$70,362	\$68,412
	MEDIAN HH INCOME			
	\$55,832	\$53,280	\$56,231	\$54,470
	BUSINESSES			
	114	551	633	728
	EMPLOYEES			
	1,423	6,835	7,662	8,679
	EDUCATION: BACHELORS +			
	13.3%	18.7%	18.5%	19.4%

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COLUMBUS

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