

NEW DEVELOPMENT

# SADSBURY COMMONS

ROUTE 30 & PA-10 | PARKESBURG, PA

FOR LEASE: UP TO 400,000 SF

RETAIL



## CONTACT US

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## CONCEPTUAL SITE PLAN



### LEGEND

#	TENANT	SQ. FT.
A	PROPOSED GROCERY STORE	48,280
B	PROPOSED RETAIL	62,750
C1	PROPOSED RETAIL	20,004
C2	PROPOSED RETAIL	30,669
C3	PROPOSED RETAIL	21,817
C4	PROPOSED RETAIL	30,407
D	PROPOSED RETAIL	75,226
E	PROPOSED RETAIL	7,626
F	PROPOSED RETAIL	6,864
G	PROPOSED RETAIL	6,000
H	PROPOSED BANK w/ DRIVE-THRU	6,046
I	PROPOSED RETAIL	22,606
J	PROPOSED RESTAURANT	8,231
K	PROPOSED RESTAURANT	8,231
L	PROPOSED RETAIL	14,506
M	PROPOSED RESTAURANT	6,631
N	PROPOSED RESTAURANT	6,516
O	PROPOSED RETAIL w/ DRIVE-THRU	2,600
P	EXISTING MEDICAL OFFICE	39,543
Q	PLAZA	4,757
R	PROPOSED RESTAURANT w/ DRIVE-THRU	4,857
S	PROPOSED RETAIL/ RESTAURANT	10,000
T	PROPOSED TIRE SERVICE CENTER	5,000

**TOTAL PROPOSED BUILDING SF: 444,410  
(EXCLUDING PLAZA)**

**TOTAL PROPOSED BUILDING SF: 449,167  
(INCLUDING PLAZA)**

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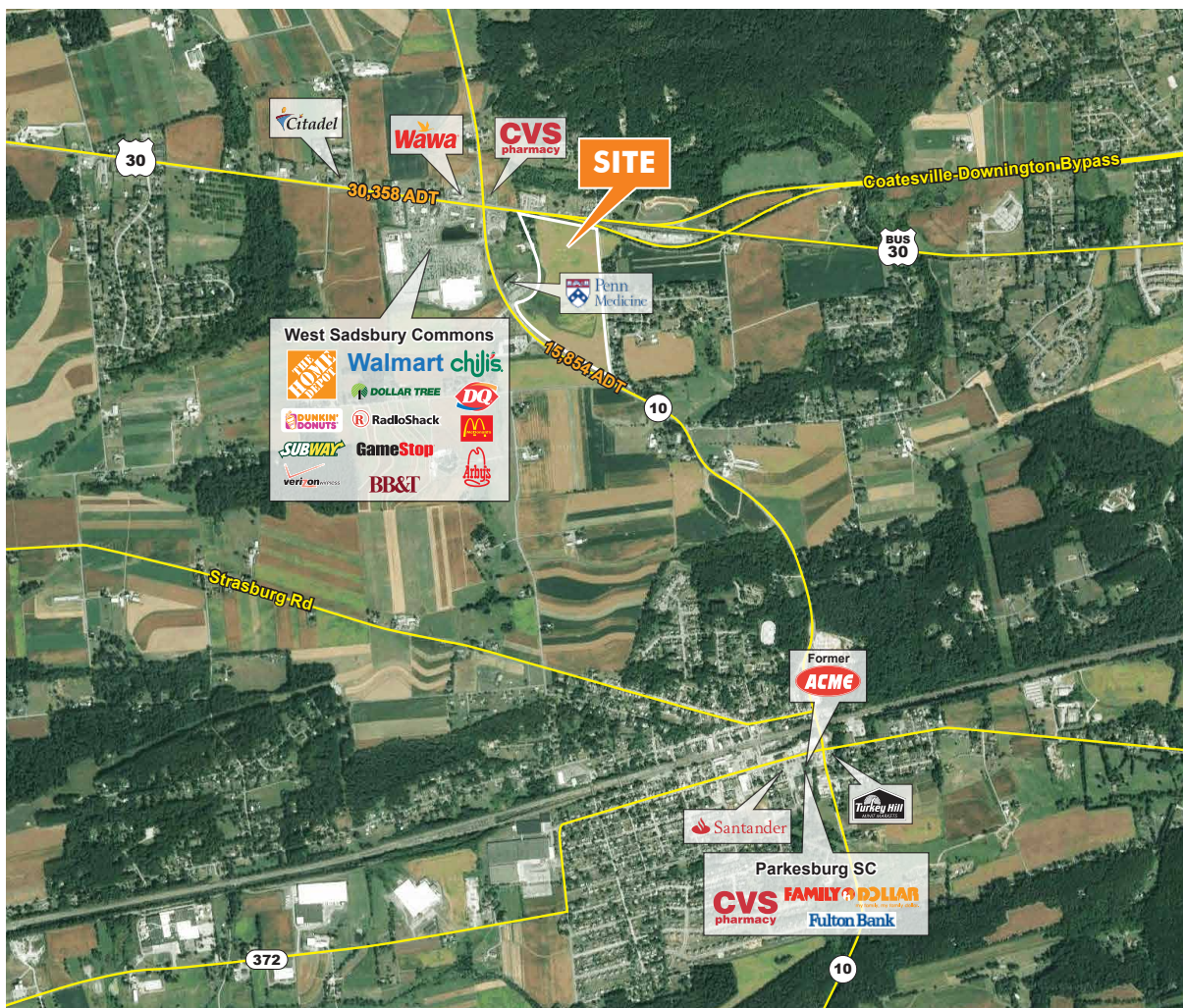
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## MARKET AERIAL



## PROPERTY FEATURES

- + Proposed retail development up to 400,000 SF of retail space available
- + Anchor, junior anchor, inline and pad sites available
- + Primary retail node in area
- + Traffic Counts in excess of 30,000 AADT on Lincoln Highway (Route 30)

## DEMOGRAPHICS

	3 Miles	5 Miles	7 Miles	10 Miles
Population (Est. 2018)	14,353	35,419	69,175	125,795
Median Household Income	\$74,223	\$74,247	\$68,280	\$75,676
Daytime Population	12,037	27,485	52,379	96,656

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