

Big Beaver Development Property Specifications New Galilee, PA 15010

LOCATION:

- Property is strategically located at the intersection of Interstate 76 (Pennsylvania Turnpike) and Interstate 376. This site enjoys several market advantages, including: unparalleled east-west and north-south interstate access, excellent proximity to Pittsburgh International Airport and a number of other key destinations.
- Minutes away from Beaver County Airport which is excellent for corporate travel.
- Based upon completion of both the 400,000 sq. ft. \$15MM Turnpike Distribution Center and the PJDick/Lindy Paving complex, RS Commercial's properties are perfectly positioned for additional expansion.
- Unique portions of the site overlook the new and expanding Pittsburgh International Race Complex.

ZONING:

- The current development area is zoned "Commercial C-3" with no appreciable restrictions on signage, other than a 100 foot height limit. Some future prospective development areas are currently zoned "R2 & R3" which give the ability for office park development. Big Beaver Borough is very open to rezoning some of these areas to help with future expansion of the 76 & 376 corridors.

TRAFFIC:

- The Pennsylvania Department of Transportation reports vehicle traffic counts per day:
PA Turnpike = 21,000 Interstate 376 = 12,000 Shenango Road = 2800 PA-351 = 2500

This represents a total traffic count of 38,300 vehicles per day.

POPULATION / INCOME:

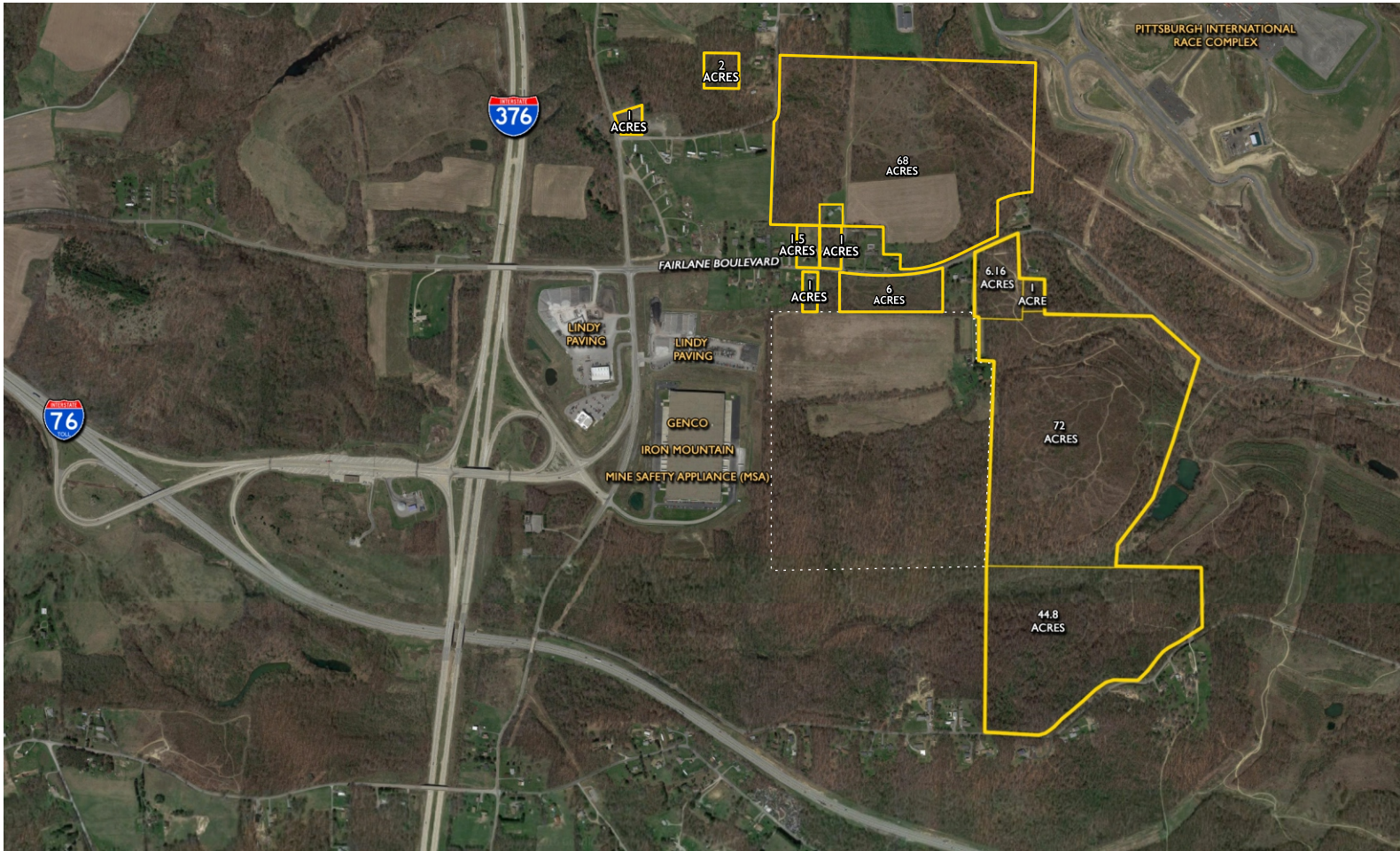
- Median Household Income is \$41,766 for New Galilee vs \$40,620 for Beaver County.
- Population in a five (5) mile radius of the site is 29,811.
- Population in an eight (8) mile radius of the site is 59,231.
- Population within a 60 minute radius of the site is 2.4M.
- Population within a 90 minute radius of the site is 4.8M.

UTILITIES:

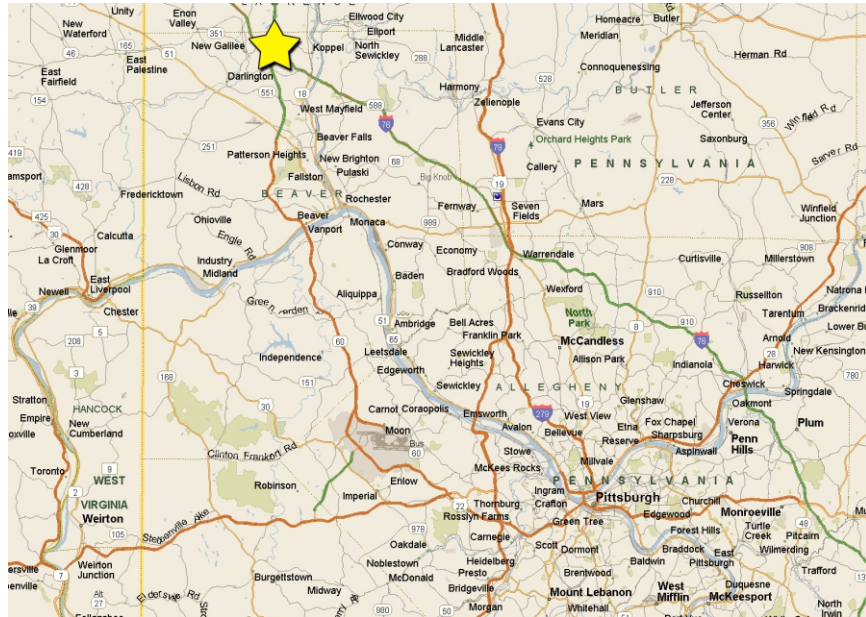
- Water, Sewer, Electricity, Telephone, Cable TV and Broadband are all available at the site. Natural Gas would need to be extended site to site from the current Lindy Paving location.

DRIVE TIMES / DISTANCES:

- Proposed Royal Dutch Shell Ethane Cracker Site 15 miles
- Cranberry 16 miles
- Pittsburgh – "Downtown" 40 miles
- Youngstown 28 miles
- Cleveland 80 miles
- Wheeling 90 miles
- Erie 110 miles
- Interstate 79 20 minutes
- Interstate 80 30 minutes
- Pittsburgh Intl Airport 30 minutes



- 200+ Acres available Zoned C-3
- Close to Shell Cracker Plant
- Sewer and Water
- Excellent North/South/East/West Access
- Less than one mile to I-376 and I-76
- 10 miles to County Airport
- 30 miles to Youngstown, OH
- 30 miles to Pittsburgh International Airport
- 45 miles to downtown Pittsburgh



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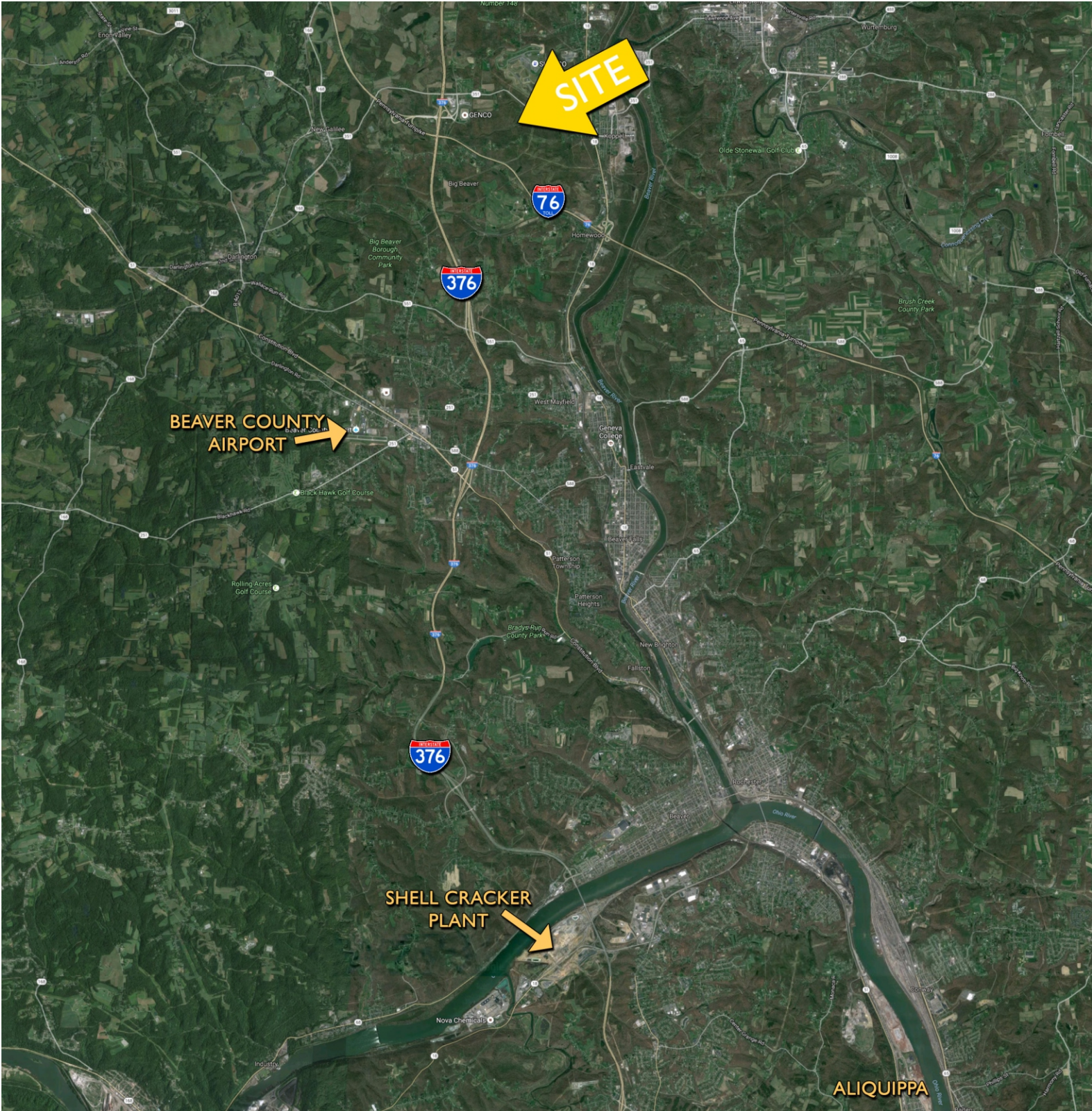
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