

Chippewa Township Development Property Specifications Beaver Falls, PA 15010

LOCATION:

- Property is located in the heart of Chippewa Township. The site enjoys incredible views and access from Constitution Blvd (Rt 51). Only 3 miles to Interstate 376 with direct access to Pittsburgh International Airport.
- Minutes away from Beaver County Airport which is excellent for corporate travel.
- Chippewa Township is poised to explode with development. Only 12 miles to the multi-billion dollar Royal Dutch Shell ethane cracker facility and only 10 miles to the recently announced Mount Airy Casino site destined to open 4th quarter of 2019.
- Property is directly across Darlington Road from Walgreens and First National Bank.
- Site also has rear alley exit capabilities with unparallel access directly onto Darlington Road.

ZONING:

- The current development properties are already zoned SGC “Special Growth Commercial”.
- Zoning allows for signage that will provide for great visibility to main divided highway thoroughfare and ancillary roads.

TRAFFIC:

- The Pennsylvania Department of Transportation reports vehicle traffic counts per day:
Darlington Road = 7,000 Route 51 = 10,000+ Interstate 376 = 22,000

POPULATION / INCOME:

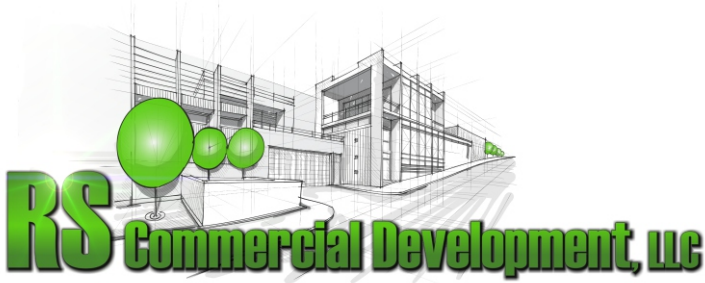
- Median Household Income is Male \$44,814.00 vs Female \$26,690.00
- Population in a five (5) mile radius of the site is 29,811.
- Population in an eight (8) mile radius of the site is 59,231.
- Population within a 60 minute radius of the site is 2.4M.
- Population within a 90 minute radius of the site is 4.8M.

UTILITIES:

- Water, Sewer, Electricity, Telephone, Cable TV, Brodband and Natural Gas are available at this site.

DRIVE TIMES / DISTANCES:

- Proposed Royal Dutch Shell Ethane Cracker Site 12 miles
- Cranberry 20 miles
- Pittsburgh – “Downtown” 40 miles
- Youngstown 28 miles
- Cleveland 80 miles
- Wheeling 90 miles
- Erie 110 miles
- Interstate 376 5 minutes
- Interstate 79 20 minutes
- Interstate 80 30 minutes
- Pittsburgh Intl Airport 30 minutes



DEVELOPMENT SITE FOR SALE

2639-2645 Darlington Road
Beaver Falls, PA 15010

724-359-5035

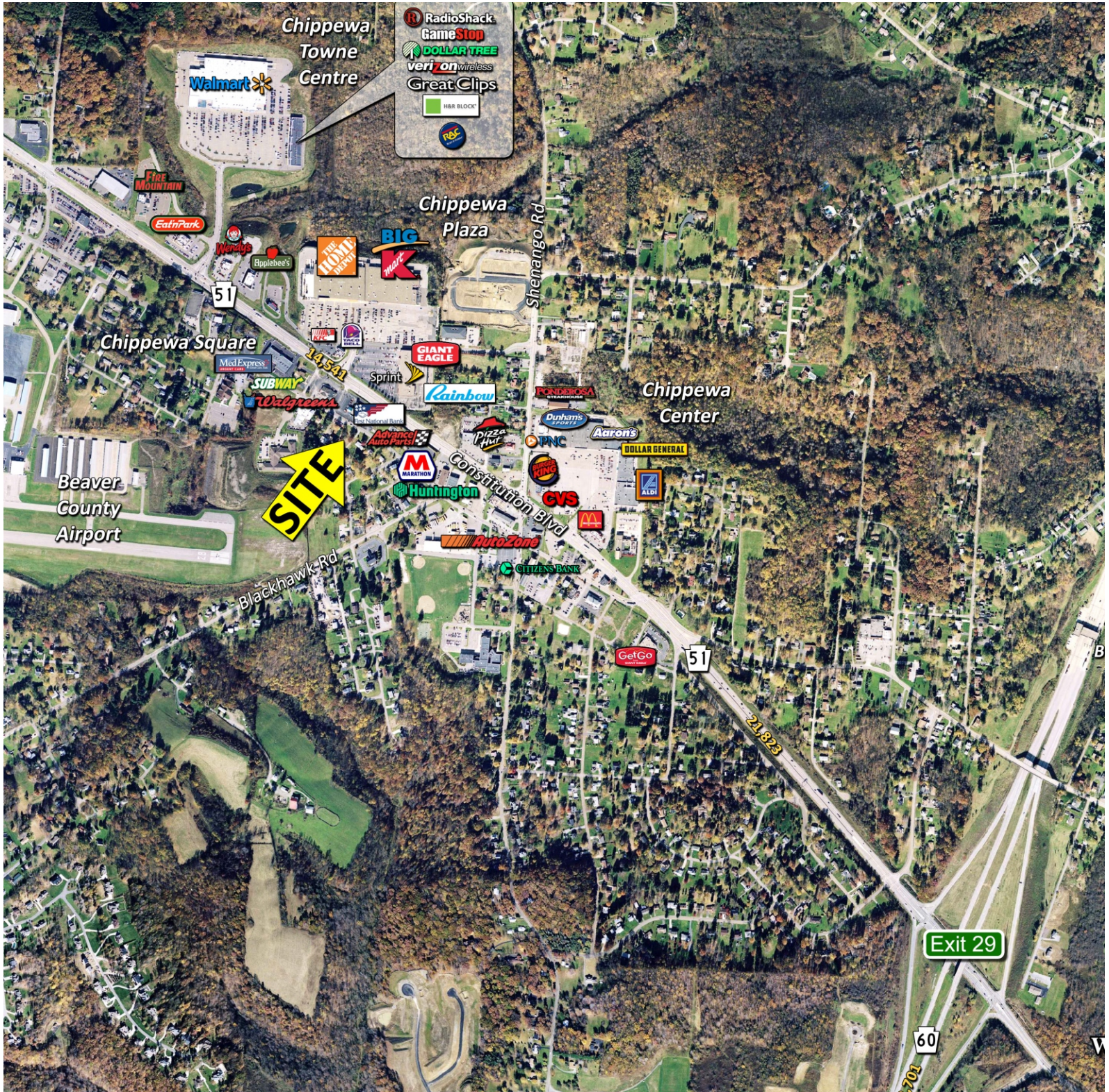
info@rscommercialdevelopment.com



- 1.4 acres (Additional 1.5 acres available on adjacent lot)
- Level Lot
- Easily accessible to Route 51 and I-376
- Located in the growing business district of Chippewa, Beaver County
- Zoned SGC: Special Growth Commercial
- All Utilities

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