

PREIT Retail

BEAVER VALLEY MALL



Beaver Valley Mall and Beaver Valley Center are located approximately 30 miles from Pittsburgh, PA in Center Township, Beaver County near the Ohio River. The mall is the dominant retail center in a 20-mile radius. This middle to upper middle class area is the last growth corridor north of the city and housing developments continue to dot the landscape. Retail in the market is expanding as well, with Best Buy, Target, Kohl's and Ross Dress For Less now located immediately adjacent to the mall. In late 2007, a 45,000 sf in-line Dick's Sporting Goods and a 25,000 sf Steve & Barry's joined the center.

MARKET INFORMATION

- Top employers in the area include: The Medical Center, First Energy, Beaver County Government, Service Link and Friendship Ridge Geriatric Center, comprising more than 6,000 employees.
- Growth in average household income is expected to rise an average of 18% through 2013.
- The mall is located only 15 miles from Pittsburgh International Airport.

MALL HIGHLIGHTS

CENTER SIZE
1,161,831 sf

ANCHOR STORES
Boscov's – 194,798 sf
JCPenney – 126,010 sf
Sears – 152,127 sf
Macy's – 204,770 sf

JUNIOR ANCHORS
& OUTPARCEL
Dick's Sporting Goods – 45,000 sf

FOOD COURT

Number of Units – Valley Café – 8

TRADE AREA DEMOGRAPHIC INFORMATION

POPULATION	399,278
HOUSEHOLDS	161,101
AVG. HH INCOME	\$65,115
AVG. HOME VALUE	\$167,824
MEDIAN AGE	42.5

Source: ESRI