



# RETAIL FOR LEASE

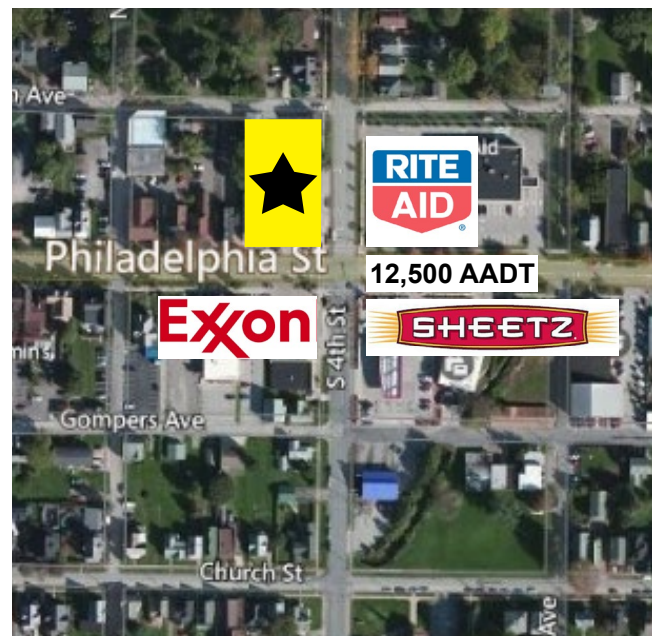
## INDIANA RETAIL SHOPS

405 PHILADELPHIA STREET, INDIANA, PA



### SITE FEATURES

- 7,000 SF of new construction available Spring 2017
- Join Verizon Wireless
- Located near Downtown Indiana, PA
- Excellent access to highway system
- Corner lot with signalized intersection
- High visibility with strong demographics - located within walking distance of Indiana University of Pennsylvania
- Wonderful retail opportunity
- Opportunity to design your own space!



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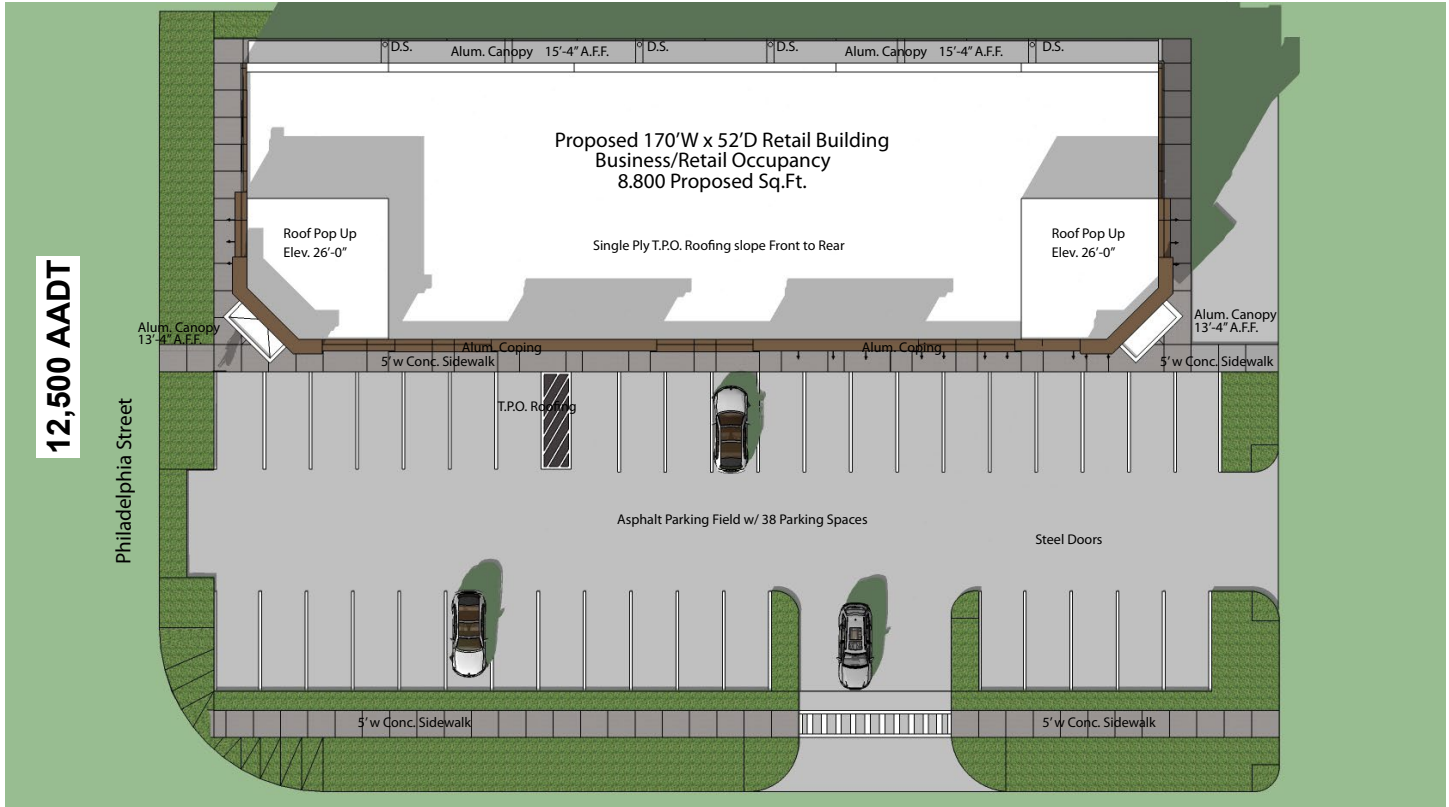
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**SITE PLAN**

DEMOGRAPHICS			
	3 miles	5 miles	10 miles
2017 POPULATION	26,947	34,959	52,660
AVERAGE HH INCOME	\$53,051	\$53,835	\$52,609
IUP ENROLLMENT	15,300+		
DAYTIME EMPLOYMENT		21,306	
DRIVE TIMES	0-10 min.	0-15 min	0-25 min
2000 POPULATION	29,346	40,986	70,592
2018 AVERAGE HH INCOME	\$60,187	\$61,525	\$60,969

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