

Shoppes at Adam's Ridge

SWC S.R. 228 & Adams Ridge Blvd., Mars (Butler County), Pennsylvania



Market Highlights

- ❖ 15 acre commercial property that will have access to 2 traffic signals
- ❖ Prestigious Adams/ Treesdale/ Seven Fields submarket
- ❖ High-end demographics and strong growth market
- ❖ Excellent traffic counts on State Road 228
- ❖ Cross-street of Adams Ridge Blvd. is the only S.R. 228 ingress/egress for over 1,000 homes

Demographics

Estimates	3- Mile	5-Mile	7-Mile
Population	19,938	58,137	97,938
Average Household Income	\$131,282	\$131,836	\$127,862

Shopping Center Features

- ❖ Opening: 2nd Quarter 2008
- ❖ Major Tenants:
 - Retail Strip – 42,400 SF with McGinnis Sisters Specialty Grocer as anchor
 - 4 Out parcels –
 - Walgreens
 - Citizens Bank
 - Dairy Queen Grill and Chill
 - ONE OUTPARCEL REMAINING
- ❖ Traffic Counts: S.R. 228 – 20,600 AADT



