

# SHENANGO VALLEY MALL

HERMITAGE, PA



# SHENANGO VALLEY MALL

## OVERVIEW

- A popular destination with area residents, Shenango Valley Mall offers its guests a tax-free shopping experience at favorite stores, such as Aeropostale, American Eagle Outfitters, Bath & Body Works, BonWorth, C.J. Banks, Maurices and Rue 21.
- Shenango Valley Mall is located on the busiest intersection in Mercer County - strategically located just three miles from Interstates 79, 80 and 376 (formally Pennsylvania State Highway 60) with approximately 40,000 vehicles passing by the center daily.
- Shenango Valley recently ranked as a Top Ten Golf area in the United States by Golf Digest. Golf Courses included Buhl Farm Golf Course, the world's only free golf course, Tam O'Shanter, Hickory VFW and many other golf courses are located within a short drive from Shenango Valley Mall.
- Additional attractions in the area include Reyer's, which bills itself as "the world's largest shoe store," and The Winner, which bills itself as the "world's largest off price ladies fashion store" and Daffin's Candies, which is nationally known for not only its chocolate confections, but for the "Chocolate Kingdom." The "Kingdom" features a 700 pound rabbit, a 400 pound turtle and other designs, made entirely of chocolate.

## PROPERTY INFORMATION

### Location

3303 East State Street  
Hermitage, PA  
[www.shopshenangovalleymall.com](http://www.shopshenangovalleymall.com)

### Regional Access

Located three miles from Interstates 79,80 and 376

### Description

One-level, enclosed regional shopping center

### Major Stores

Macy's, JCPenney, and Sears

### Number of Stores

52

### Total Retail Sq. Ft.

507,837

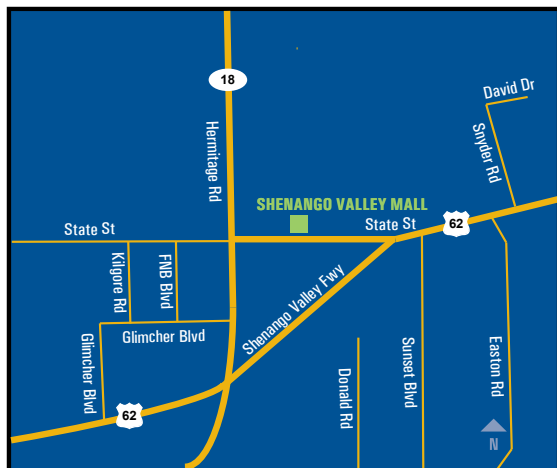
### Parking

2,466 spaces

### Opened

1969, renovations in 1996 and 1997

## PROPERTY LOCATION



## TRADE AREA PROFILE

### Population

2009 Estimate: 218,719

### Population Age

31% Age Under 24  
38% Age 25-54  
31% Age 55+  
Median Age: 42

### Household Income

\$51,254 Average Income  
55% Income Over \$35,000

### Total Households

205,667

15-mile ring

Source: Urban Retail Properties, LLC  
Market Research  
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