



Available

- Low base rent - flat through the extension options ending in 2052
- Neighboring schools, parks, and adjacent new 50,000 SF Busy Beaver Home Improvement center provide retail stability and some momentum
- Co-tenants include Aaron's, Dollar Tree, Arby's, DQ and multiple other local/regional retailers

Property Description

87,171 SF leasing opportunity in New Castle, PA, located 50 miles northwest of Pittsburgh and 18 miles east of Youngstown, OH; anchors the northwestern part of the Pittsburgh-New Castle-Weirton, PA-WV-OH CSA. Low rent PSF can be extended through 2052 presenting the opportunity to capture a long-term opportunity. Nearby demographics (below avg HH income and 3-mile population under 8,000) along with established, higher rent centers in New Castle (11 minute drive time) and Boardman, OH (30-minute drive time) ensure this center/trade area will remain low rent/class C for the foreseeable future. Stabilizing factors include nearby public elementary, middle, and high schools and 5-mile population of over 40,000.

Kmart Lawrence Village Plaza

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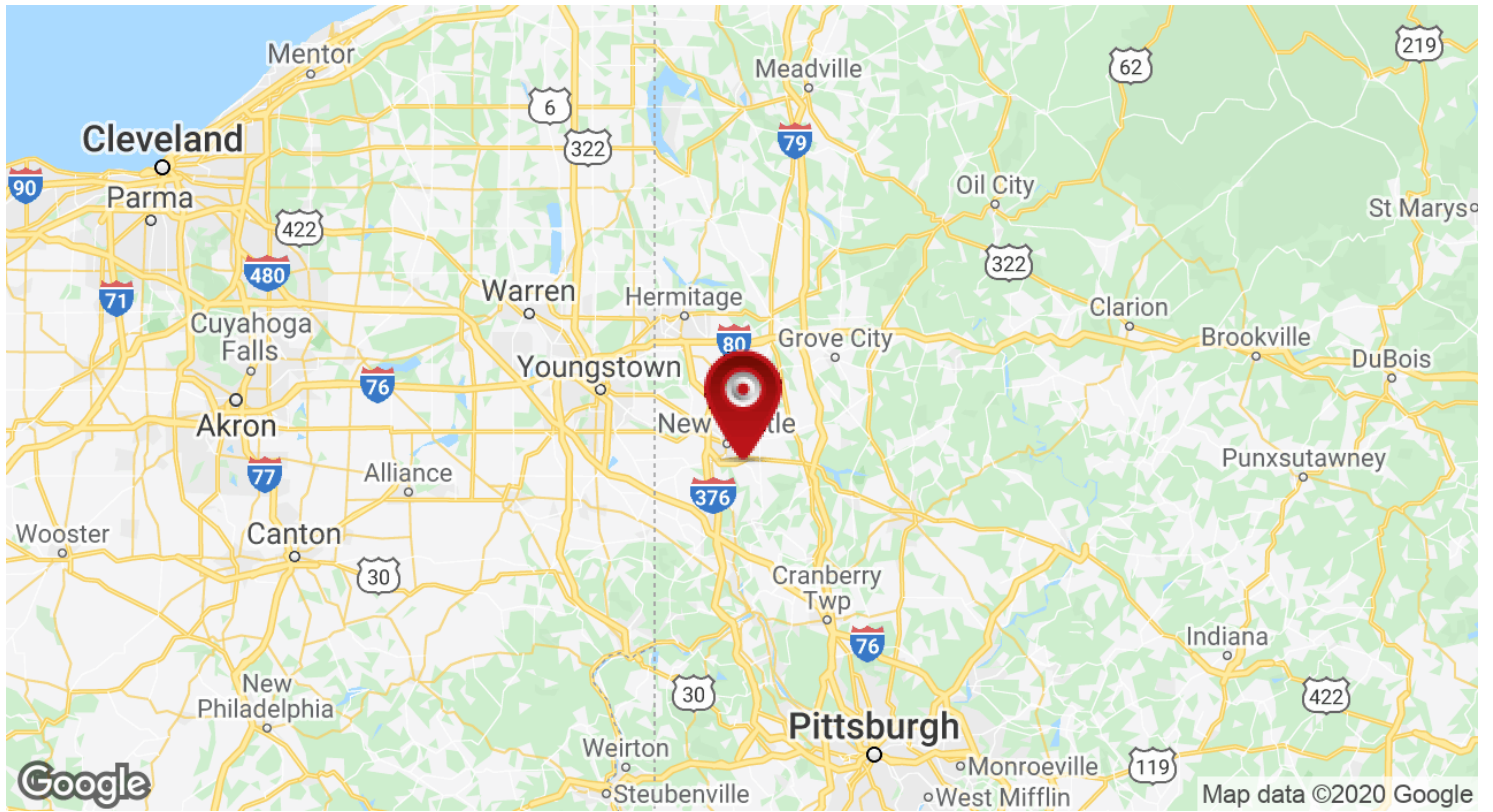
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us.jll.com/retail





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Property Summary

Available SF:	87,171 GLA
Lot Size:	Approx. 5.0 Acres
Zoning:	R/2; County

Demographics	1 Mile	3 Mile	5 Mile	10 Mile
Total Population	2,164	7,721	40,130	84,713
Total Households	869	3,176	16,552	35,139
Average Household Income	\$72,891	\$59,691	\$54,719	\$63,030

