

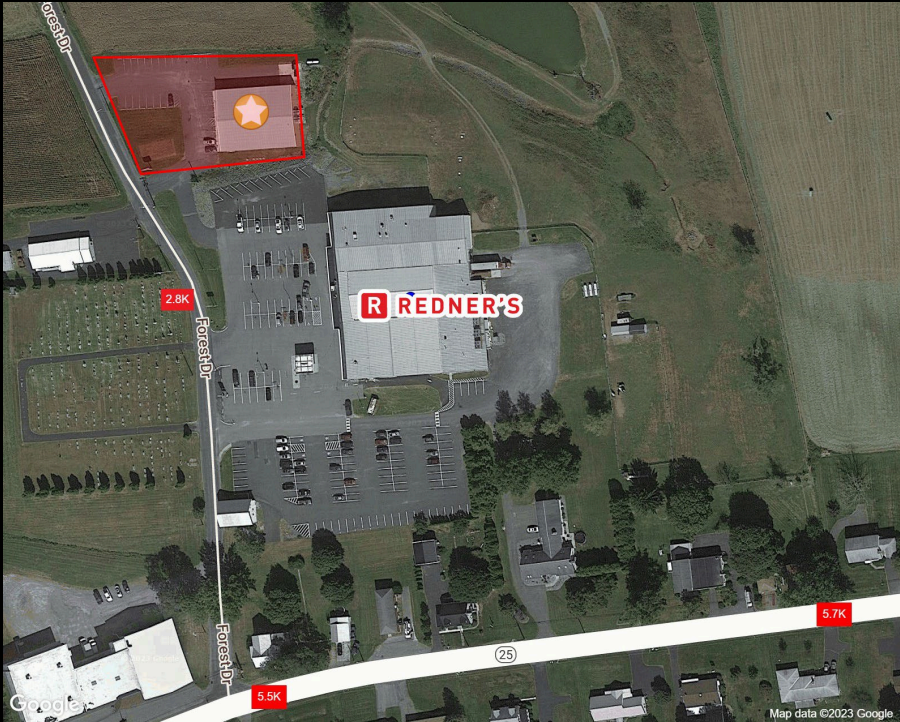
RETAIL SPACE FOR LEASE

30 Forest Drive
Hegins, PA 17938

\$10/sf + NNN*

*\$1.25/sf NNN includes but not limited to Real Estate Taxes, Insurance, and CAM (such as parking lot maintenance, snow removal, lawn care, etc.)

Aerial – Site View



Demographic Data

	1 mi radius	5 mi radius	10 mi radius
Estimated Population (2022)	876	7,782	37,112
Projected Population (2027)	833	7,681	36,842
Estimated Households (2022)	374	3,226	15,429
Projected Households (2027)	347	3,111	15,056
Estimated Average Household Income (2022)	\$91,038	\$74,800	\$68,179
Projected Average Household Income (2027)	\$165,68	\$107,947	\$93,391
Total Businesses	31	199	952
Total Employees	227	1,482	9,176

Space Details



8,000 square foot former Family Dollar store - next to shopping center with Redner's with direct access

Large ample parking lot and tenant pylon sign

Just off Interstate 25 (East Main Street), Hegins/Valley View in Schuylkill County

COCCA DEVELOPMENT, LTD

100 DEBARTOLO PLACE SUITE 400 BOARDMAN, OHIO 44512

(330) 729-1010

WWW.COCCADEVELOPMENT.COM

30 Forest Drive
Hegins, PA 17938



TRUIST

FAMILY DOLLAR

REDNER'S

2.8K

5.7K

5.5K

Tri-Valley Jr./
Sr. High School

30 Forest Drive
Hegins, PA 17938



Lat/Lon: 40.6508/-76.5162

30 Forest Dr

Hegins, PA 17938

1 mi radius

5 mi radius

10 mi radius

Population

Estimated Population (2022)	876	7,782	37,112
Projected Population (2027)	833	7,681	36,842
Census Population (2020)	935	7,677	36,915
Census Population (2010)	966	7,806	38,787
Projected Annual Growth (2022-2027)	-43 -1.0%	-101 -0.3%	-270 -0.1%
Historical Annual Growth (2020-2022)	-59 -3.4%	105 0.7%	197 0.3%
Historical Annual Growth (2010-2020)	-32 -0.3%	-129 -0.2%	-1,872 -0.5%
Estimated Population Density (2022)	279 <i>psm</i>	99 <i>psm</i>	118 <i>psm</i>
Trade Area Size	3.1 <i>sq mi</i>	78.5 <i>sq mi</i>	314.0 <i>sq mi</i>

1.00 K
0.75 K
0.50 K
0.25 K
0.00 K

2010 2015 2020 2025

8 K
6 K
4 K
2 K
0 K

2010 2015 2020 2025

40 K
30 K
20 K
10 K
0 K

2010 2015 2020 2025

Race and Ethnicity (2022)

Not Hispanic or Latino Population	852 97.2%	7,521 96.6%	35,636 96.0%
White	822 96.5%	7,212 95.9%	33,440 93.8%
Black or African American	3 0.4%	74 1.0%	885 2.5%
American Indian or Alaska Native	- -	- -	28 -
Asian	3 0.4%	25 0.3%	113 0.3%
Hawaiian or Pacific Islander	- -	- -	1 -
Other Race	14 1.7%	124 1.7%	553 1.6%
Two or More Races	9 1.1%	86 1.1%	615 1.7%
Hispanic or Latino Population	24 2.8%	261 3.4%	1,476 4.0%
White	23 94.7%	246 94.3%	1,140 77.3%
Black or African American	- -	- -	247 16.7%
American Indian or Alaska Native	- -	- -	1 -
Asian	- -	- -	7 0.5%
Hispanic Hawaiian or Pacific Islander	- -	- -	- -
Other Race	- -	9 3.6%	36 2.4%
Two or More Races	- -	5 2.1%	44 3.0%

96.6%

95.8%

93.2%

White

Black or African American

American Indian or Alaskan Native

Asian

Hawaiian or Pacific Islander

Other Race

2+ Races

©2023, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2022, TIGER Geography - RGRAP3

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Graphic Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
Calculated using Weighted Block Centroid from Block Groups

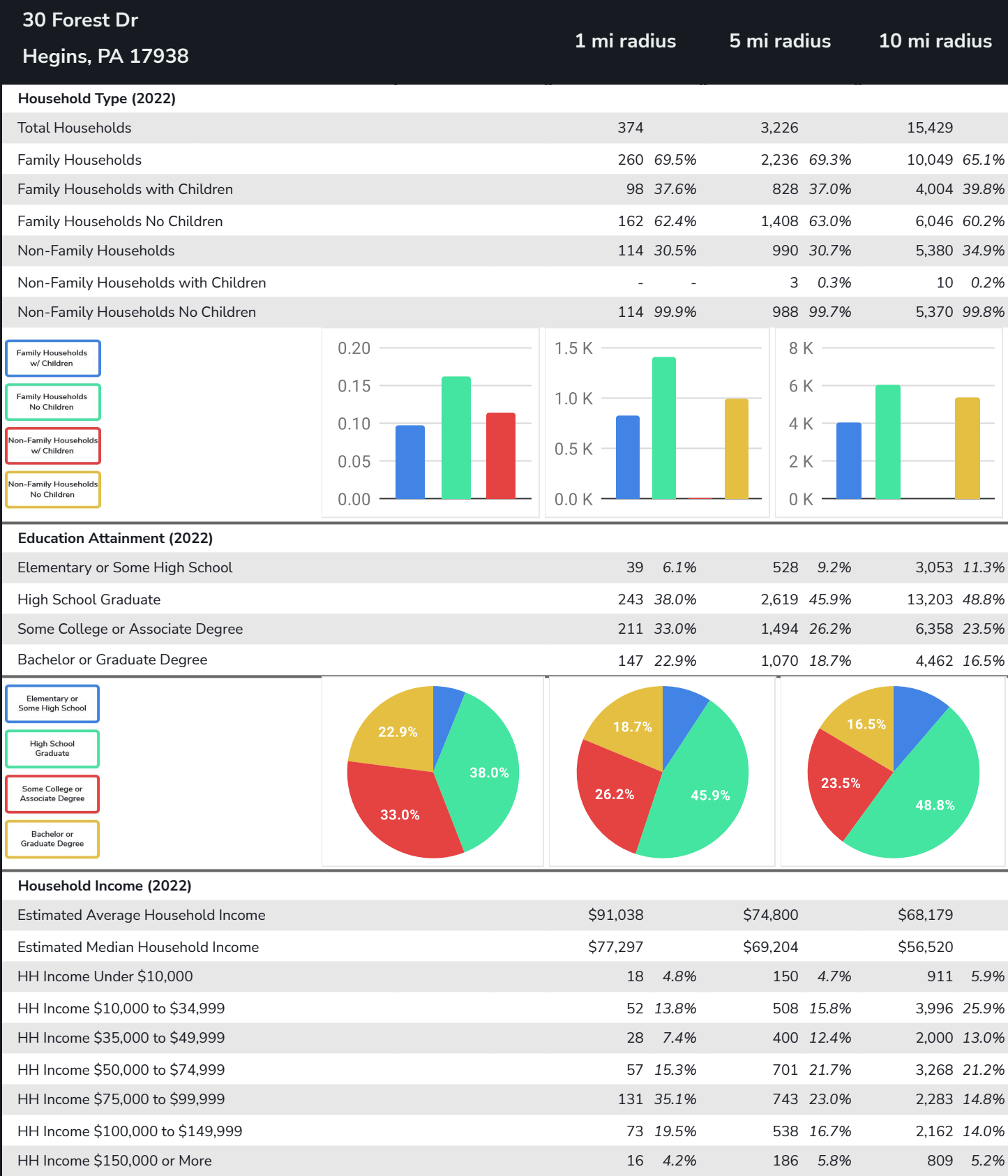
Lat/Lon: 40.6508/-76.5162

30 Forest Dr Hegins, PA 17938		1 mi radius		5 mi radius		10 mi radius	
Age Distribution (2022)							
Age Under 5 Years	50	5.7%	387	5.0%	1,890	5.1%	
Age 5 to 9 Years	49	5.5%	407	5.2%	2,018	5.4%	
Age 10 to 14 Years	49	5.6%	447	5.7%	2,122	5.7%	
Age 15 to 19 Years	46	5.3%	431	5.5%	2,088	5.6%	
Age 20 to 24 Years	43	5.0%	400	5.1%	1,919	5.2%	
Age 25 to 29 Years	50	5.7%	424	5.5%	2,182	5.9%	
Age 30 to 34 Years	55	6.3%	477	6.1%	2,261	6.1%	
Age 35 to 39 Years	45	5.1%	449	5.8%	2,266	6.1%	
Age 40 to 44 Years	45	5.1%	447	5.7%	2,241	6.0%	
Age 45 to 49 Years	53	6.1%	462	5.9%	2,142	5.8%	
Age 50 to 54 Years	65	7.4%	556	7.1%	2,413	6.5%	
Age 55 to 59 Years	68	7.8%	603	7.7%	2,671	7.2%	
Age 60 to 64 Years	63	7.2%	603	7.8%	2,704	7.3%	
Age 65 to 69 Years	57	6.5%	537	6.9%	2,487	6.7%	
Age 70 to 74 Years	54	6.2%	450	5.8%	2,263	6.1%	
Age 75 to 79 Years	34	3.9%	321	4.1%	1,448	3.9%	
Age 80 to 84 Years	27	3.1%	205	2.6%	987	2.7%	
Age 85 Years or Over	21	2.4%	176	2.3%	1,012	2.7%	
Median Age	44.5		44.4		43.2		
Generation (2022)							
iGeneration (Age Under 15 Years)	147	16.8%	1,241	15.9%	6,029	16.2%	
Generation 9/11 Millennials (Age 15 to 34 Years)	195	22.3%	1,732	22.3%	8,450	22.8%	
Gen Xers (Age 35 to 49 Years)	143	16.4%	1,358	17.5%	6,648	17.9%	
Baby Boomers (Age 50 to 74 Years)	308	35.2%	2,750	35.3%	12,538	33.8%	
Silent Generation (Age 75 to 84 Years)	61	7.0%	526	6.8%	2,435	6.6%	
G.I. Generation (Age 85 Years or Over)	21	2.4%	176	2.3%	1,012	2.7%	

Graphic Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 40.6508/-76.5162



Expanded Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
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Lat/Lon: 40.6508/-76.5162

30 Forest Dr Hegins, PA 17938		1 mi radius		5 mi radius		10 mi radius	
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Projected Annual Growth (2022 to 2027)		-43	-1.0%	-101	-0.3%	-270	-0.1%
Historical Annual Growth (2020 to 2022)		-59	-3.1%	105	0.7%	197	0.3%
Historical Annual Growth (2010 to 2020)		-32	-1.6%	-129	-0.8%	-1,872	-2.4%
Estimated Population Density (2022)		279	psm	99	psm	118	psm
Trade Area Size		3.1	sq mi	78.5	sq mi	314.0	sq mi
Households							
Estimated Households (2022)		374		3,226		15,429	
Projected Households (2027)		347		3,111		15,056	
Census Households (2020)		400		3,177		15,354	
Census Households (2010)		415		3,256		16,203	
Estimated Households with Children (2022)		98	26.2%	830	25.7%	4,014	26.0%
Estimated Average Household Size (2022)		2.34		2.39		2.35	
Average Household Income							
Estimated Average Household Income (2022)		\$91,038		\$74,800		\$68,179	
Projected Average Household Income (2027)		\$165,681		\$107,947		\$93,391	
Estimated Average Family Income (2022)		\$85,991		\$81,595		\$80,053	
Median Household Income							
Estimated Median Household Income (2022)		\$77,297		\$69,204		\$56,520	
Projected Median Household Income (2027)		\$94,929		\$83,919		\$68,383	
Estimated Median Family Income (2022)		\$84,018		\$76,929		\$69,494	
Per Capita Income							
Estimated Per Capita Income (2022)		\$38,891		\$31,141		\$28,658	
Projected Per Capita Income (2027)		\$69,078		\$43,860		\$38,480	
Estimated Per Capita Income 5 Year Growth		\$30,187	77.6%	\$12,719	40.8%	\$9,822	34.3%
Estimated Average Household Net Worth (2022)		\$515,937		\$539,568		\$488,497	
Daytime Demos (2022)							
Total Businesses		31		199		952	
Total Employees		227		1,482		9,176	
Company Headquarter Businesses		2	5.2%	8	3.8%	41	4.3%
Company Headquarter Employees		43	19.2%	177	12.0%	909	9.9%
Employee Population per Business		7.3		7.4		9.6	
Residential Population per Business		28.3		39.0		39.0	

Expanded Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 40.6508/-76.5162

30 Forest Dr

Hegins, PA 17938

1 mi radius

5 mi radius

10 mi radius

Race & Ethnicity

White (2022)	845	96.4%	7,458	95.8%	34,581	93.2%
Black or African American (2022)	3	0.4%	74	0.9%	1,132	3.0%
American Indian or Alaska Native (2022)	-	-	-	-	30	-
Asian (2022)	3	0.3%	25	0.3%	120	0.3%
Hawaiian or Pacific Islander (2022)	-	-	-	-	1	-
Other Race (2022)	15	1.7%	134	1.7%	590	1.6%
Two or More Races (2022)	10	1.1%	91	1.2%	659	1.8%
Not Hispanic or Latino Population (2022)	852	97.2%	7,521	96.6%	35,636	96.0%
Hispanic or Latino Population (2022)	24	2.8%	261	3.4%	1,476	4.0%
Not Hispanic or Latino Population (2027)	810	97.3%	7,424	96.7%	35,372	96.0%
Hispanic or Latino Population (2027)	23	2.7%	257	3.3%	1,470	4.0%
Not Hispanic or Latino Population (2020)	926	99.1%	7,549	98.3%	35,828	97.1%
Hispanic or Latino Population (2020)	9	0.9%	128	1.7%	1,087	2.9%
Not Hispanic or Latino Population (2010)	958	99.1%	7,739	99.1%	38,311	98.8%
Hispanic or Latino Population (2010)	8	0.9%	67	0.9%	475	1.2%
Projected Hispanic Annual Growth (2022 to 2027)	-1	-1.2%	-4	-0.3%	-5	-
Historic Hispanic Annual Growth (2010 to 2022)	16	16.0%	194	24.2%	1,000	17.5%

Age Distribution (2022)

Age Under 5	50	5.7%	387	5.0%	1,890	5.1%
Age 5 to 9 Years	49	5.5%	407	5.2%	2,018	5.4%
Age 10 to 14 Years	49	5.6%	447	5.7%	2,122	5.7%
Age 15 to 19 Years	46	5.3%	431	5.5%	2,088	5.6%
Age 20 to 24 Years	43	5.0%	400	5.1%	1,919	5.2%
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Age 30 to 34 Years	55	6.3%	477	6.1%	2,261	6.1%
Age 35 to 39 Years	45	5.1%	449	5.8%	2,266	6.1%
Age 40 to 44 Years	45	5.1%	447	5.7%	2,241	6.0%
Age 45 to 49 Years	53	6.1%	462	5.9%	2,142	5.8%
Age 50 to 54 Years	65	7.4%	556	7.1%	2,413	6.5%
Age 55 to 59 Years	68	7.8%	603	7.7%	2,671	7.2%
Age 60 to 64 Years	63	7.2%	603	7.8%	2,704	7.3%
Age 65 to 74 Years	111	12.7%	987	12.7%	4,750	12.8%
Age 75 to 84 Years	61	7.0%	526	6.8%	2,435	6.6%
Age 85 Years or Over	21	2.4%	176	2.3%	1,012	2.7%
Median Age	44.5		44.4		43.2	

Gender Age Distribution (2022)

Female Population	426	48.6%	3,834	49.3%	18,379	49.5%
Age 0 to 19 Years	90	21.2%	784	20.4%	3,872	21.1%
Age 20 to 64 Years	230	53.9%	2,149	56.1%	10,030	54.6%
Age 65 Years or Over	106	24.9%	901	23.5%	4,478	24.4%
Female Median Age	46.9		45.6		44.7	
Male Population	450	51.4%	3,948	50.7%	18,733	50.5%
Age 0 to 19 Years	103	23.0%	887	22.5%	4,245	22.7%
Age 20 to 64 Years	259	57.6%	2,273	57.6%	10,769	57.5%
Age 65 Years or Over	87	19.4%	788	20.0%	3,719	19.9%
Male Median Age	41.8		42.9		41.8	

Expanded Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 40.6508/-76.5162

30 Forest Dr

Hegins, PA 17938

1 mi radius

5 mi radius

10 mi radius

Household Income Distribution (2022)

HH Income \$200,000 or More	3	0.8%	52	1.6%	235	1.5%
HH Income \$150,000 to \$199,999	13	3.4%	134	4.2%	574	3.7%
HH Income \$100,000 to \$149,999	73	19.5%	538	16.7%	2,162	14.0%
HH Income \$75,000 to \$99,999	131	35.1%	743	23.0%	2,283	14.8%
HH Income \$50,000 to \$74,999	57	15.3%	701	21.7%	3,268	21.2%
HH Income \$35,000 to \$49,999	28	7.4%	400	12.4%	2,000	13.0%
HH Income \$25,000 to \$34,999	27	7.3%	236	7.3%	1,667	10.8%
HH Income \$15,000 to \$24,999	21	5.5%	202	6.3%	1,553	10.1%
HH Income Under \$15,000	21	5.7%	220	6.8%	1,687	10.9%
HH Income \$35,000 or More	305	81.4%	2,568	79.6%	10,522	68.2%
HH Income \$75,000 or More	220	58.8%	1,467	45.5%	5,254	34.1%

Housing (2022)

Total Housing Units	414		3,622		18,126	
Housing Units Occupied	374	90.4%	3,226	89.1%	15,429	85.1%
Housing Units Owner-Occupied	285	76.2%	2,567	79.6%	11,453	74.2%
Housing Units, Renter-Occupied	89	23.8%	659	20.4%	3,976	25.8%
Housing Units, Vacant	40	10.6%	396	12.3%	2,697	17.5%

Marital Status (2022)

Never Married	271	37.3%	2,209	33.8%	10,346	33.3%
Currently Married	288	39.6%	2,996	45.8%	13,675	44.0%
Separated	17	2.3%	152	2.3%	1,131	3.6%
Widowed	23	3.2%	335	5.1%	2,583	8.3%
Divorced	129	17.7%	849	13.0%	3,348	10.8%

Household Type (2022)

Population Family	735	83.9%	6,472	83.2%	29,732	80.1%
Population Non-Family	140	16.0%	1,228	15.8%	6,566	17.7%
Population Group Quarters	1	0.1%	82	1.1%	814	2.2%
Family Households	260	69.5%	2,236	69.3%	10,049	65.1%
Non-Family Households	114	30.5%	990	30.7%	5,380	34.9%
Married Couple with Children	64	22.1%	557	18.6%	2,463	18.0%
Average Family Household Size	2.8		2.9		3.0	

Household Size (2022)

1 Person Households	96	25.8%	839	26.0%	4,662	30.2%
2 Person Households	158	42.3%	1,321	40.9%	5,794	37.6%
3 Person Households	63	17.0%	541	16.8%	2,433	15.8%
4 Person Households	39	10.5%	347	10.8%	1,624	10.5%
5 Person Households	12	3.2%	118	3.7%	622	4.0%
6 or More Person Households	5	1.3%	60	1.9%	294	1.9%

Household Vehicles (2022)

Households with 0 Vehicles Available	20	5.5%	147	4.6%	1,571	10.2%
Households with 1 Vehicles Available	80	21.5%	841	26.1%	4,874	31.6%
Households with 2 or More Vehicles Available	273	73.0%	2,237	69.4%	8,984	58.2%
Total Vehicles Available	888		6,931		28,184	
Average Vehicles Per Household	2.4		2.1		1.8	

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Labor Force (2022)

Estimated Labor Population Age 16 Years or Over	717		6,447		30,612	
Estimated Civilian Employed	526	73.3%	4,099	63.6%	16,658	54.4%
Estimated Civilian Unemployed	9	1.3%	138	2.1%	1,206	3.9%
Estimated in Armed Forces	-	-	6	-	22	-
Estimated Not in Labor Force	182	25.4%	2,204	34.2%	12,725	41.6%
Unemployment Rate	1.3%		2.1%		3.9%	

Occupation (2022)

Occupation: Population Age 16 Years or Over	526		4,099		16,658	
Management, Business, Financial Operations	40	7.5%	397	9.7%	1,748	10.5%
Professional, Related	135	25.6%	855	20.9%	3,172	19.0%
Service	81	15.4%	621	15.1%	2,872	17.2%
Sales, Office	57	10.9%	561	13.7%	2,731	16.4%
Farming, Fishing, Forestry	1	0.2%	30	0.7%	228	1.4%
Construct, Extraction, Maintenance	50	9.4%	413	10.1%	1,538	9.2%
Production, Transport Material Moving	162	30.8%	1,222	29.8%	4,370	26.2%
White Collar Workers	232	44.1%	1,813	44.2%	7,651	45.9%
Blue Collar Workers	294	55.9%	2,286	55.8%	9,007	54.1%

Consumer Expenditure (2022)

Total Household Expenditure	\$24.51 M		\$185.34 M		\$831.18 M	
Total Non-Retail Expenditure	\$12.82 M	52.3%	\$97.11 M	52.4%	\$437.29 M	52.6%
Total Retail Expenditure	\$11.7 M	47.7%	\$88.22 M	47.6%	\$393.9 M	47.4%
Apparel	\$846.52 K	3.5%	\$6.39 M	3.4%	\$28.6 M	3.4%
Contributions	\$773.51 K	3.2%	\$5.86 M	3.2%	\$26.13 M	3.1%
Education	\$636.36 K	2.6%	\$4.88 M	2.6%	\$22.15 M	2.7%
Entertainment	\$1.38 M	5.6%	\$10.41 M	5.6%	\$46.22 M	5.6%
Food and Beverages	\$3.65 M	14.9%	\$27.52 M	14.9%	\$123.63 M	14.9%
Furnishings and Equipment	\$862.26 K	3.5%	\$6.49 M	3.5%	\$28.83 M	3.5%
Gifts	\$561.26 K	2.3%	\$4.29 M	2.3%	\$19.24 M	2.3%
Health Care	\$2.16 M	8.8%	\$16.31 M	8.8%	\$73.22 M	8.8%
Household Operations	\$945.14 K	3.9%	\$7.18 M	3.9%	\$32.26 M	3.9%
Miscellaneous Expenses	\$459.34 K	1.9%	\$3.5 M	1.9%	\$15.72 M	1.9%
Personal Care	\$331.21 K	1.4%	\$2.49 M	1.3%	\$11.17 M	1.3%
Personal Insurance	\$169.83 K	0.7%	\$1.28 M	0.7%	\$5.62 M	0.7%
Reading	\$53.52 K	0.2%	\$405.69 K	0.2%	\$1.82 M	0.2%
Shelter	\$5.11 M	20.9%	\$38.7 M	20.9%	\$174.84 M	21.0%
Tobacco	\$156.22 K	0.6%	\$1.19 M	0.6%	\$5.51 M	0.7%
Transportation	\$4.56 M	18.6%	\$34.31 M	18.5%	\$152.15 M	18.3%
Utilities	\$1.86 M	7.6%	\$14.13 M	7.6%	\$64.1 M	7.7%

Educational Attainment (2022)

Adult Population Age 25 Years or Over	639		5,711		27,075	
Elementary (Grade Level 0 to 8)	5	0.8%	149	2.6%	859	3.2%
Some High School (Grade Level 9 to 11)	34	5.3%	379	6.6%	2,194	8.1%
High School Graduate	243	38.0%	2,619	45.9%	13,203	48.8%
Some College	47	7.4%	554	9.7%	3,741	13.8%
Associate Degree Only	163	25.5%	940	16.5%	2,616	9.7%
Bachelor Degree Only	64	10.0%	617	10.8%	3,159	11.7%
Graduate Degree	83	13.0%	454	7.9%	1,303	4.8%

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Hegins, PA 17938

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5 mi radius

10 mi radius

Units In Structure (2022)

1 Detached Unit	288	69.2%	2,458	75.5%	9,758	60.2%
1 Attached Unit	45	10.7%	386	11.8%	3,459	21.3%
2 to 4 Units	10	2.5%	96	3.0%	683	4.2%
5 to 9 Units	14	3.3%	119	3.7%	399	2.5%
10 to 19 Units	-	-	8	0.2%	50	0.3%
20 to 49 Units	1	0.4%	19	0.6%	148	0.9%
50 or More Units	2	0.4%	13	0.4%	324	2.0%
Mobile Home or Trailer	14	3.3%	127	3.9%	497	3.1%
Other Structure	-	-	1	-	113	0.7%

Homes Built By Year (2022)

Homes Built 2010 or later	8	1.8%	103	3.2%	413	2.6%
Homes Built 2000 to 2009	18	4.3%	201	6.2%	895	5.5%
Homes Built 1990 to 1999	14	3.3%	164	5.0%	746	4.6%
Homes Built 1980 to 1989	38	9.2%	298	9.2%	1,140	7.0%
Homes Built 1970 to 1979	30	7.3%	337	10.3%	1,775	11.0%
Homes Built 1960 to 1969	87	21.0%	379	11.6%	1,435	8.9%
Homes Built 1950 to 1959	37	8.9%	264	8.1%	1,153	7.1%
Homes Built Before 1949	142	34.2%	1,481	45.5%	7,872	48.6%

Home Values (2022)

Home Values \$1,000,000 or More	-	-	10	0.4%	50	0.4%
Home Values \$500,000 to \$999,999	3	0.9%	103	4.0%	362	3.2%
Home Values \$400,000 to \$499,999	2	0.7%	25	1.0%	160	1.4%
Home Values \$300,000 to \$399,999	11	4.0%	175	6.8%	771	6.7%
Home Values \$200,000 to \$299,999	25	8.8%	310	12.1%	1,653	14.4%
Home Values \$150,000 to \$199,999	111	39.1%	589	22.9%	1,641	14.3%
Home Values \$100,000 to \$149,999	41	14.3%	448	17.5%	1,779	15.5%
Home Values \$70,000 to \$99,999	46	16.3%	439	17.1%	1,644	14.4%
Home Values \$50,000 to \$69,999	28	9.7%	270	10.5%	1,383	12.1%
Home Values \$25,000 to \$49,999	16	5.6%	135	5.3%	1,127	9.8%
Home Values Under \$25,000	1	0.5%	64	2.5%	883	7.7%
Owner-Occupied Median Home Value	\$143,013		\$138,409		\$124,121	
Renter-Occupied Median Rent	\$494		\$516		\$523	

Transportation To Work (2022)

Drive to Work Alone	416	79.1%	3,013	73.5%	12,570	75.5%
Drive to Work in Carpool	25	4.7%	353	8.6%	1,919	11.5%
Travel to Work by Public Transportation	4	0.8%	15	0.4%	97	0.6%
Drive to Work on Motorcycle	-	-	-	-	28	0.2%
Walk or Bicycle to Work	27	5.1%	130	3.2%	478	2.9%
Other Means	2	0.4%	16	0.4%	143	0.9%
Work at Home	52	10.0%	570	13.9%	1,423	8.5%

Travel Time (2022)

Travel to Work in 14 Minutes or Less	96	18.2%	742	18.1%	4,158	25.0%
Travel to Work in 15 to 29 Minutes	209	39.8%	1,413	34.5%	4,978	29.9%
Travel to Work in 30 to 59 Minutes	136	25.8%	993	24.2%	4,427	26.6%
Travel to Work in 60 Minutes or More	33	6.2%	380	9.3%	1,673	10.0%
Average Minutes Travel to Work	23.1		24.1		23.4	