

RETAIL SPACE FOR LEASE

6852 PA-711
Seward, PA 15954

BUILD TO SUIT

LEASE COST TO BE DETERMINED BASED
ON TENANT SPECS

Aerial – Site View



Demographic Data

	1 mi radius	5 mi radius	10 mi radius
Estimated Population (2022)	2,113	6,294	68,823
Projected Population (2027)	2,063	6,114	58,352
Estimated Households (2022)	912	2,716	26,985
Projected Households (2027)	883	2,611	25,475
Estimated Average Household Income (2022)	\$64,113	\$66,647	\$64,805
Projected Average Household Income (2027)	\$124,930	\$116,743	\$99,860
Total Businesses	37	124	1,710
Total Employees	298	1,517	24,423

Space Details



16 acres vacant land available for BTS** OR Land Lease
(*BTS cost/sf determined based on tenant SOW)

Adjacent to Ideal Market, Rodeway Pharmacy, and Fox’s Pizza Den

Coming soon...Dollar Tree in the former Dollar General

Just South of the main residential area of Seward

COCCA DEVELOPMENT, LTD

100 DEBARTOLO PLACE SUITE 400 BOARDMAN, OHIO 44512

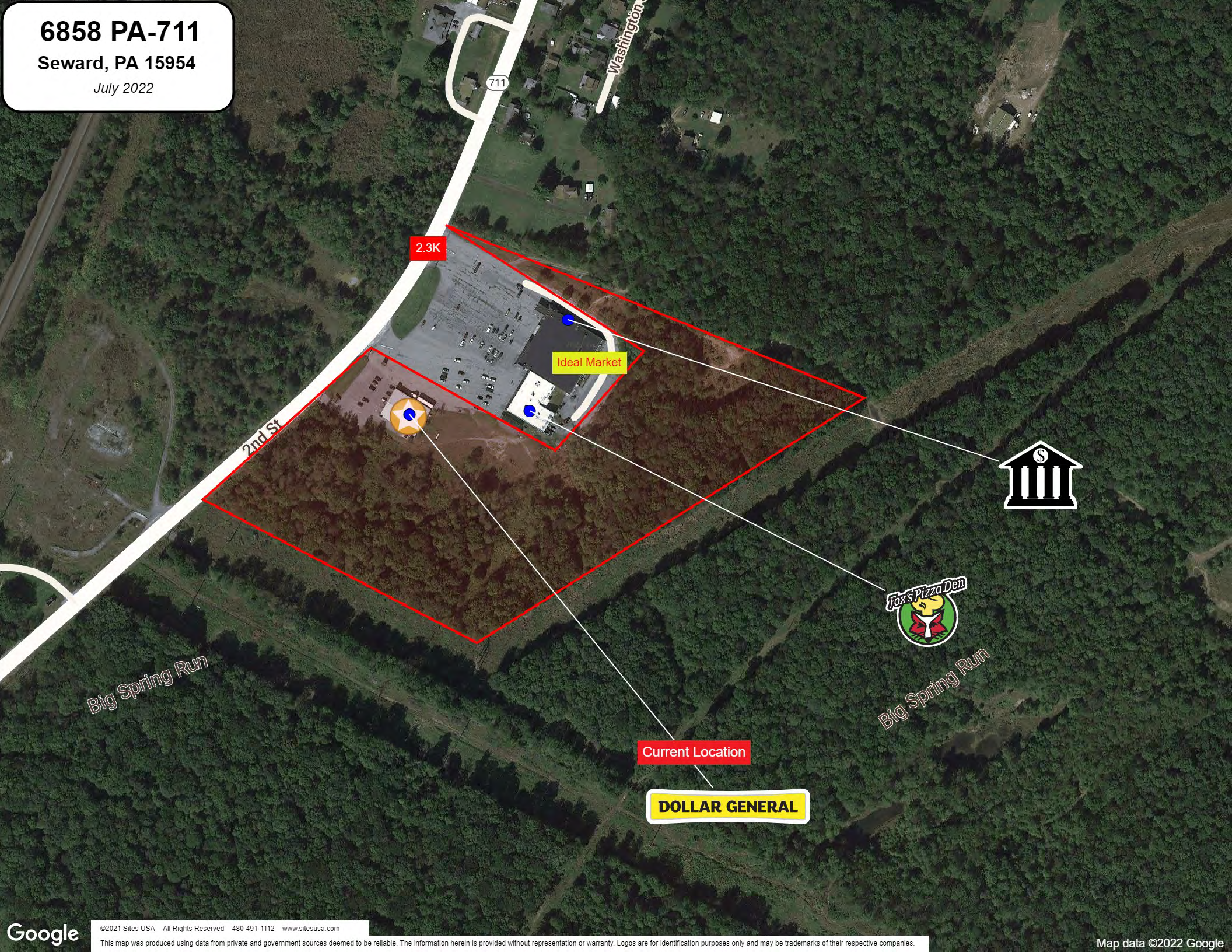
(330) 729-1010

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Seward, PA 15954

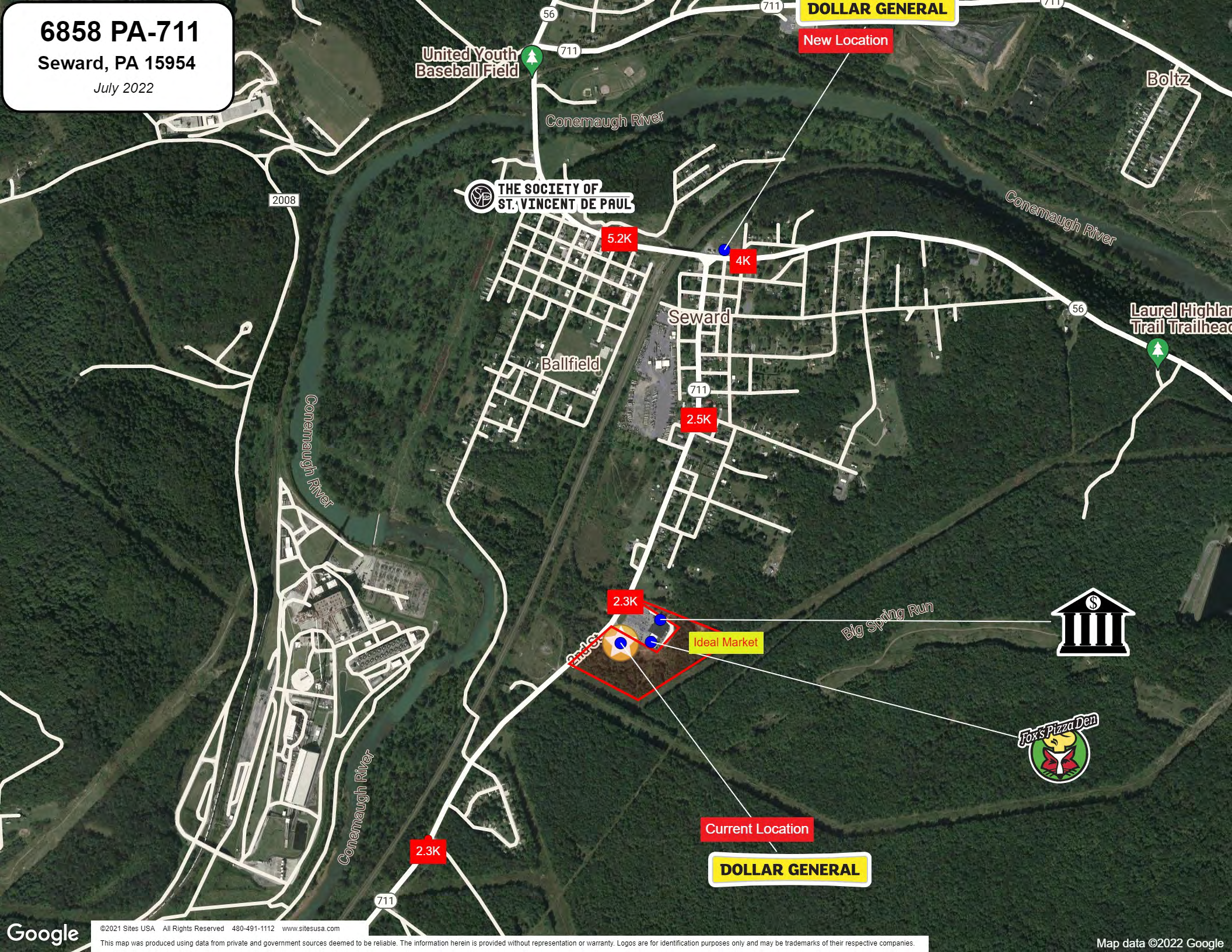
July 2022



6858 PA-711

Seward, PA 15954

July 2022



6858 PA-711

Seward, PA 15954

July 2022



THE SOCIETY OF
ST. VINCENT DE PAUL

DOLLAR GENERAL

New Location

5.2K

4K

Seward

711

2.5K

2.3K

Ideal Market



Current Location

DOLLAR GENERAL

2.3K

711

Laurel Highlands Hiking
Trail Trailhead On Rt 56

Conemaugh River

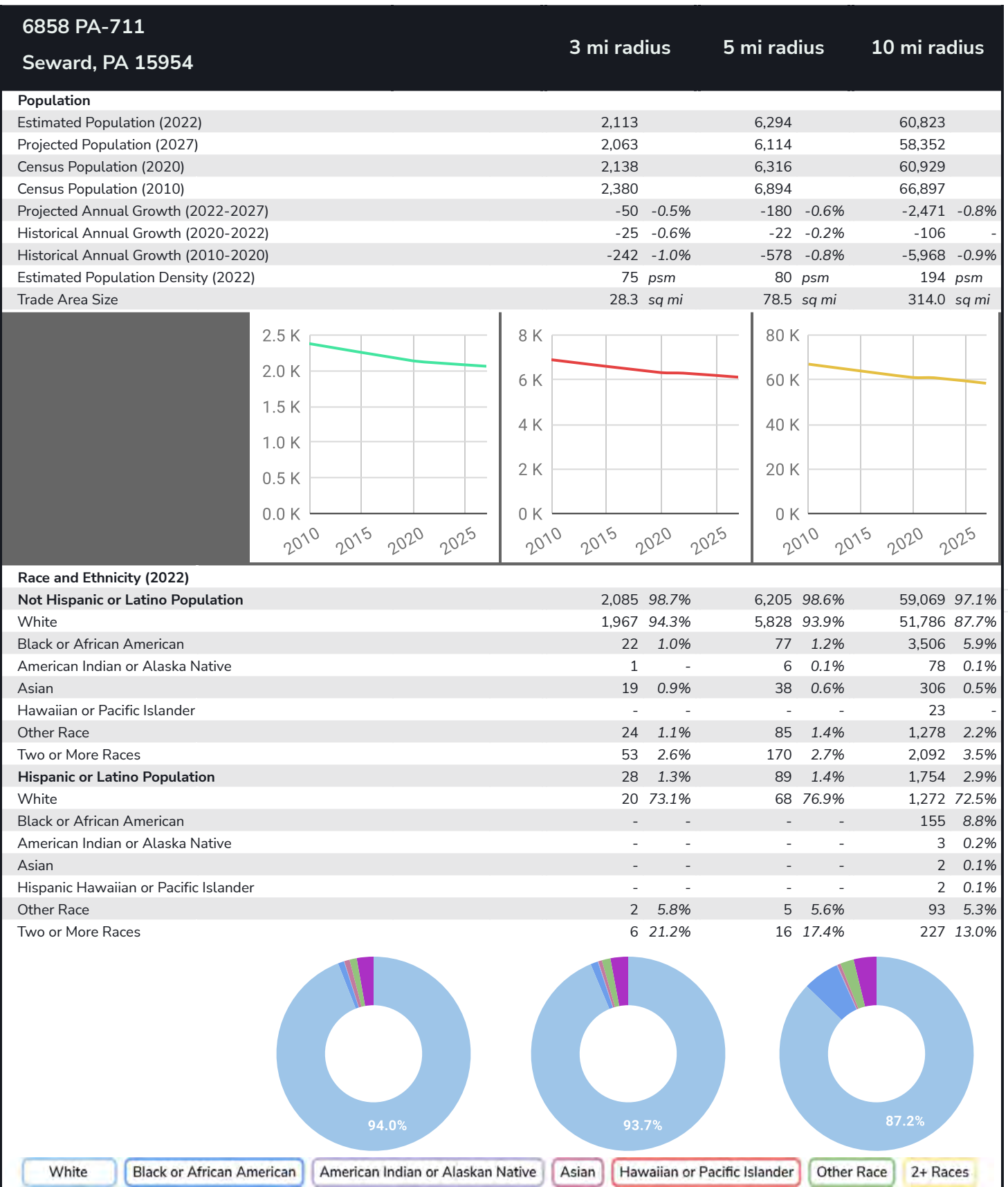
Big Spring Run

Big Spring Run

Graphic Profile

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

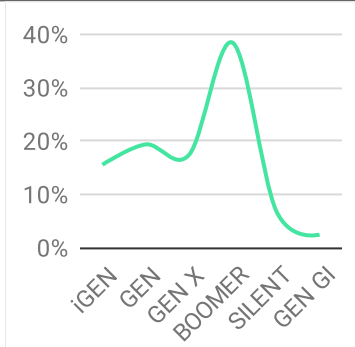
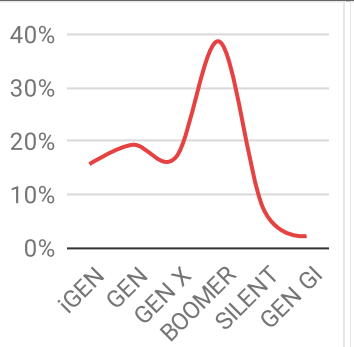
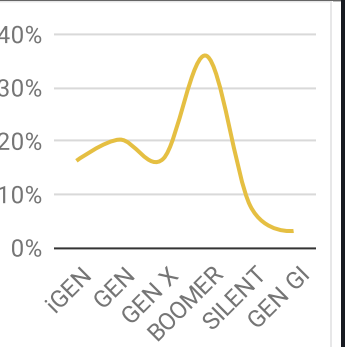
Lat/Lon: 40.4051/-79.0229



Graphic Profile

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

Lat/Lon: 40.4051/-79.0229

6858 PA-711		3 mi radius		5 mi radius		10 mi radius	
Seward, PA 15954							
Age Distribution (2022)							
Age Under 5 Years	83	3.9%	272	4.3%	3,001	4.9%	
Age 5 to 9 Years	111	5.2%	341	5.4%	3,416	5.6%	
Age 10 to 14 Years	135	6.4%	371	5.9%	3,467	5.7%	
Age 15 to 19 Years	125	5.9%	362	5.8%	3,429	5.6%	
Age 20 to 24 Years	72	3.4%	232	3.7%	2,702	4.4%	
Age 25 to 29 Years	91	4.3%	267	4.2%	2,896	4.8%	
Age 30 to 34 Years	121	5.7%	351	5.6%	3,279	5.4%	
Age 35 to 39 Years	117	5.5%	337	5.3%	3,345	5.5%	
Age 40 to 44 Years	134	6.3%	390	6.2%	3,478	5.7%	
Age 45 to 49 Years	118	5.6%	345	5.5%	3,300	5.4%	
Age 50 to 54 Years	154	7.3%	470	7.5%	4,232	7.0%	
Age 55 to 59 Years	178	8.4%	532	8.5%	4,761	7.8%	
Age 60 to 64 Years	156	7.4%	469	7.5%	4,705	7.7%	
Age 65 to 69 Years	148	7.0%	449	7.1%	4,201	6.9%	
Age 70 to 74 Years	175	8.3%	508	8.1%	3,940	6.5%	
Age 75 to 79 Years	81	3.8%	272	4.3%	2,748	4.5%	
Age 80 to 84 Years	65	3.1%	192	3.1%	2,028	3.3%	
Age 85 Years or Over	51	2.4%	136	2.2%	1,895	3.1%	
Median Age	46.9		47.2		45.8		
Generation (2022)							
iGeneration (Age Under 15 Years)	328	15.5%	983	15.6%	9,883	16.2%	
Generation 9/11 Millennials (Age 15 to 34 Years)	408	19.3%	1,212	19.3%	12,305	20.2%	
Gen Xers (Age 35 to 49 Years)	368	17.4%	1,071	17.0%	10,123	16.6%	
Baby Boomers (Age 50 to 74 Years)	811	38.4%	2,428	38.6%	21,839	35.9%	
Silent Generation (Age 75 to 84 Years)	146	6.9%	464	7.4%	4,777	7.9%	
G.I. Generation (Age 85 Years or Over)	51	2.4%	136	2.2%	1,895	3.1%	
							

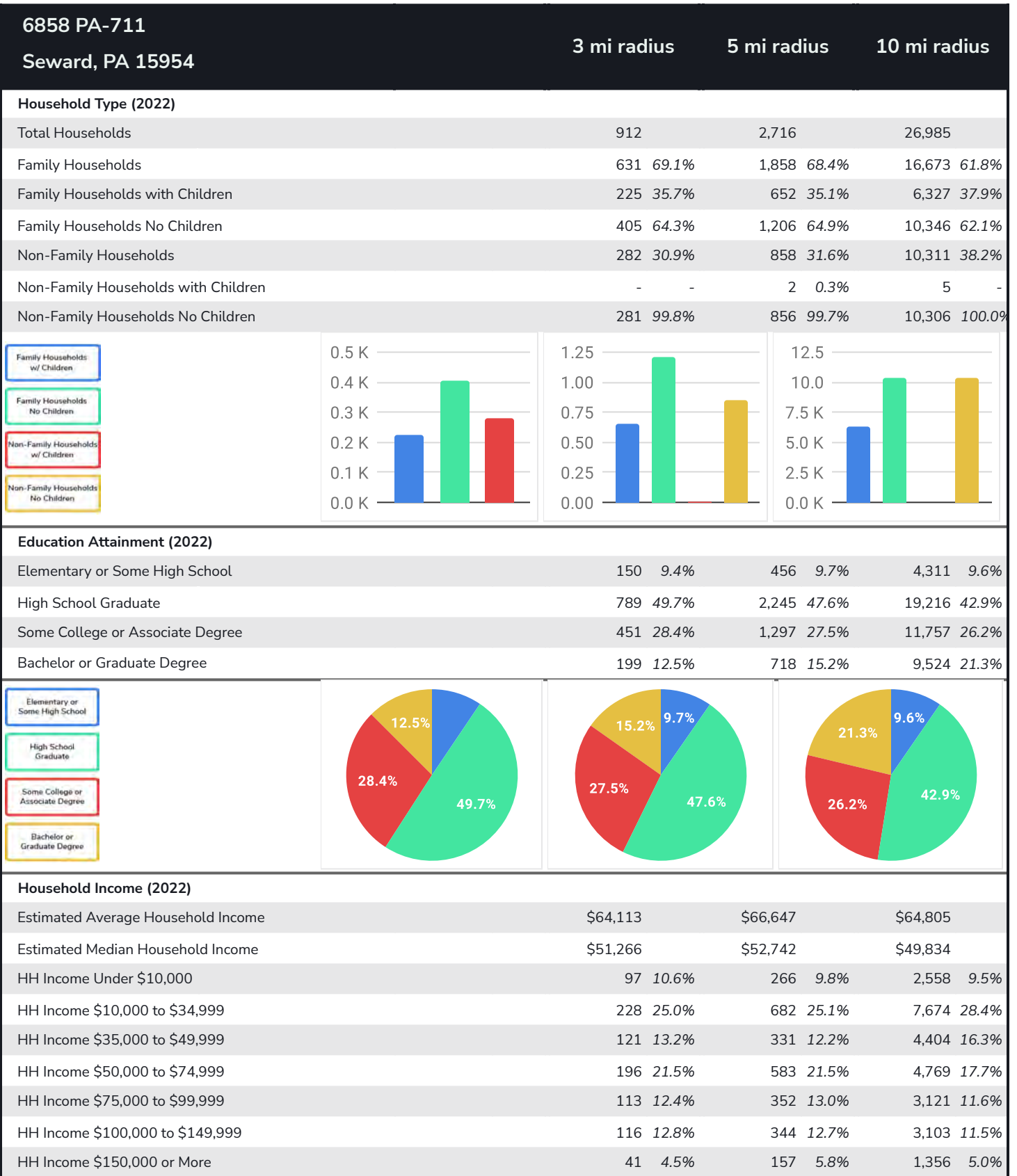
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Graphic Profile

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

Lat/Lon: 40.4051/-79.0229



Expanded Profile

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6858 PA-711							
Seward, PA 15954							
		3 mi radius		5 mi radius		10 mi radius	
Population							
Estimated Population (2022)		2,113		6,294		60,823	
Projected Population (2027)		2,063		6,114		58,352	
Census Population (2020)		2,138		6,316		60,929	
Census Population (2010)		2,380		6,894		66,897	
Projected Annual Growth (2022 to 2027)		-50	-0.5%	-180	-0.6%	-2,471	-0.8%
Historical Annual Growth (2020 to 2022)		-25	-0.6%	-22	-0.2%	-106	-
Historical Annual Growth (2010 to 2020)		-242	-5.1%	-578	-4.2%	-5,968	-4.5%
Estimated Population Density (2022)		75	psm	80	psm	194	psm
Trade Area Size		28.3	sq mi	78.5	sq mi	314.0	sq mi
Households							
Estimated Households (2022)		912		2,716		26,985	
Projected Households (2027)		883		2,611		25,475	
Census Households (2020)		925		2,733		27,014	
Census Households (2010)		1,016		2,924		29,285	
Estimated Households with Children (2022)		226	24.8%	654	24.1%	6,332	23.5%
Estimated Average Household Size (2022)		2.32		2.32		2.22	
Average Household Income							
Estimated Average Household Income (2022)		\$64,113		\$66,647		\$64,805	
Projected Average Household Income (2027)		\$124,930		\$116,743		\$99,860	
Estimated Average Family Income (2022)		\$76,968		\$80,773		\$80,774	
Median Household Income							
Estimated Median Household Income (2022)		\$51,266		\$52,742		\$49,834	
Projected Median Household Income (2027)		\$62,575		\$64,545		\$60,723	
Estimated Median Family Income (2022)		\$62,388		\$66,076		\$64,121	
Per Capita Income							
Estimated Per Capita Income (2022)		\$27,685		\$28,772		\$28,936	
Projected Per Capita Income (2027)		\$53,494		\$49,867		\$43,788	
Estimated Per Capita Income 5 Year Growth		\$25,809	93.2%	\$21,095	73.3%	\$14,852	51.3%
Estimated Average Household Net Worth (2022)		\$442,358		\$514,770		\$497,511	
Daytime Demos (2022)							
Total Businesses		37		124		1,710	
Total Employees		298		1,517		24,423	
Company Headquarter Businesses		2	4.5%	5	4.0%	113	6.6%
Company Headquarter Employees		14	4.8%	27	1.8%	7,865	32.2%
Employee Population per Business		8.0		12.3		14.3	
Residential Population per Business		56.5		50.9		35.6	

Expanded Profile

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Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 40.4051/-79.0229

6858 PA-711

Seward, PA 15954

3 mi radius

5 mi radius

10 mi radius

Race & Ethnicity

White (2022)	1,987	94.0%	5,896	93.7%	53,058	87.2%
Black or African American (2022)	22	1.0%	77	1.2%	3,660	6.0%
American Indian or Alaska Native (2022)	1	-	6	0.1%	81	0.1%
Asian (2022)	19	0.9%	38	0.6%	308	0.5%
Hawaiian or Pacific Islander (2022)	-	-	-	-	25	-
Other Race (2022)	25	1.2%	90	1.4%	1,371	2.3%
Two or More Races (2022)	59	2.8%	185	2.9%	2,319	3.8%
Not Hispanic or Latino Population (2022)	2,085	98.7%	6,205	98.6%	59,069	97.1%
Hispanic or Latino Population (2022)	28	1.3%	89	1.4%	1,754	2.9%
Not Hispanic or Latino Population (2027)	2,035	98.7%	6,026	98.6%	56,621	97.0%
Hispanic or Latino Population (2027)	28	1.3%	88	1.4%	1,732	3.0%
Not Hispanic or Latino Population (2020)	2,128	99.5%	6,270	99.3%	59,477	97.6%
Hispanic or Latino Population (2020)	10	0.5%	47	0.7%	1,452	2.4%
Not Hispanic or Latino Population (2010)	2,361	99.2%	6,842	99.2%	65,770	98.3%
Hispanic or Latino Population (2010)	19	0.8%	52	0.8%	1,127	1.7%
Projected Hispanic Annual Growth (2022 to 2027)	-	-	-	-0.2%	-23	-0.3%
Historic Hispanic Annual Growth (2010 to 2022)	9	3.7%	37	5.9%	627	4.6%

Age Distribution (2022)

Age Under 5	83	3.9%	272	4.3%	3,001	4.9%
Age 5 to 9 Years	111	5.2%	341	5.4%	3,416	5.6%
Age 10 to 14 Years	135	6.4%	371	5.9%	3,467	5.7%
Age 15 to 19 Years	125	5.9%	362	5.8%	3,429	5.6%
Age 20 to 24 Years	72	3.4%	232	3.7%	2,702	4.4%
Age 25 to 29 Years	91	4.3%	267	4.2%	2,896	4.8%
Age 30 to 34 Years	121	5.7%	351	5.6%	3,279	5.4%
Age 35 to 39 Years	117	5.5%	337	5.3%	3,345	5.5%
Age 40 to 44 Years	134	6.3%	390	6.2%	3,478	5.7%
Age 45 to 49 Years	118	5.6%	345	5.5%	3,300	5.4%
Age 50 to 54 Years	154	7.3%	470	7.5%	4,232	7.0%
Age 55 to 59 Years	178	8.4%	532	8.5%	4,761	7.8%
Age 60 to 64 Years	156	7.4%	469	7.5%	4,705	7.7%
Age 65 to 74 Years	323	15.3%	956	15.2%	8,142	13.4%
Age 75 to 84 Years	146	6.9%	464	7.4%	4,777	7.9%
Age 85 Years or Over	51	2.4%	136	2.2%	1,895	3.1%
Median Age	46.9		47.2		45.8	

Gender Age Distribution (2022)

Female Population	1,073	50.8%	3,132	49.8%	31,071	51.1%
Age 0 to 19 Years	227	21.2%	654	20.9%	6,495	20.9%
Age 20 to 64 Years	565	52.6%	1,654	52.8%	16,224	52.2%
Age 65 Years or Over	281	26.2%	823	26.3%	8,352	26.9%
Female Median Age	47.5		47.8		47.4	
Male Population	1,040	49.2%	3,162	50.2%	29,752	48.9%
Age 0 to 19 Years	226	21.7%	692	21.9%	6,818	22.9%
Age 20 to 64 Years	575	55.3%	1,738	55.0%	16,473	55.4%
Age 65 Years or Over	240	23.0%	733	23.2%	6,462	21.7%
Male Median Age	46.4		46.7		44.3	

Expanded Profile

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

Lat/Lon: 40.4051/-79.0229

6858 PA-711

Seward, PA 15954

3 mi radius

5 mi radius

10 mi radius

Household Income Distribution (2022)

HH Income \$200,000 or More	9	0.9%	50	1.8%	553	2.0%
HH Income \$150,000 to \$199,999	32	3.5%	107	3.9%	803	3.0%
HH Income \$100,000 to \$149,999	116	12.8%	344	12.7%	3,103	11.5%
HH Income \$75,000 to \$99,999	113	12.4%	352	13.0%	3,121	11.6%
HH Income \$50,000 to \$74,999	196	21.5%	583	21.5%	4,769	17.7%
HH Income \$35,000 to \$49,999	121	13.2%	331	12.2%	4,404	16.3%
HH Income \$25,000 to \$34,999	99	10.9%	318	11.7%	3,185	11.8%
HH Income \$15,000 to \$24,999	98	10.8%	254	9.4%	2,880	10.7%
HH Income Under \$15,000	128	14.0%	376	13.8%	4,168	15.4%
HH Income \$35,000 or More	587	64.4%	1,767	65.1%	16,753	62.1%
HH Income \$75,000 or More	270	29.6%	853	31.4%	7,579	28.1%

Housing (2022)

Total Housing Units	1,003		2,996		31,548	
Housing Units Occupied	912	91.0%	2,716	90.6%	26,985	85.5%
Housing Units Owner-Occupied	758	83.1%	2,310	85.1%	19,851	73.6%
Housing Units, Renter-Occupied	154	16.9%	406	14.9%	7,134	26.4%
Housing Units, Vacant	91	9.9%	280	10.3%	4,563	16.9%

Marital Status (2022)

Never Married	452	25.3%	1,284	24.2%	15,069	29.6%
Currently Married	975	54.6%	2,883	54.3%	24,052	47.2%
Separated	37	2.1%	137	2.6%	1,799	3.5%
Widowed	177	9.9%	510	9.6%	4,348	8.5%
Divorced	143	8.0%	496	9.3%	5,672	11.1%

Household Type (2022)

Population Family	1,787	84.6%	5,271	83.7%	47,759	78.5%
Population Non-Family	326	15.4%	1,018	16.2%	12,259	20.2%
Population Group Quarters	-	-	5	-	805	1.3%
Family Households	631	69.1%	1,858	68.4%	16,673	61.8%
Non-Family Households	282	30.9%	858	31.6%	10,311	38.2%
Married Couple with Children	149	15.3%	445	15.4%	3,881	16.1%
Average Family Household Size	2.8		2.8		2.9	

Household Size (2022)

1 Person Households	256	28.0%	761	28.0%	9,230	34.2%
2 Person Households	371	40.6%	1,121	41.3%	10,169	37.7%
3 Person Households	134	14.7%	396	14.6%	3,687	13.7%
4 Person Households	102	11.2%	293	10.8%	2,509	9.3%
5 Person Households	39	4.3%	109	4.0%	957	3.5%
6 or More Person Households	11	1.2%	36	1.3%	432	1.6%

Household Vehicles (2022)

Households with 0 Vehicles Available	63	6.9%	204	7.5%	3,807	14.1%
Households with 1 Vehicles Available	253	27.7%	718	26.4%	9,735	36.1%
Households with 2 or More Vehicles Available	597	65.4%	1,794	66.1%	13,442	49.8%
Total Vehicles Available	1,784		5,347		43,009	
Average Vehicles Per Household	2.0		2.0		1.6	

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Seward, PA 15954

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5 mi radius

10 mi radius

Labor Force (2022)

Estimated Labor Population Age 16 Years or Over	1,757		5,235		50,180	
Estimated Civilian Employed	791	45.0%	2,373	45.3%	23,342	46.5%
Estimated Civilian Unemployed	79	4.5%	214	4.1%	2,233	4.4%
Estimated in Armed Forces	-	-	-	-	169	0.3%
Estimated Not in Labor Force	886	50.4%	2,648	50.6%	24,436	48.7%
Unemployment Rate	4.5%		4.1%		4.4%	

Occupation (2022)

Occupation: Population Age 16 Years or Over	791		2,373		23,342	
Management, Business, Financial Operations	97	12.2%	316	13.3%	2,551	10.9%
Professional, Related	111	14.1%	355	15.0%	4,858	20.8%
Service	182	23.0%	445	18.7%	4,617	19.8%
Sales, Office	137	17.3%	451	19.0%	4,933	21.1%
Farming, Fishing, Forestry	5	0.6%	9	0.4%	38	0.2%
Construct, Extraction, Maintenance	91	11.6%	298	12.5%	2,012	8.6%
Production, Transport Material Moving	168	21.3%	501	21.1%	4,335	18.6%
White Collar Workers	345	43.6%	1,121	47.3%	12,341	52.9%
Blue Collar Workers	446	56.4%	1,252	52.7%	11,001	47.1%

Consumer Expenditure (2022)

Total Household Expenditure	\$47.2 M		\$144.4 M		\$1.4 B	
Total Non-Retail Expenditure	\$24.82 M	52.6%	\$75.95 M	52.6%	\$738.29 M	52.8%
Total Retail Expenditure	\$22.38 M	47.4%	\$68.45 M	47.4%	\$661.03 M	47.2%
Apparel	\$1.62 M	3.4%	\$4.95 M	3.4%	\$48.07 M	3.4%
Contributions	\$1.48 M	3.1%	\$4.57 M	3.2%	\$44.2 M	3.2%
Education	\$1.25 M	2.7%	\$3.88 M	2.7%	\$37.81 M	2.7%
Entertainment	\$2.62 M	5.6%	\$8.05 M	5.6%	\$77.42 M	5.5%
Food and Beverages	\$7.03 M	14.9%	\$21.45 M	14.9%	\$208.13 M	14.9%
Furnishings and Equipment	\$1.63 M	3.5%	\$5.02 M	3.5%	\$48.28 M	3.5%
Gifts	\$1.07 M	2.3%	\$3.32 M	2.3%	\$32.47 M	2.3%
Health Care	\$4.18 M	8.9%	\$12.77 M	8.8%	\$123.54 M	8.8%
Household Operations	\$1.83 M	3.9%	\$5.62 M	3.9%	\$54.45 M	3.9%
Miscellaneous Expenses	\$893.22 K	1.9%	\$2.73 M	1.9%	\$26.52 M	1.9%
Personal Care	\$632.46 K	1.3%	\$1.94 M	1.3%	\$18.8 M	1.3%
Personal Insurance	\$318.45 K	0.7%	\$984.37 K	0.7%	\$9.41 M	0.7%
Reading	\$103.6 K	0.2%	\$317.5 K	0.2%	\$3.08 M	0.2%
Shelter	\$9.91 M	21.0%	\$30.3 M	21.0%	\$295.33 M	21.1%
Tobacco	\$318.25 K	0.7%	\$958.59 K	0.7%	\$9.45 M	0.7%
Transportation	\$8.63 M	18.3%	\$26.39 M	18.3%	\$253.81 M	18.1%
Utilities	\$3.67 M	7.8%	\$11.15 M	7.7%	\$108.57 M	7.8%

Educational Attainment (2022)

Adult Population Age 25 Years or Over	1,588		4,716		44,808	
Elementary (Grade Level 0 to 8)	34	2.1%	110	2.3%	1,179	2.6%
Some High School (Grade Level 9 to 11)	116	7.3%	346	7.3%	3,132	7.0%
High School Graduate	789	49.7%	2,245	47.6%	19,216	42.9%
Some College	265	16.7%	747	15.8%	6,867	15.3%
Associate Degree Only	186	11.7%	550	11.7%	4,890	10.9%
Bachelor Degree Only	117	7.3%	442	9.4%	6,090	13.6%
Graduate Degree	82	5.2%	276	5.9%	3,434	7.7%

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Seward, PA 15954

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5 mi radius

10 mi radius

Units In Structure (2022)

1 Detached Unit	702	69.1%	2,158	73.8%	20,358	69.5%
1 Attached Unit	18	1.8%	51	1.7%	1,739	5.9%
2 to 4 Units	32	3.2%	100	3.4%	1,546	5.3%
5 to 9 Units	13	1.3%	20	0.7%	484	1.7%
10 to 19 Units	2	0.2%	9	0.3%	447	1.5%
20 to 49 Units	3	0.3%	8	0.3%	248	0.8%
50 or More Units	11	1.1%	24	0.8%	903	3.1%
Mobile Home or Trailer	130	12.8%	345	11.8%	1,258	4.3%
Other Structure	-	-	-	-	3	-

Homes Built By Year (2022)

Homes Built 2010 or later	62	6.1%	160	5.5%	383	1.3%
Homes Built 2000 to 2009	30	3.0%	90	3.1%	798	2.7%
Homes Built 1990 to 1999	67	6.6%	219	7.5%	1,448	4.9%
Homes Built 1980 to 1989	108	10.7%	287	9.8%	1,547	5.3%
Homes Built 1970 to 1979	132	13.0%	425	14.5%	2,902	9.9%
Homes Built 1960 to 1969	119	11.7%	307	10.5%	2,646	9.0%
Homes Built 1950 to 1959	153	15.1%	475	16.3%	5,165	17.6%
Homes Built Before 1949	240	23.6%	751	25.7%	12,095	41.3%

Home Values (2022)

Home Values \$1,000,000 or More	-	-	1	-	46	0.2%
Home Values \$500,000 to \$999,999	4	0.5%	13	0.5%	91	0.5%
Home Values \$400,000 to \$499,999	3	0.4%	6	0.3%	113	0.6%
Home Values \$300,000 to \$399,999	19	2.6%	64	2.8%	395	2.0%
Home Values \$200,000 to \$299,999	59	7.7%	222	9.6%	1,658	8.4%
Home Values \$150,000 to \$199,999	144	19.0%	459	19.9%	2,915	14.7%
Home Values \$100,000 to \$149,999	113	14.9%	381	16.5%	2,864	14.4%
Home Values \$70,000 to \$99,999	146	19.3%	401	17.4%	3,715	18.7%
Home Values \$50,000 to \$69,999	61	8.0%	203	8.8%	2,349	11.8%
Home Values \$25,000 to \$49,999	94	12.4%	279	12.1%	3,263	16.4%
Home Values Under \$25,000	116	15.3%	281	12.2%	2,442	12.3%
Owner-Occupied Median Home Value	\$88,949		\$95,712		\$91,123	
Renter-Occupied Median Rent	\$471		\$440		\$424	

Transportation To Work (2022)

Drive to Work Alone	652	82.4%	1,971	83.0%	18,110	77.6%
Drive to Work in Carpool	85	10.8%	246	10.4%	2,266	9.7%
Travel to Work by Public Transportation	2	0.3%	12	0.5%	554	2.4%
Drive to Work on Motorcycle	-	-	-	-	60	0.3%
Walk or Bicycle to Work	10	1.2%	44	1.9%	826	3.5%
Other Means	15	1.8%	26	1.1%	290	1.2%
Work at Home	27	3.5%	74	3.1%	1,235	5.3%

Travel Time (2022)

Travel to Work in 14 Minutes or Less	179	22.7%	498	21.0%	7,170	30.7%
Travel to Work in 15 to 29 Minutes	238	30.1%	828	34.9%	9,086	38.9%
Travel to Work in 30 to 59 Minutes	250	31.6%	708	29.8%	4,378	18.8%
Travel to Work in 60 Minutes or More	96	12.1%	264	11.1%	1,473	6.3%
Average Minutes Travel to Work	25.2		24.8		19.3	