

# BUTLER, PA



## Butler Commons – Power Shopping Center

**Location:** NWC of New Castle Road (SR 356)  
at North Duffy Rd.  
Butler Township, Butler County, PA 16001

**Nearby Traffic Generators:**

Large Regional Veterans Hospital Complex located across the street.  
Butler, PA CBD located 3 miles away.  
Moraine Point Plaza  
Home Depot    Giant Eagle  
Lowe's        Staples  
Regal Cinemas    Sam's Club

**Anchor Tenants:** Wal-Mart, Target

**2007 Demographics:**

5-mile: 47,000 Population (\$52,000 Average HH Income)  
10-mile: 82,000 Population (\$54,000 Average HH Income)  
15-mile: 164,000 Population (\$63,000 Avg. HH Income)

**Traffic Counts:**

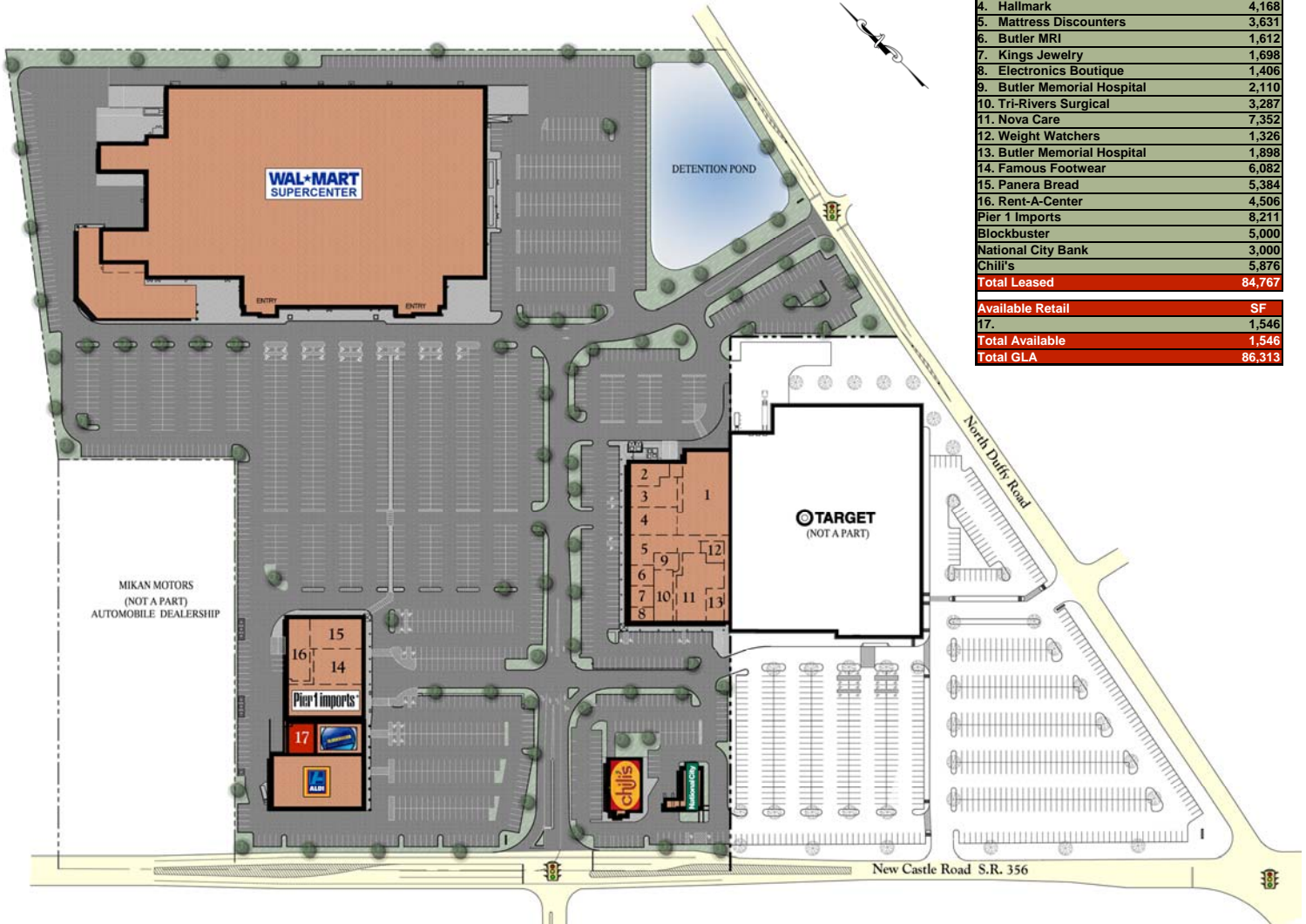
18,000 Vehicles Per Day on New Castle Road (SR 356)  
21,000 Vehicles Per Day on U.S. Highway 422  
8,000 Vehicles Per Day on North Duffy Road

**Space Available:** 1,546 SF



# BUTLER COMMONS

## Site Plan



Existing Leased Retail		SF
1. Dollar General		12,000
2. Cellular One		2,639
3. Valley Dairy		3,581
4. Hallmark		4,168
5. Mattress Discounters		3,631
6. Butler MRI		1,612
7. Kings Jewelry		1,698
8. Electronics Boutique		1,406
9. Butler Memorial Hospital		2,110
10. Tri-Rivers Surgical		3,287
11. Nova Care		7,352
12. Weight Watchers		1,326
13. Butler Memorial Hospital		1,898
14. Famous Footwear		6,082
15. Panera Bread		5,384
16. Rent-A-Center		4,506
Pier 1 Imports		8,211
Blockbuster		5,000
National City Bank		3,000
Chili's		5,876
<b>Total Leased</b>		<b>84,767</b>
Available Retail		SF
17.		1,546
<b>Total Available</b>		<b>1,546</b>
<b>Total GLA</b>		<b>86,313</b>

**Call for a complete Site Package.**

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