

# Liberty Marketplace

22 Hoover Ave, DuBois, PA 15801

Pad Sites for Development Available



# Liberty Marketplace

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## Highlights

- Join: **MARTIN'S**   
- Liberty Marketplace is in the heart of DuBois
- Conveniently accessible to Interstate 80
- Pad Site Available for development!
- Build-to-suit opportunities available!
- Perfect opportunity for fast food, QSR, financial institution, or car wash
- GLA 68,200 SF



Population  
**13,940**



Households  
**6,066**




Avg Household Income  
**\$63,019**


## Questions? Get in touch.



**Greg Jones**


 (610) 234-6491


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**Melissa Lippe**

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# Liberty Marketplace

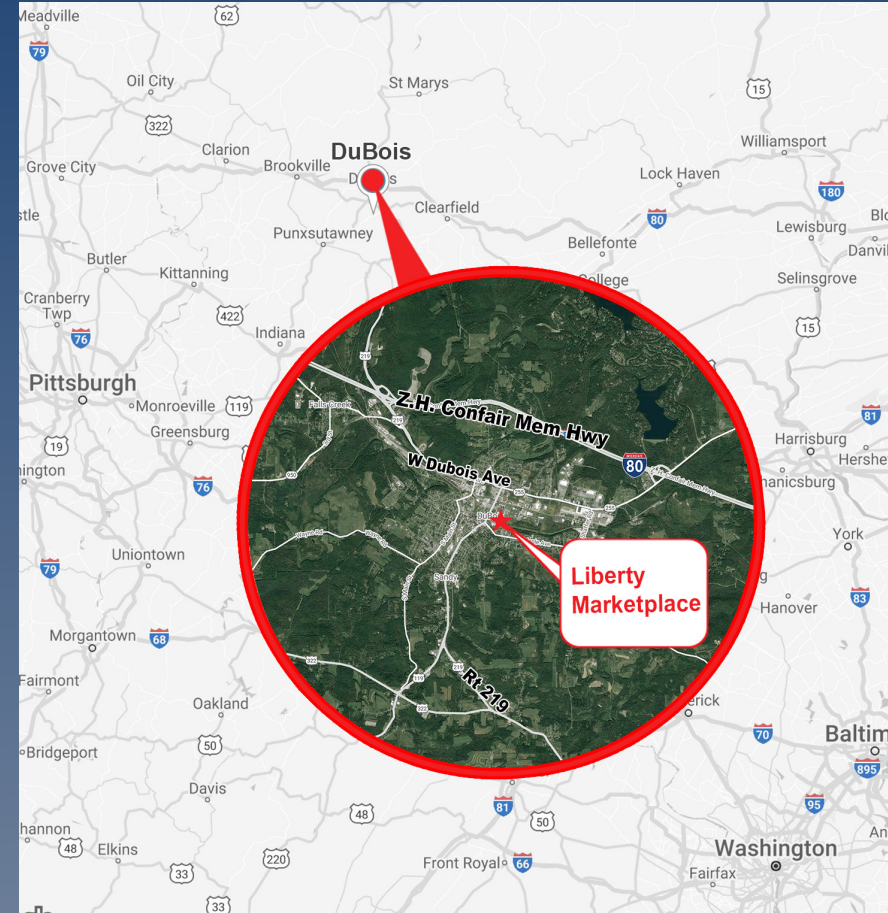
22 Hoover Ave, DuBois, PA 15801

## About Liberty Marketplace

Built in 2003, Liberty Marketplace is a 68,200 SF GLA Neighborhood Shopping Plaza on 25.98 AC. Flexible zoning permits a wide variety of uses. The DuBois middle school, high school stadium, minor league baseball stadium and the Beaver Meadow Trail are all within walking distance.

15 AC of residual land is ready for development. This site sits adjacent to Rt. 219 (21,000 VPD) and 2 miles from I 80.

Demographic	1 Mile	3 Miles	5 Miles
Population	7,124	13,940	20,081
Households	3,237	6,066	8,592
Avg Household Income	\$60,888	\$63,019	\$64,344
Daytime Employees	459	864	954



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PAD SITES  
DEVELOPMENT  
AVAILABLE

1	Cab Salon	1,200	SF
2	Presko	1,200	SF
3	State Farm	1,200	SF
4	Martin's	55,000	SF
5	Twisted Vines Winery	1,200	SF
6	USPS	2,400	SF
7	China King	1,200	SF
8	Snap Fitness	4,800	SF
9	AVAILABLE - PAD SITES DEVELOPMENT		

MARTIN'S

1 2 3

4

5 6 7 8

100% Leased

MARTIN'S  
FUEL

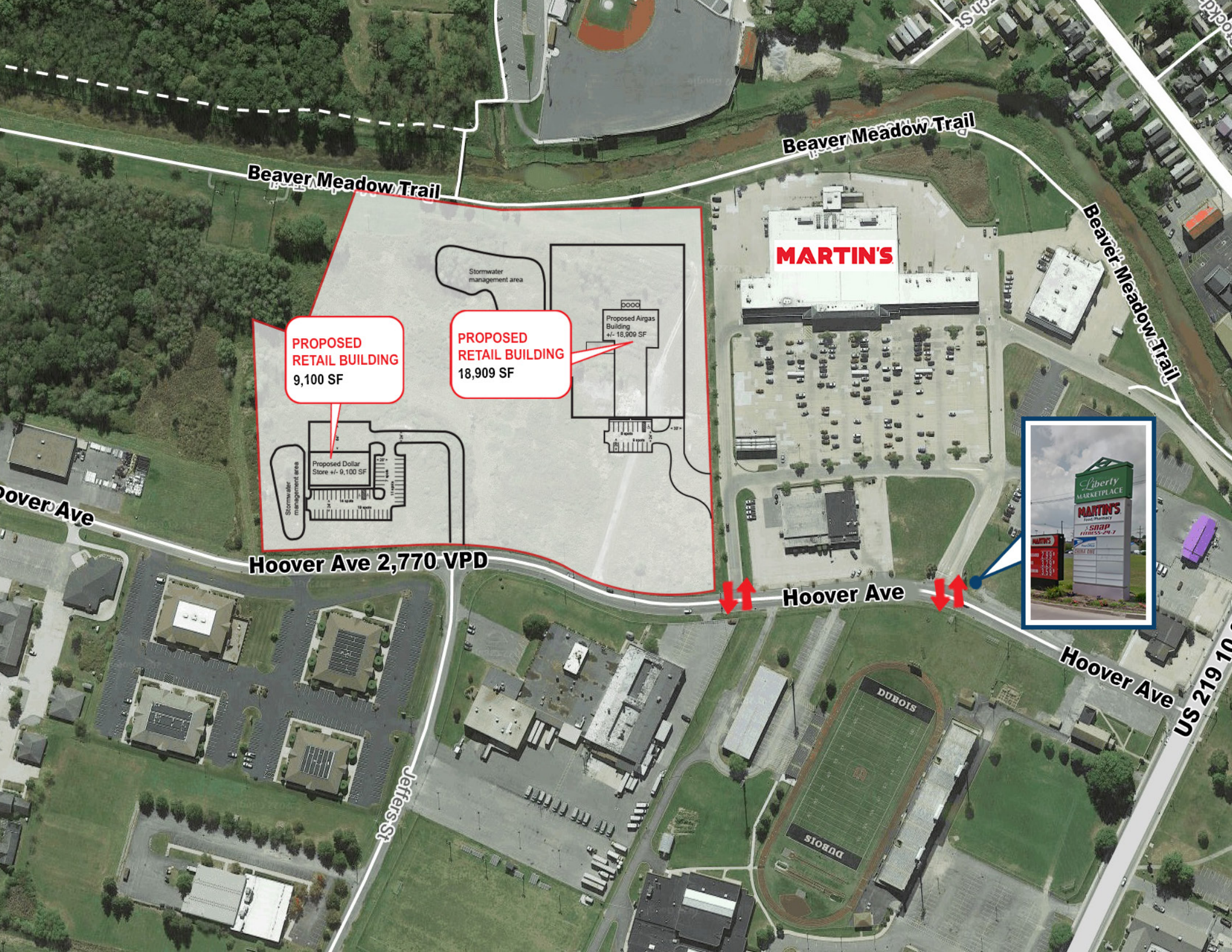
PYLON  
SIGN

219

US 219 10,883 VPD

Hoover Ave 2,770 VPD





Beaver Meadow Trail

Beaver Meadow Trail

Beaver Meadow Trail

**PROPOSED  
RETAIL BUILDING**  
9,100 SF

**PROPOSED  
RETAIL BUILDING**  
18,909 SF

Proposed Airgas Building +/- 18,909 SF

Proposed Dollar Store +/- 9,100 SF

**MARTIN'S**

Hoover Ave

Hoover Ave 2,770 VPD

Hoover Ave

Hoover Ave

US 219 10

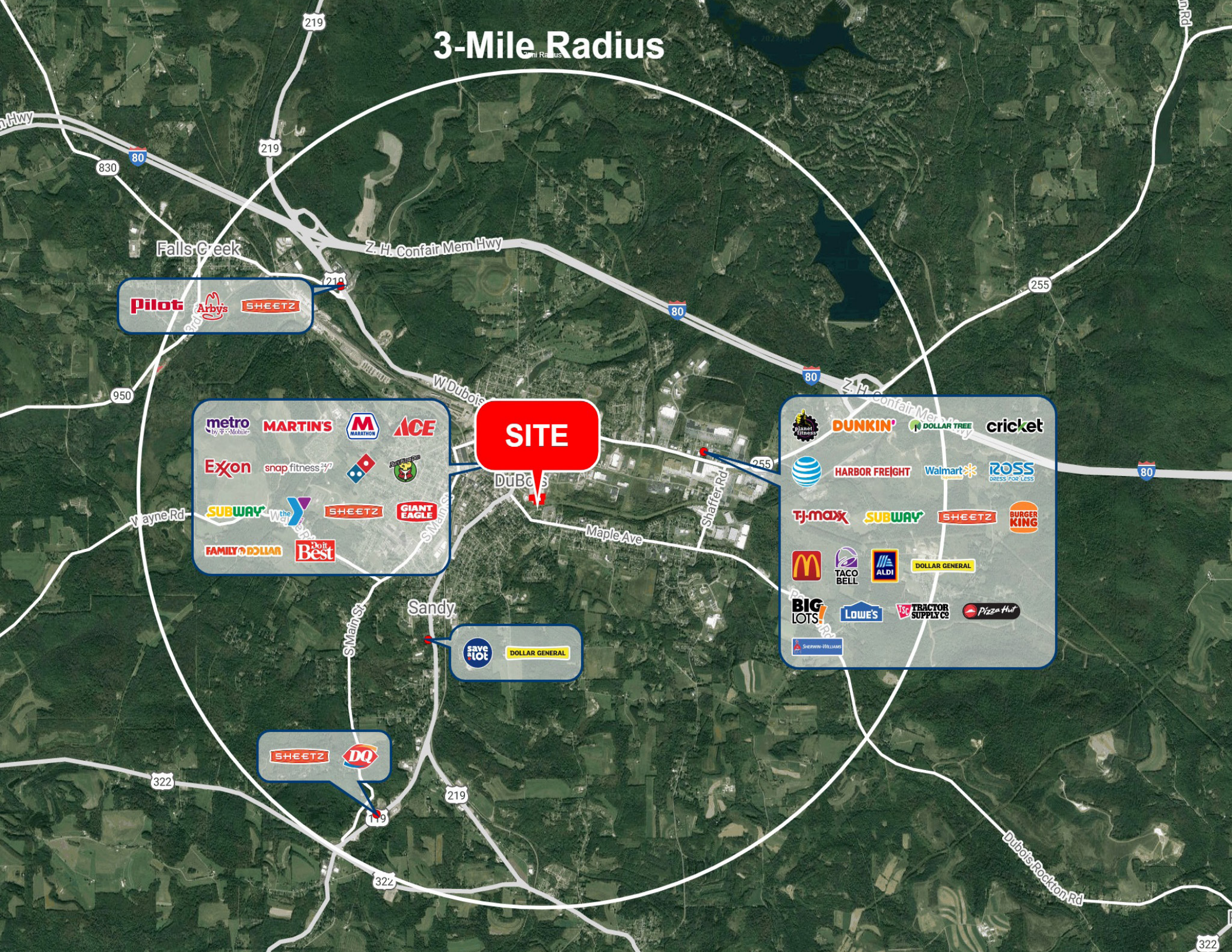
Jeffers St

DUBOIS

DUBOIS



# 3-Mile Radius



**Pilot** **Arby's** **SHEETZ**

**metro** **MARTIN'S** **M** **ACE**  
**Exxon** **snap fitness** **7-Eleven** **Subway**  
**SUBWAY** **Walmart** **SHEETZ** **GIANT EAGLE**  
**FAMILY DOLLAR** **Boji's**

**SITE**

**Planet Fitness** **DUNKIN'** **DOLLAR TREE** **cricket**  
**AT&T** **HARBOR FREIGHT** **Walmart** **ROSS**  
**TJ-MAXX** **SUBWAY** **SHEETZ** **BURGER KING**  
**McDonald's** **TACO BELL** **ALDI** **DOLLAR GENERAL**  
**BIG LOTS** **LOWE'S** **TRACTOR SUPPLY CO.** **Pizza Hut**  
**Sherwin-Williams**

**save a lot** **DOLLAR GENERAL**

**SHEETZ** **DQ**

