

Liberty Marketplace

22 Hoover Avenue - DuBois, PA 15801

±1,200 - 4,800 SF Retail and ±15 Acres of Ground Available!



Questions? Contact Us.

Melissa Lippe

MLippe@jcbarprop.com

p. 610-206-3319

c. 215-264-6964

Rob V. Gothier, III

RG3@jcbarprop.com

p. 717-761-7801

c. 717-712-4601

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Highlights

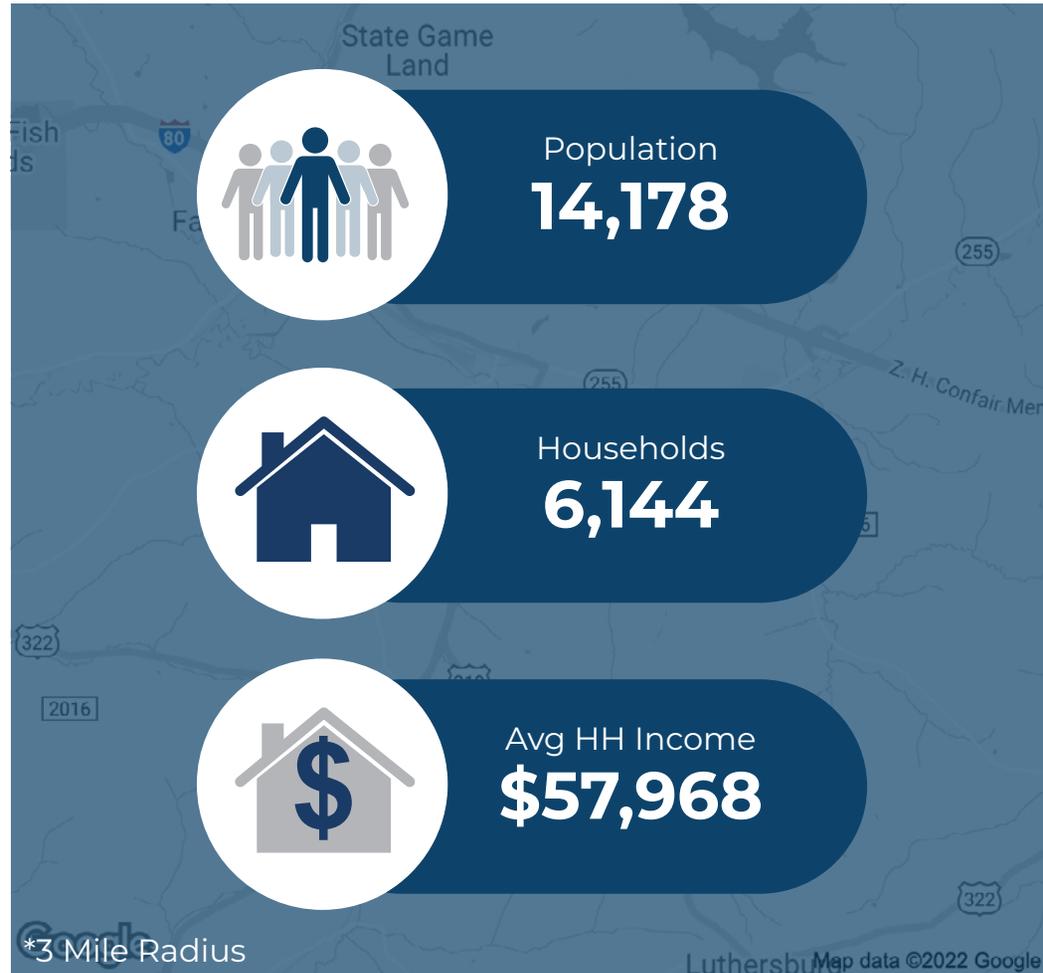
- Martin's anchored center in the heart of DuBois
- Conveniently accessible to Interstate 80
- Pad Site Available for development
- Build-to-suit or ground lease opportunities available
- Perfect location for fast food, convenience, financial institution, or car wash
- GLA ±68,200 SF

JOIN

MARTIN'S.



Demographic	1 Mile	3 Miles	5 Miles
Population	6,955	14,178	21,656
Households	3,157	6,144	9,351
Avg HH Income	\$58,997	\$57,968	\$57,138
Daytime Employees	6,818	11,196	12,370



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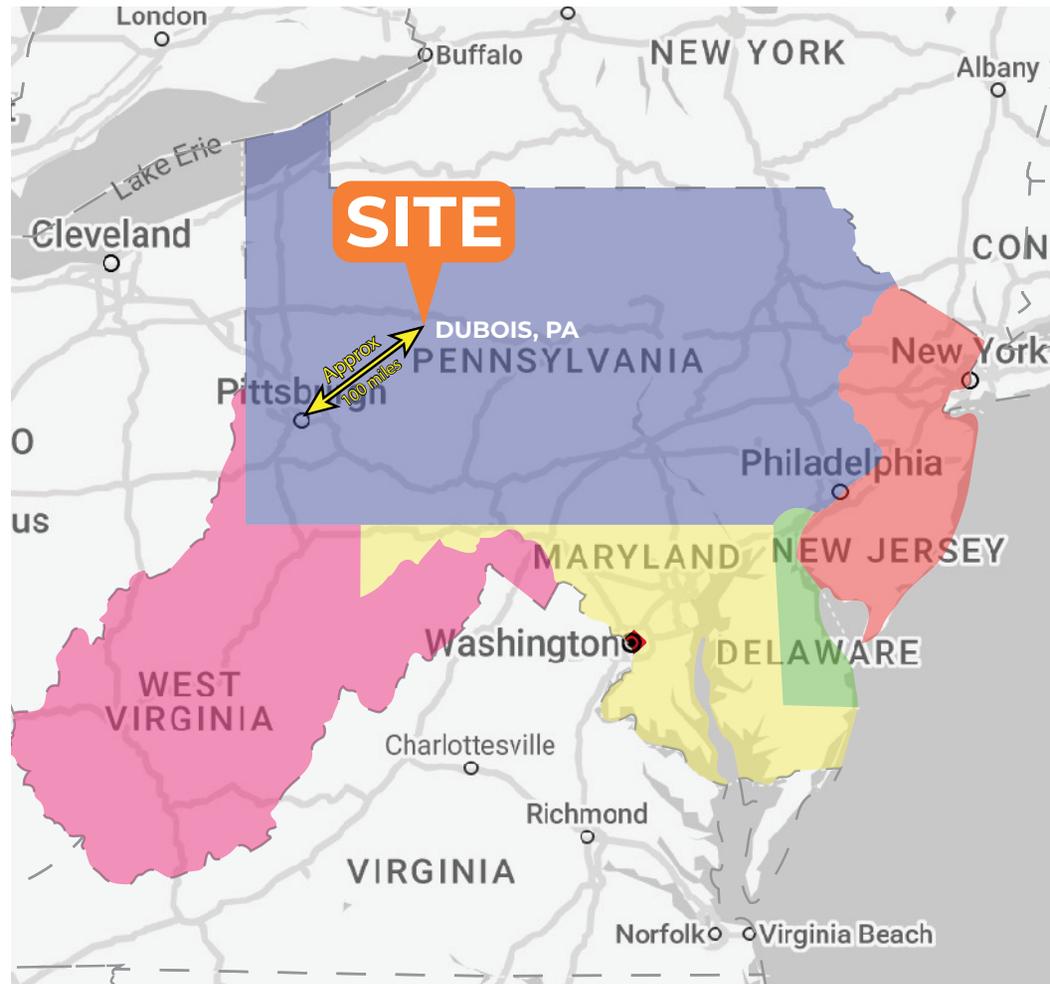
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About Liberty Marketplace

Built in 2003, Liberty Marketplace is a ±68,200 SF GLA neighborhood shopping center on 25.98 AC. Within walking distance of the property is the DuBois Area Middle School, E. J. Mansell Stadium, Showers Field Minor League Baseball Stadium and the Beaver Meadow Trail.

DuBois is the most populous community in Clearfield County, PA and is located approximately 100 miles Northeast of Pittsburgh. DuBois is also one of two principal cities, the other being State College, that make up the larger State College-DuBois, PA Combined Statistical Area.

Adjacent to Liberty Marketplace is 15 AC of residual land which is ready for development. The site is next to Rt. 219 with 12,881 AADT and 2 miles from I 80 with 24,802 AADT. The land is perfectly suited for convenience and gas, financial institution, fast food, or medical users.



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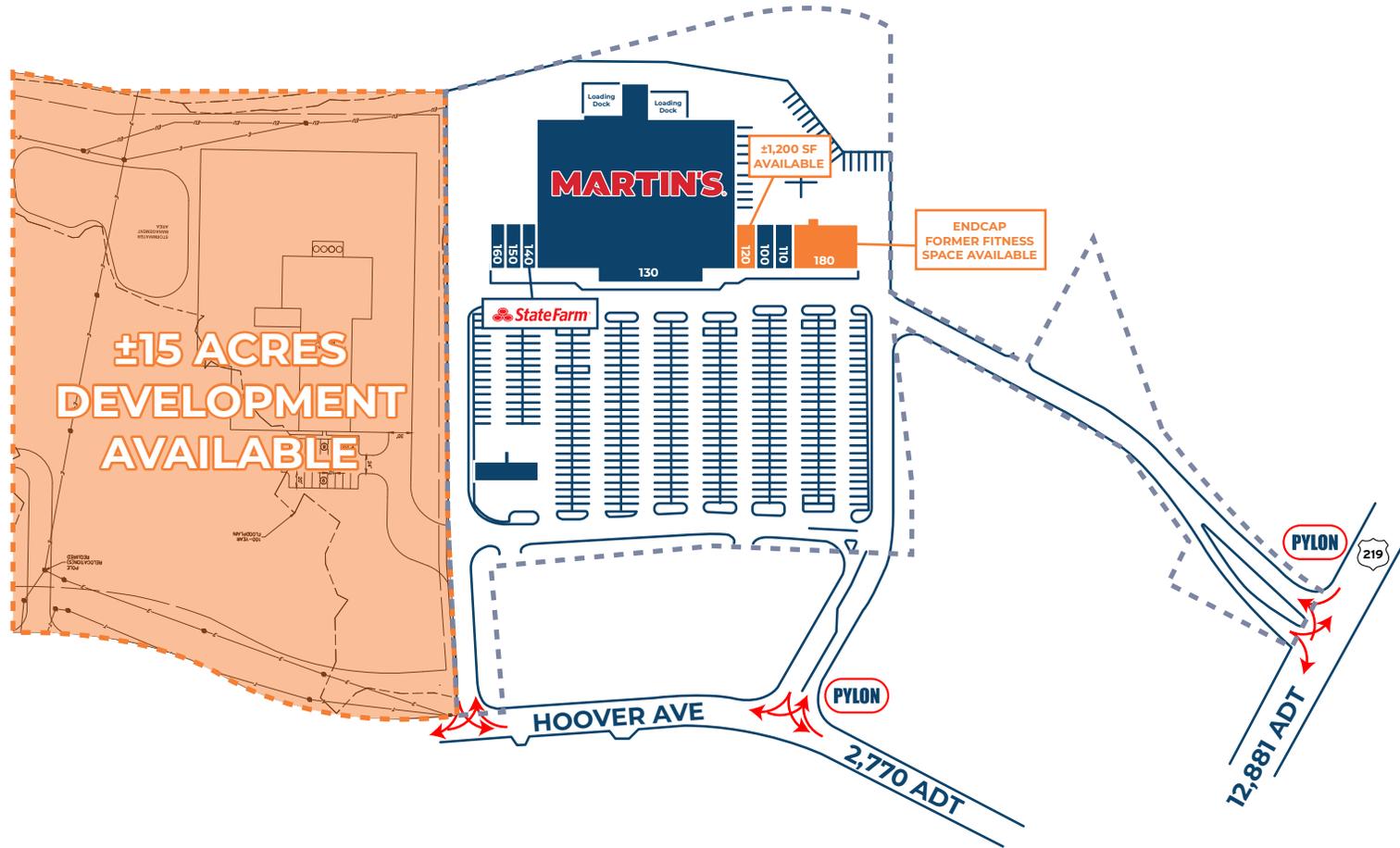
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Unit	Tenant	Square Footage
100	US Postal Service	±2,400 SF
110	China One	±1,200 SF
120	AVAILABLE	±1,200 SF
130	Martin's	±55,000 SF
140	State Farm	±1,200 SF
150	Presko	±1,200 SF
160	CAB Salon	±1,200 SF
180	AVAILABLE	±4,800 SF
LAND AVAILABLE		±15 AC



Site Plan



Local Aerial



Market Aerial