

Liberty Marketplace

22 Hoover Avenue - DuBois, PA 15801

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



Questions? Contact Us.

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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

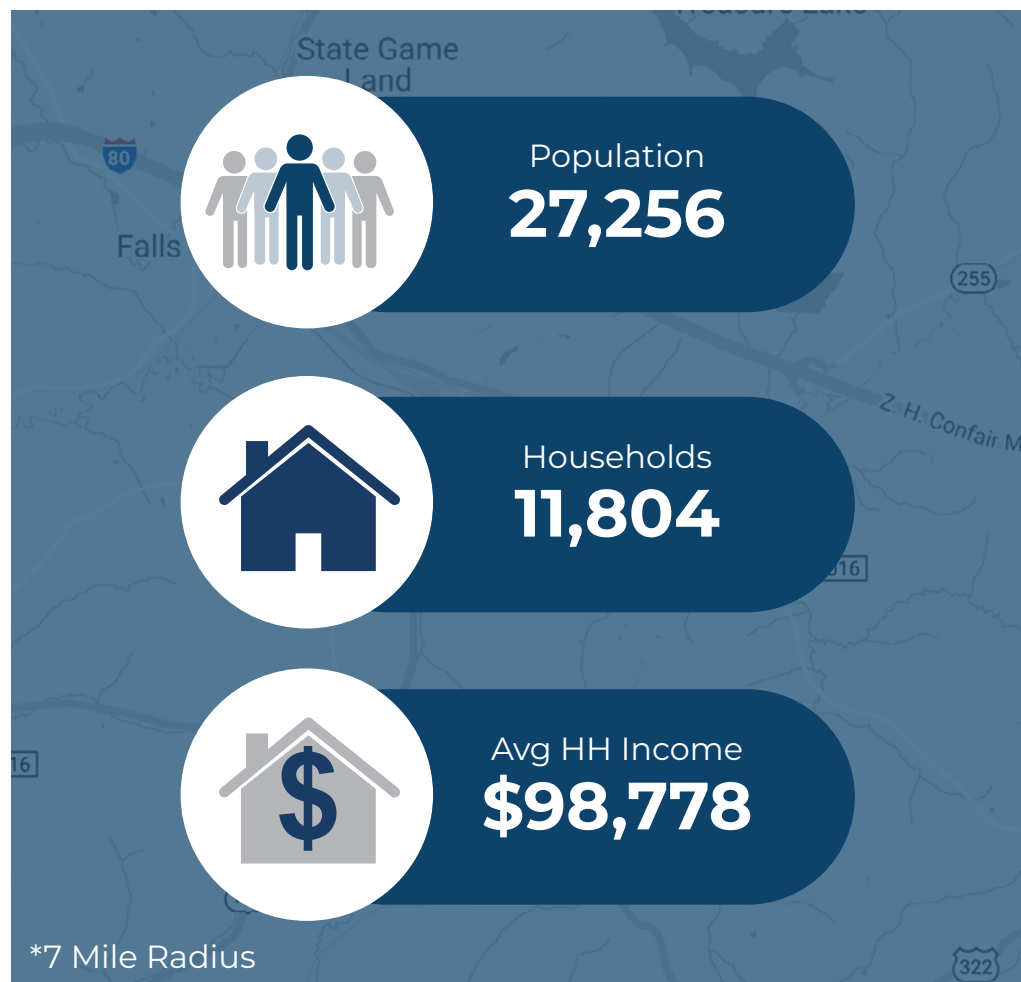
JOIN

MARTIN'S



State Farm

Demographic	1 Mile	3 Miles	5 Miles	7 Miles
Population	6,750	13,233	21,019	27,256
Households	3,096	5,843	9,150	11,804
Avg HH Income	\$70,261	\$85,741	\$104,203	\$98,778
Daytime Employees	6,427	11,585	12,589	13,329



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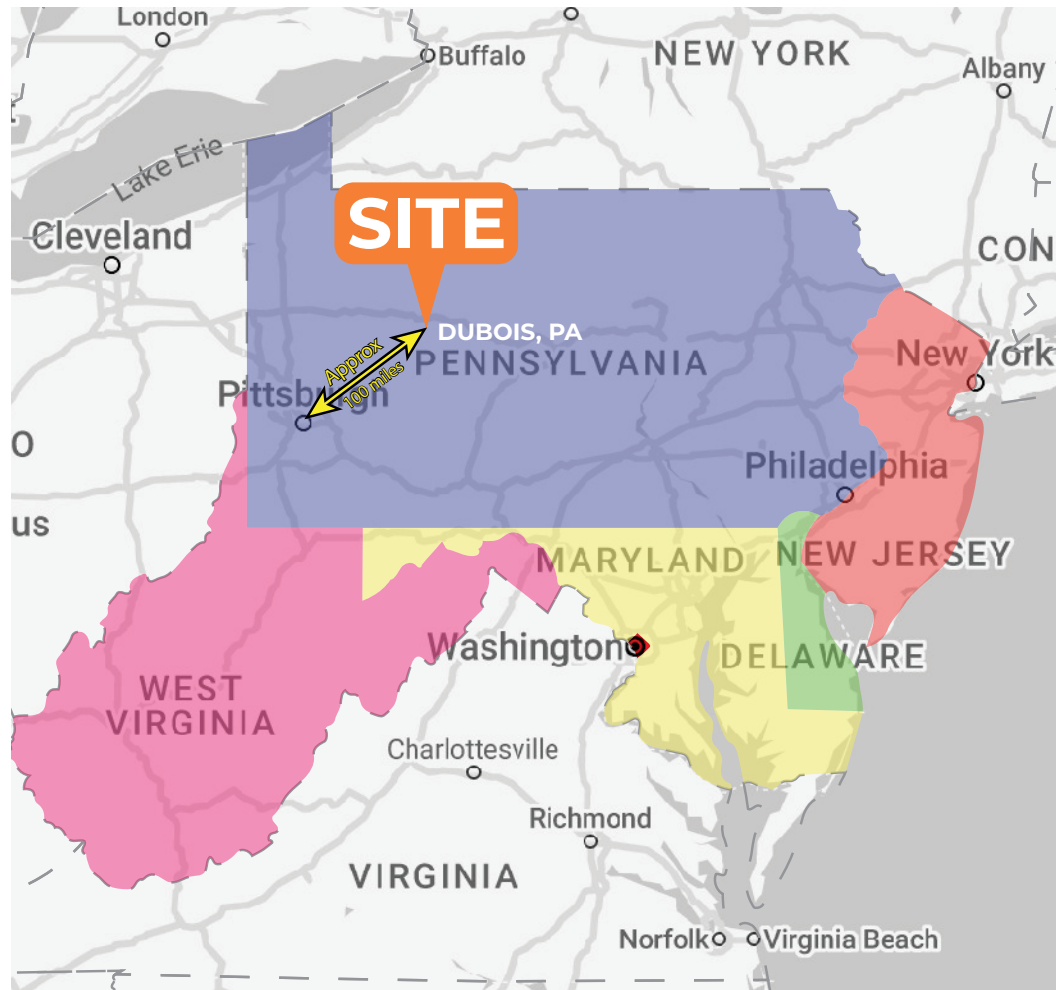
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About Liberty Marketplace

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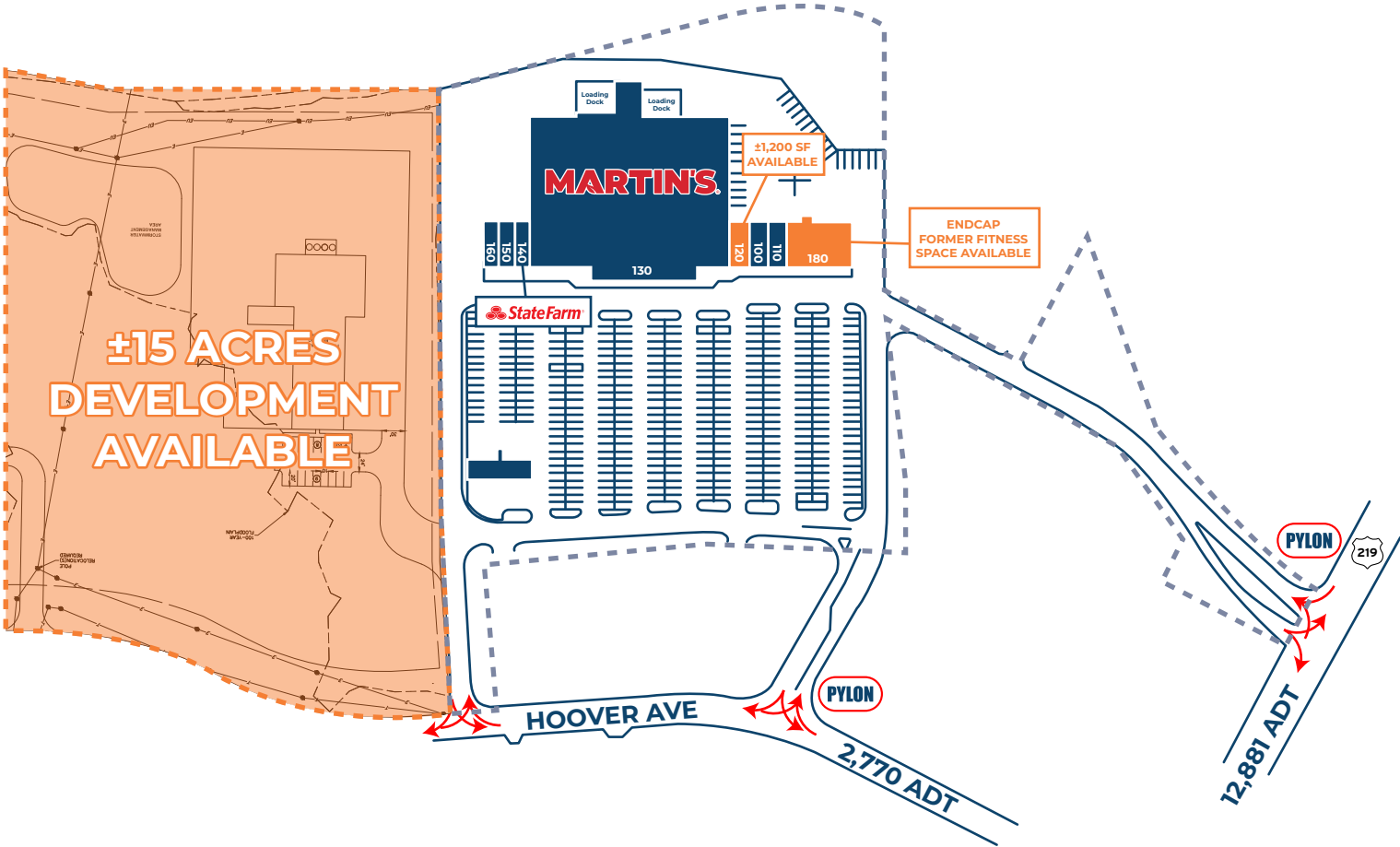
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Unit	Tenant	Square Footage
100	US Postal Service	±2,400 SF
110	China One	±1,200 SF
120	AVAILABLE	±1,200 SF
130	Martin's	±55,000 SF
140	State Farm	±1,200 SF
150	Presko	±1,200 SF
160	CAB Salon	±1,200 SF
180	AVAILABLE	±4,800 SF
LAND AVAILABLE		±15 AC



Site Plan

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Local Aerial



2 Miles



830
Falls Creek
950

80

80

255

255

219

322

LOWE'S TJ-maxx Dunham's
 petco Michaels OneMain Financial
 The UPS Store UPS DOLLAR TREE

HOMewood SUITES by Hilton
 Walmart*

HOBBY LOBBY Wendy's
 DOLLAR GENERAL
 FINE WINE & GOOD SPIRITS ALDI

DUBOIS MALL
 JCPenney OLD NAVY
 ROSS DRESS FOR LESS Staples

JOANN
 SHERWIN WILLIAMS PNC BANK
 SUBWAY

Ryder
 Ever better.

giant eagle
 FAMILY DOLLAR

LIBERTY MARKETPLACE
 MARTIN'S State Farm UNITED STATES POSTAL SERVICE

save a lot

DuBois

Maple Ave

Shaffer Road

Sandy

Market Aerial

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