

**For Sublease - Retail Space**  
**The Shoppes at Adams Ridge**  
**700 Adams Shoppes**  
**Mars, PA 16046**



**CONFIDENTIAL OFFERING**



**Property Information**

- Approximately 17,000 RSF of retail space available for sublease
- Ideal turnkey space for a grocer or premier showroom/storefront for retailer
- Sublease term expires September 2018 - Additional term may be negotiable
- Walgreens anchored shopping center located at lighted intersection
- Nearby retailers include Verizon Wireless, Citizens Bank, Double Wide Grill, Dairy Queen, Pizza Hut, and Great Clips
- Great access from Pennsylvania Route 228 & Interstate 79
- Pennsylvania Route 228: 22,400 vehicles per day
- Strong demographics in the thriving Seven Fields/Cranberry market

For More Information, Please Contact:

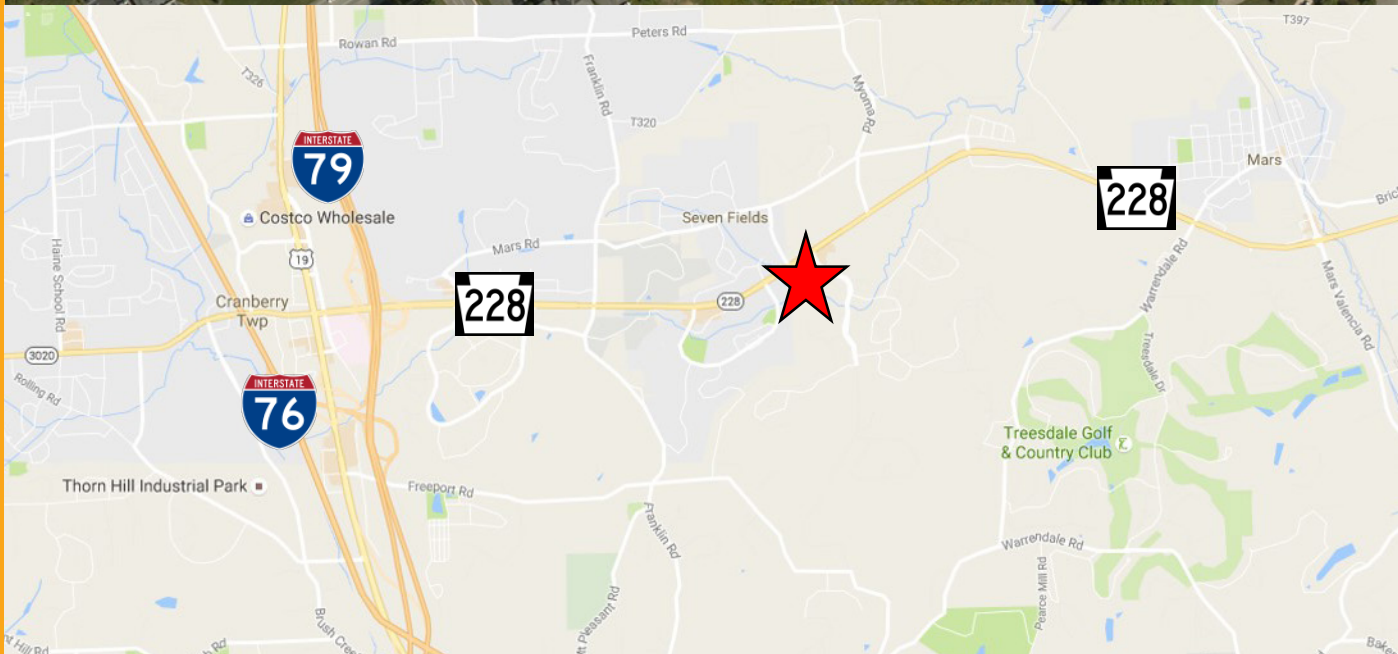
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A Confidentiality Agreement must be signed and reviewed by the intended parties. By receiving this Brochure, you are agreeing to the Confidentiality Agreement and Disclaimer. All information within this brochure is confidential and proprietary.

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	1 Mile	3 Miles	5 Miles
<b>Population</b>	6,983	23,343	66,770
<b>Average Household Income</b>	\$105,857	\$108,060	\$105,913
<b>Households</b>	2,734	8,443	24,568



Ownership has provided the property information to the best of its knowledge, but Century Realty does not guarantee that all information is accurate. All property information should be confirmed before any completed transaction.

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