

# For Lease

The Shoppes at Adams Ridge

300-900 Adams Ridge Blvd | Mars, PA 16046



## Contacts

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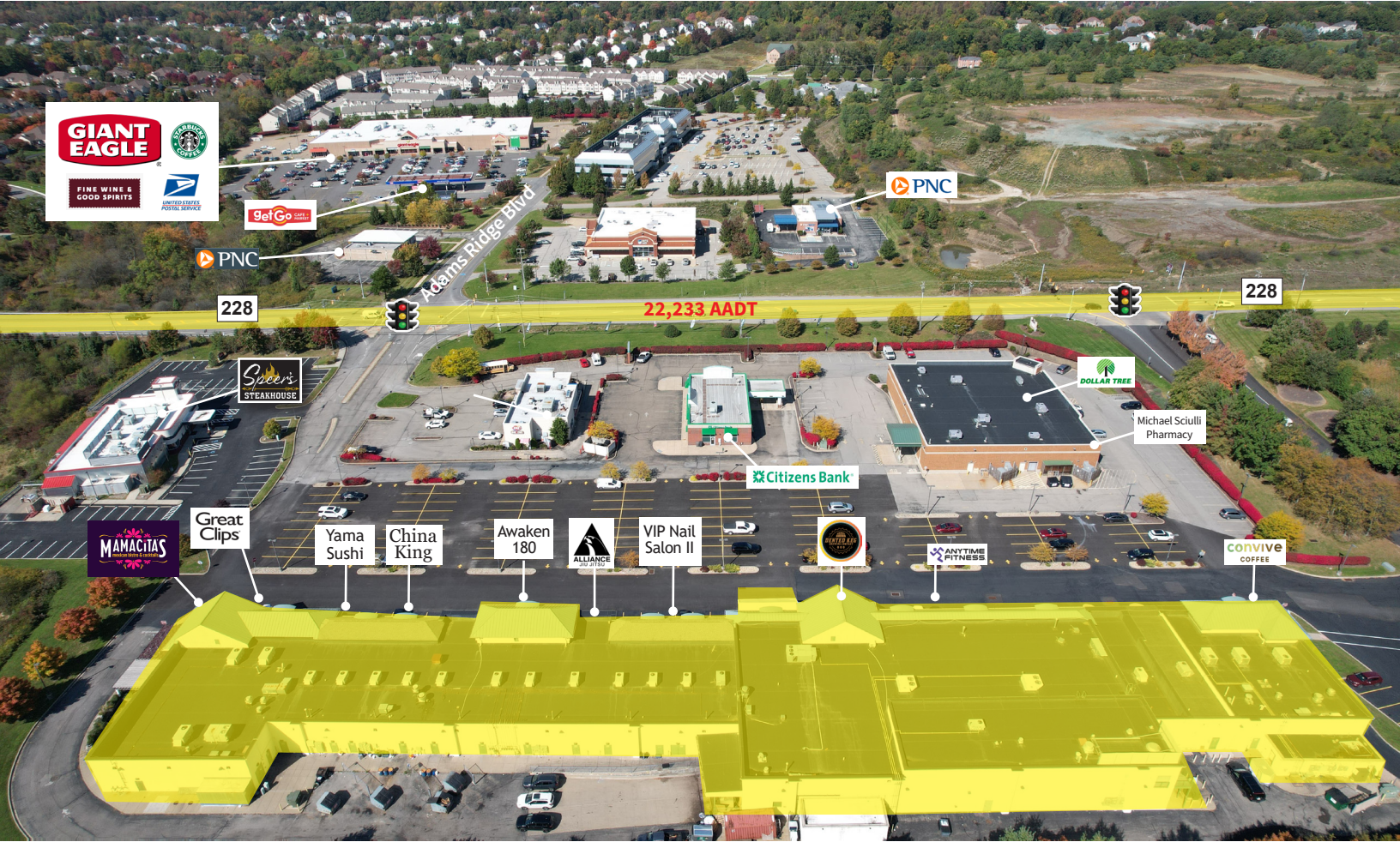
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### Trade Area



Source: Placer.ai, 2022



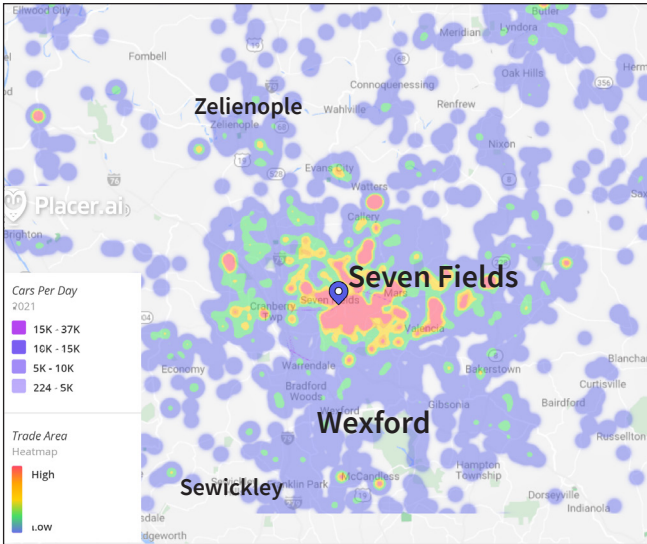
Space Plan



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### Trade Area



The Shoppes at Adams Ridge, Mars, PA  
Based on visitor home locations

### Typical Visitor Persona

**The Shoppes At Adams Ridge**



Ethnicity	White
Income	\$200K

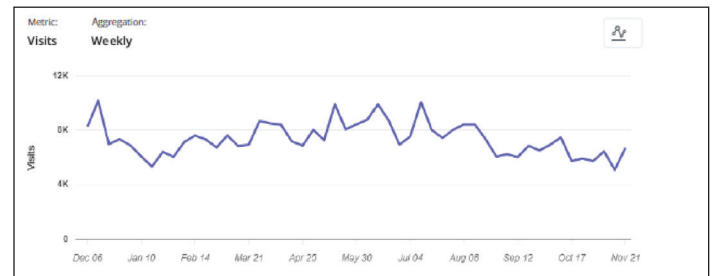
Demographics	2-mile	4-mile	6-mile
Population	16,541	53,646	95,184
Median Age	39.7	41.5	41.9
Average HH Income	\$185,973	\$180,219	\$172,375
Wealth Index	232	223	215

Source: Esri

**3.8 Million square feet** of office RBA within a 3-mile radius

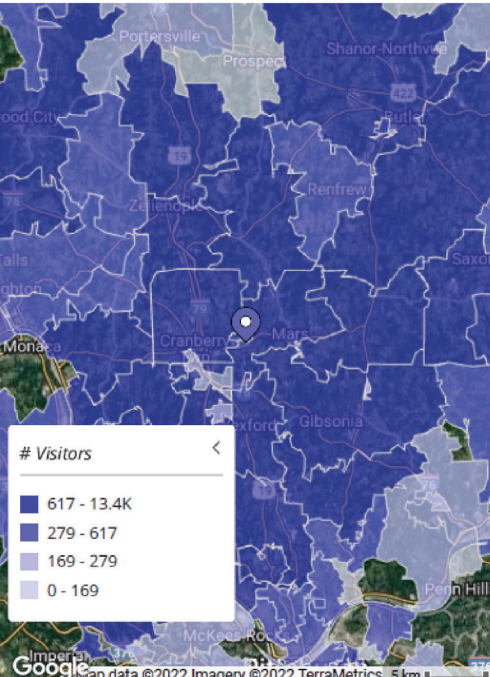
**4.3 Million square feet** of retail RBA within a 3-mile radius with a 2.1% vacancy rate

### Visits Trend



### Top Zip Codes

Origin: **Home Location**    Metric: **# Visitors**    % Visitors    YoY Change



Zipcode / City	Visitors (% of Total)	YoY Change
16046 Mars, PA	13.4K (12.1%)	-526 (-3.8%)
16066 Cranberry Township, PA	11.3K (10.2%)	-759 (-6.3%)
15044 Gibsonia, PA	7.9K (7.1%)	-285 (-3.5%)
16059 Valencia, PA	6.3K (5.7%)	+211 (+3.4%)
15090 Wexford, PA	3.6K (3.3%)	-1.3K (-27.1%)
16001 Butler, PA	3.6K (3.3%)	+811 (+29.2%)
16002 Butler, PA	2.4K (2.2%)	-441 (-15.6%)
15237 Pittsburgh, PA	2.4K (2.2%)	+128 (+5.7%)
16033 Evans City, PA	1.8K (1.6%)	-998 (-35.7%)
15143		