

Demographics

Population	5 miles	10 miles	15 miles
2001 Estimated	32,903	52,124	82,583
Households			
2001 Estimated	11,802	18,949	30,179
Household Incomes			
Average	\$45,491	\$44,932	\$44,352
Median	\$33,842	\$34,353	\$34,227
Per Capita	\$17,408	\$17,061	\$16,740

Traffic Counts

- 13,000 vehicles per day on Oakland Avenue / SR. 286 intersection (location of Regency Mall)¹

Retail Sales (millions)

Total Retail Sales	5 miles	10 miles	15 miles
Apparel & Accessories	\$277	\$437	\$677
Automotive & Home Supply	\$8	\$13	\$19
Department Stores	\$32	\$51	\$78
Furniture & Home Furnishing	\$5	\$7	\$11
General Merchandise	\$38	\$59	\$91
Grocery	\$51	\$81	\$125
Home Appliance	\$4	\$6	\$9
Restaurant	\$23	\$36	\$54

¹ 2004 traffic count from Penn DOT

For further information contact:



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The above information has been obtained from sources that we deem reliable. Although we have no reason to doubt its accuracy or completeness, no representation or warranty is made regarding the information and the property is offered "as is". This submission may be modified or withdrawn at any time by the property owner.

Regency Mall

Indiana, Pennsylvania



H. L. Libby Corporation
Developers, Managers, and Investors

H. L. Libby Corporation is proud to present the

Regency Mall

The Regency Mall, managed by H.L. Corporation, is located in Indiana, Pennsylvania, a safe, livable town in the Allegheny foothills about an hour northeast of Pittsburgh. Indiana County has a rich heritage, with plenty of early 19th-century buildings gracing the downtown area. However, Indiana continues to evolve into a forward-looking, contemporary center of commerce and tourism. It is quickly becoming known as an excellent place to visit for its natural beauty, in addition to the attractions located within the county.

H.L. Libby Corporation is excited to offer a few prime retail locations to prospective merchants. The Regency Mall is located at 1570 Oakland Avenue / SR. 286, just one block from Indiana University of Pennsylvania (IUP). The University is a publicly funded, doctoral intensive school of higher education. IUP enrolls more than 14,000

students, employees 1,655 faculty and staff, and is home to the John P. Murtha Institute for Homeland Security. The area offers a wealth of outdoor activities including; recreational parks, and historical parks and monuments – nearly 280 wooded acres that include nature trails, golf courses, a fishing pond, and picnic and camping areas.

Whether it's taking a step back in time while visiting the Amish Community of Smicksburg, or experiencing a

bit of "Hollywood Magic" at the Jimmy Stewart Museum, Indiana County offers something for everyone. And, with Regency Mall being the closest shopping center to Indiana University of Pennsylvania and most of the area housing, the residents, students, and tourists are waiting for what your business offers.

Call us today and find out how you can make the Regency Mall home to your business.

Indiana, Pennsylvania Facts

- Total revenue from retail sales in 2001 was \$1,064,000,000
- Top Employers
 1. Indiana University of Pennsylvania – 1,655 (one block from mall)
 2. Indiana Regional Medical Center – 1,063
 3. First Commonwealth Financial Corporation – 850
- Top Employment Sectors
 1. Retail Trade – 4,750
 2. Health Care & Social Assistance – 3,600
 3. Manufacturing – 3,050
- Percentage of population with a bachelor's degree or higher (36.2%) is above state average
- Population density is above state average

The Regency Mall has 225,925 square-feet of total space, and is in a great location to provide local support to the permanent residence of the new condominium development located behind the shopping center and students, faculty and staff of IUP. Current tenants include; Martins Food, JoAnn Fabrics, Ollie's Bargain Outlet, Dollar Tree, and Blockbuster Video.



Get a prime space today...

And drive sales tomorrow!
Call 724.935.3433

Hiking and Biking Trails

Indiana University of Pennsylvania

Historical Parks and Museums

Magnificent Golf Courses

