

# AMBRIDGE



**Beaver County**  
**CORPORATION FOR**  
**ECONOMIC DEVELOPMENT**

FIND A PROPERTY – FIX UP A PROPERTY – STRENGTHEN YOUR COMMUNITY

## Downtown Ambridge Property Resources



FIND A PROPERTY  
**Available Properties**



DESIGN INSPIRATION  
**Facade Improvement Tools**



DESIGN INSPIRATION  
**Signage Improvement Tools**



SUPPORTING OUR COMMUNITIES  
**Program Partners**

## BENCHMARKS REPORT – BUSINESS CONDITIONS

Wednesday, January 25, 2023

The map & data on this report represent the town's core business district study area.

### DOWNTOWN PROFILE REPORT

There are 132 TOTAL UNITS in Downtown Ambridge.

(Includes all building types, plus parking lots, parks & undeveloped land)

#### TOWN PARTNERS



#### Occupancy Types

- Retail 21% (28)
- Food/Drink 8% (11)
- Personal Service 4% (5)
- Office 12% (16)
- Miscellaneous 4% (5)
- Vacant 37% (49)
- Parking Lot - Municipal 1% (1)
- Parking Lot - Private 5% (6)
- Parklet 2% (3)
- Undeveloped Land 6% (8)
- Multiple Occupancy Types

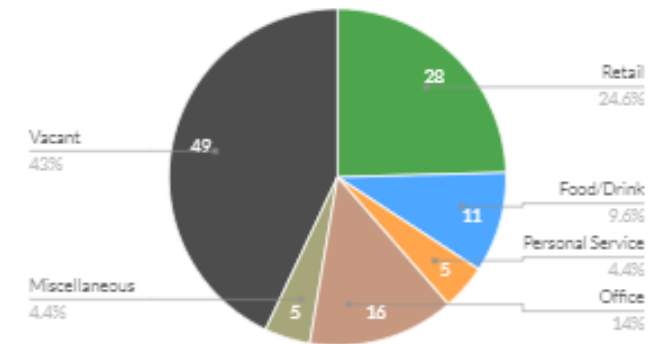
# DOWNTOWN OCCUPANCY PROFILE

# AMBRIDGE

## OCCUPANCY PROFILE

There are **114 OCCUPIABLE/BUILDING UNITS** in Downtown Ambridge.  
(Excludes parking lots, parks & undeveloped land)

	# of Units	%	Ideal %
Retail	28	25%	35%
Food/Drink	11	10%	25%
Personal Service	5	4%	20%
Office	16	14%	0%
Miscellaneous	5	4%	0%
Vacant	49	43%	0%
<b>Total</b>	<b>114</b>	<b>100%</b>	



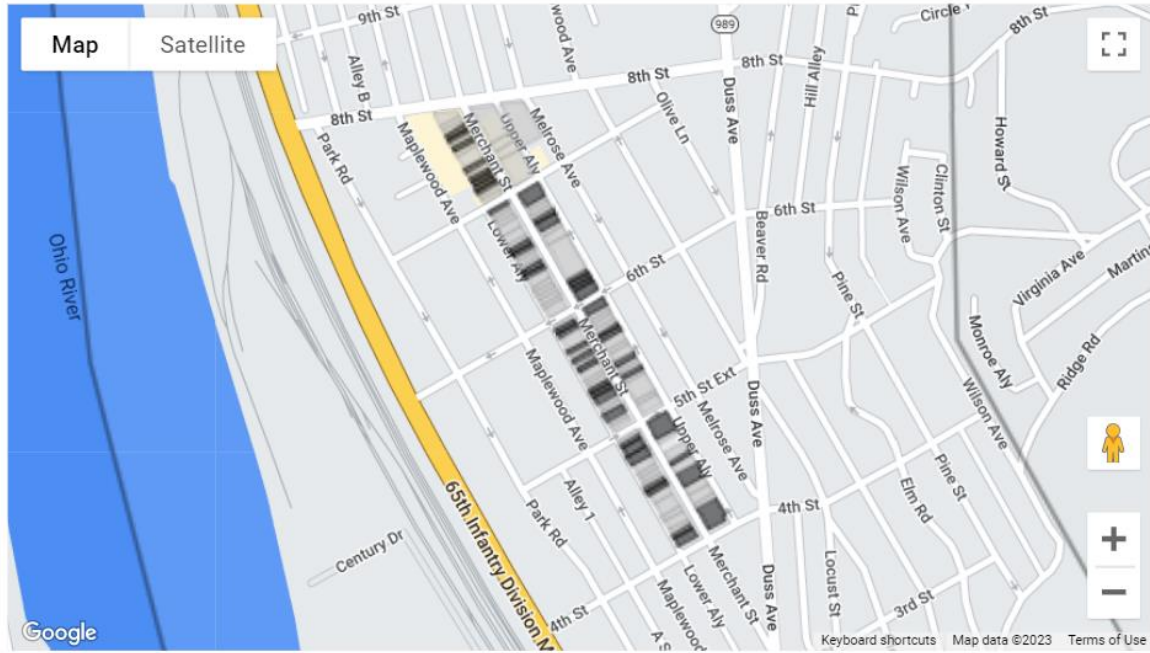
PLEASE NOTE: The data in this report has been collected through extensive field research. Business conditions, however, change regularly. If you identify any changes or have any questions, please let us know: [tca@towncenter.info](mailto:tca@towncenter.info). Information in this report is provided by sources deemed reliable, but is not guaranteed by TCA. Current availability should be verified by using the contact information provided above.

# VACANT PROPERTIES

# AMBRIDGE

Vacant Properties 49 Vacant Units (of 132 Total Units)

[Hide Map](#)



## AVAILABLE UNITS FOR SALE OR LEASE

There are 7 AVAILABLE properties in Downtown Ambridge listed for Sale or Lease



Vacant  
401 Merchant St  
090020410000  
[Storefront For Lease](#)



Vacant  
465 Merchant St  
090020427000  
[Building For Sale](#)



Vacant  
545 Merchant St  
10-002-0628  
[Building For Sale](#)



Vacant  
564 Merchant St  
10-002-0906  
[Building For Sale](#)



Vacant  
694 Merchant St  
10-002-0800  
[Storefront For Lease](#)



Vacant  
753 Merchant St  
10-002-0425  
[Storefront For Lease](#)



Vacant  
761 Merchant St  
10-002-0428  
[Building For Sale](#)

# DOWNTOWN VIBRANCY SCORE

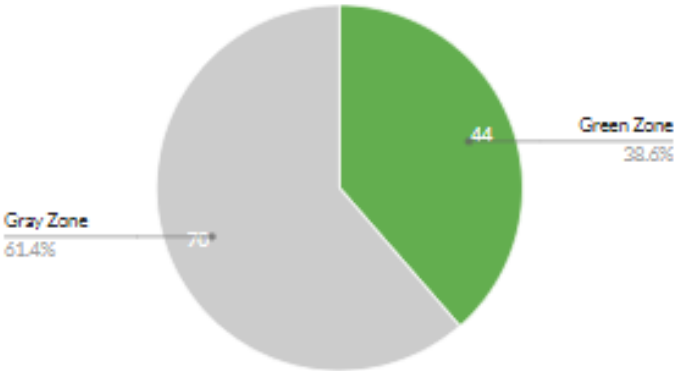
# AMBRIDGE



## VIBRANCY SCORE

There are 44 "VIBRANT" UNITS (39%) in Downtown Ambridge

	# of Units	%	Ideal %
Green Zone	44	39%	80%
Gray Zone	70	61%	20%
Total	114	100%	



“Vibrant Units” represent street-level units only, and are those of the type most commonly featured at the street-level in vibrant, thriving business districts. Your town’s Vibrancy Score is just one indicator of how your community might compare to the 100+ business districts that we have studied in developing this measurement.

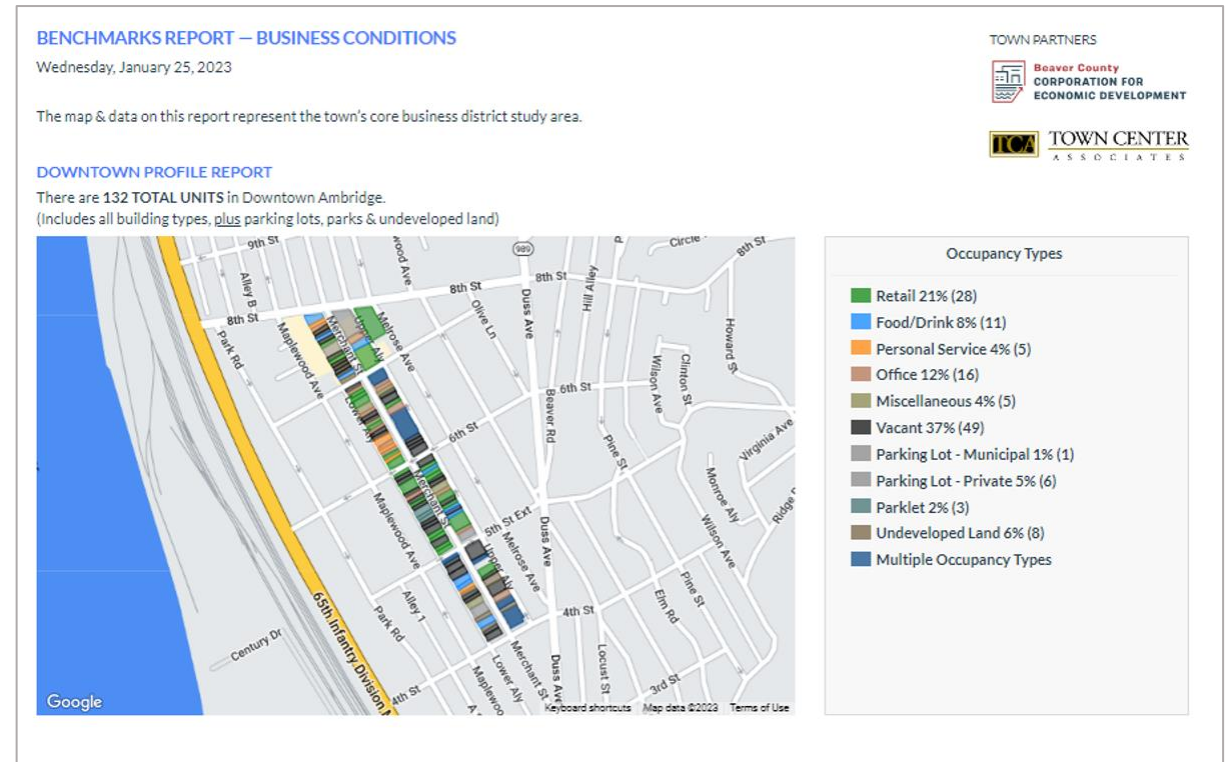
## 4 STEPS YOU CAN TAKE RIGHT NOW TO BEGIN TO IMPROVE Current Business Conditions In Your Downtown



**#1:**

**Review the Individual Business Conditions Data in this Report  
and Become Familiar with Your Current Business Conditions:**

- Current Business Mix by Type
  - Retail
  - Food/Drink
  - Personal Service
  - Government/Community
  - Arts & Entertainment
  - Office
- Vibrancy Score
- Vacant vs. Available Properties
- Undeveloped Land Opportunities



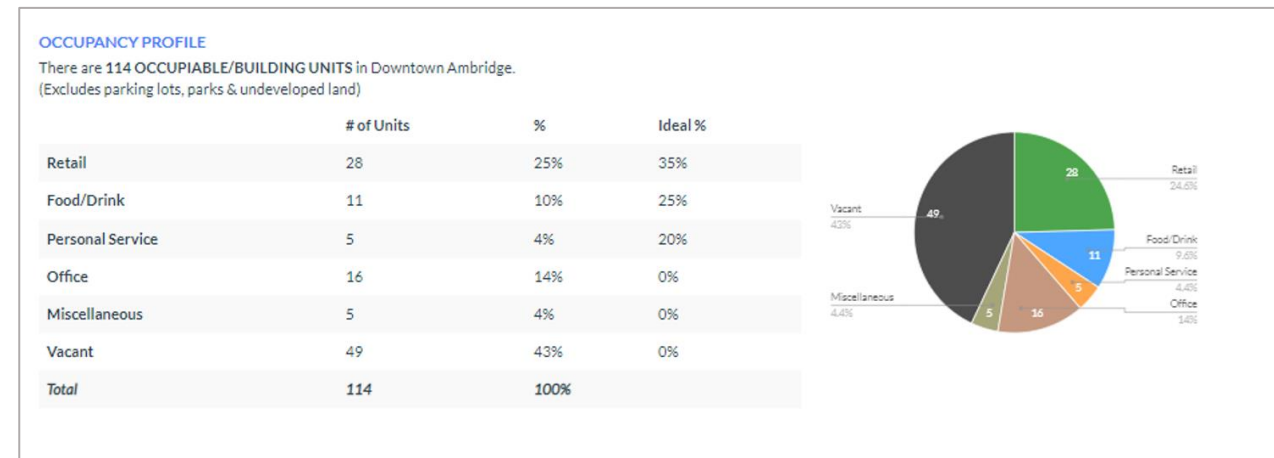
## 4 STEPS YOU CAN TAKE RIGHT NOW TO BEGIN TO IMPROVE Current Business Conditions In Your Downtown



### #2:

#### Share the Downtown Properties Business Conditions Report with Your Council & Planning Commission

- Begin to Discuss the **Current** Business Mix
- Begin to Discuss Possible **Desired** Business Mix
- Begin to Discuss **Vacant vs. Available** Properties
- Begin to Discuss the **Vibrancy Score**



## 4 STEPS YOU CAN TAKE RIGHT NOW TO BEGIN TO IMPROVE Current Business Conditions In Your Downtown



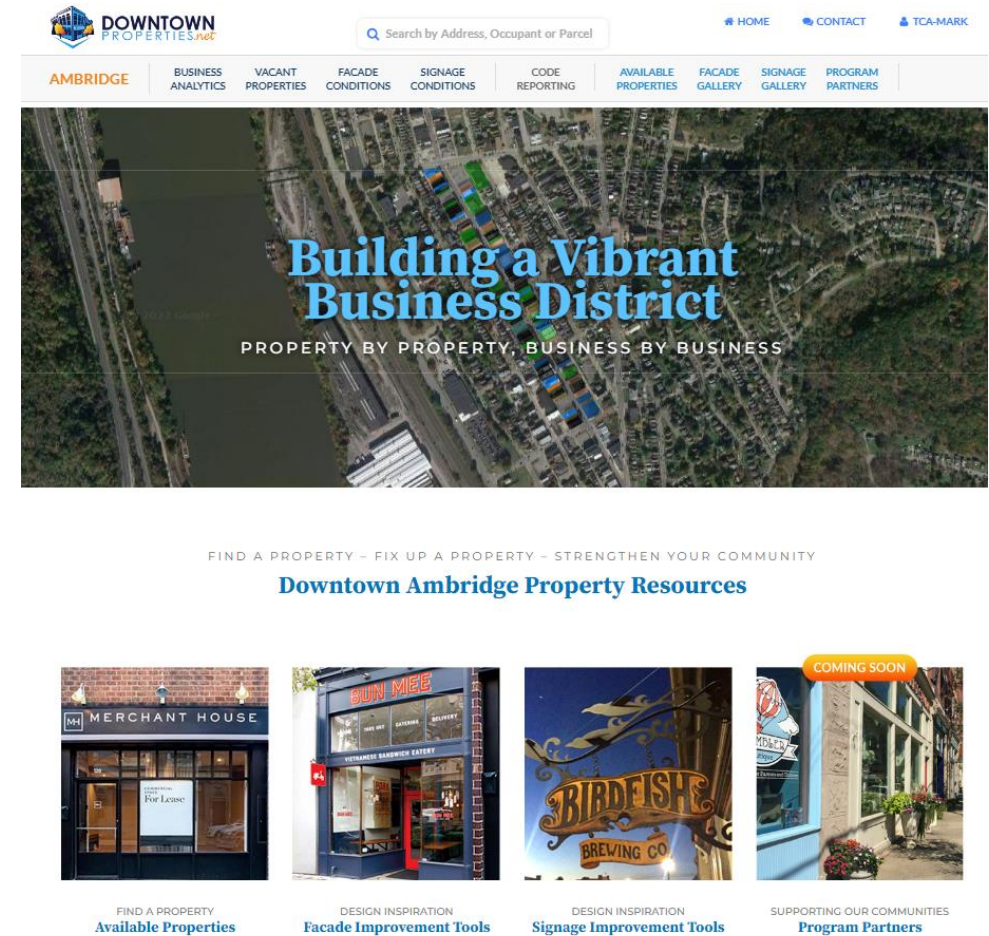
**#3:**

**Add a Link to Your Town’s Downtown Property Resource Center on your Municipal Website to Support Business & Property Owners**

The Downtown Property Resource center includes:

- Available Property Listings
- Free Building Design Ideas Gallery
- Free Business Signage Ideas Gallery

Your link is [downtownproperties.net/ambridge](https://downtownproperties.net/ambridge)



**DOWNTOWN PROPERTIES.net** Search by Address, Occupant or Parcel

HOME CONTACT TCA-MARK

AMBRIDGE BUSINESS ANALYTICS VACANT PROPERTIES FACADE CONDITIONS SIGNAGE CONDITIONS CODE REPORTING AVAILABLE PROPERTIES FACADE GALLERY SIGNAGE GALLERY PROGRAM PARTNERS

# Building a Vibrant Business District

PROPERTY BY PROPERTY, BUSINESS BY BUSINESS

FIND A PROPERTY - FIX UP A PROPERTY - STRENGTHEN YOUR COMMUNITY

## Downtown Ambridge Property Resources

**Available Properties** **Facade Improvement Tools** **Signage Improvement Tools** **Program Partners**



## 4 STEPS YOU CAN TAKE RIGHT NOW TO BEGIN TO IMPROVE Current Business Conditions In Your Downtown



### **#4:**

#### **Notification of New Available Properties**

It is not necessary for those who attended the workshop to sign up for notifications about newly available properties (when quarterly updates are performed in your town by TCA staff). Our office has already signed you up to get notified.

But you should:

- Encourage Council, Planning Commission & Municipal Staff to also Sign Up for Available Property Notifications
- Encourage Prospective Businesses to Sign Up for Email Notifications of Available Properties

All they'll need to do is:

Go to [downtownproperties.net/ambridge](https://downtownproperties.net/ambridge) and simply complete the Email Notification sign-up.