



4149 Washington Road | McMurray, PA 15317

**FOR SUBLEASE > RETAIL SPACE**

## Property Highlights

- 1,600 SF Retail Space
- Opportunity to take over established salon space
- Frontage on Washington Road
- 26,995 ADT on Washington Road
- Ample parking
- Great demographics
- Currently set up as hair salon

Contact us:

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# AREA DEMOGRAPHICS



## Current Population

(2019)

1 mile radius

3,884

3 mile radius

29,730

5 mile radius

73,205



## Households

(2019)

1 mile radius

1,495

3 mile radius

12,537

5 mile radius

30,717



## Projected Population

(2024)

1 mile radius

3,880

3 mile radius

29,608

5 mile radius

72,455



## Average Household Income

(2019)

1 mile radius

\$138,347

3 mile radius

\$115,940

5 mile radius

\$114,640



## Daytime Population

(2019)

1 mile radius

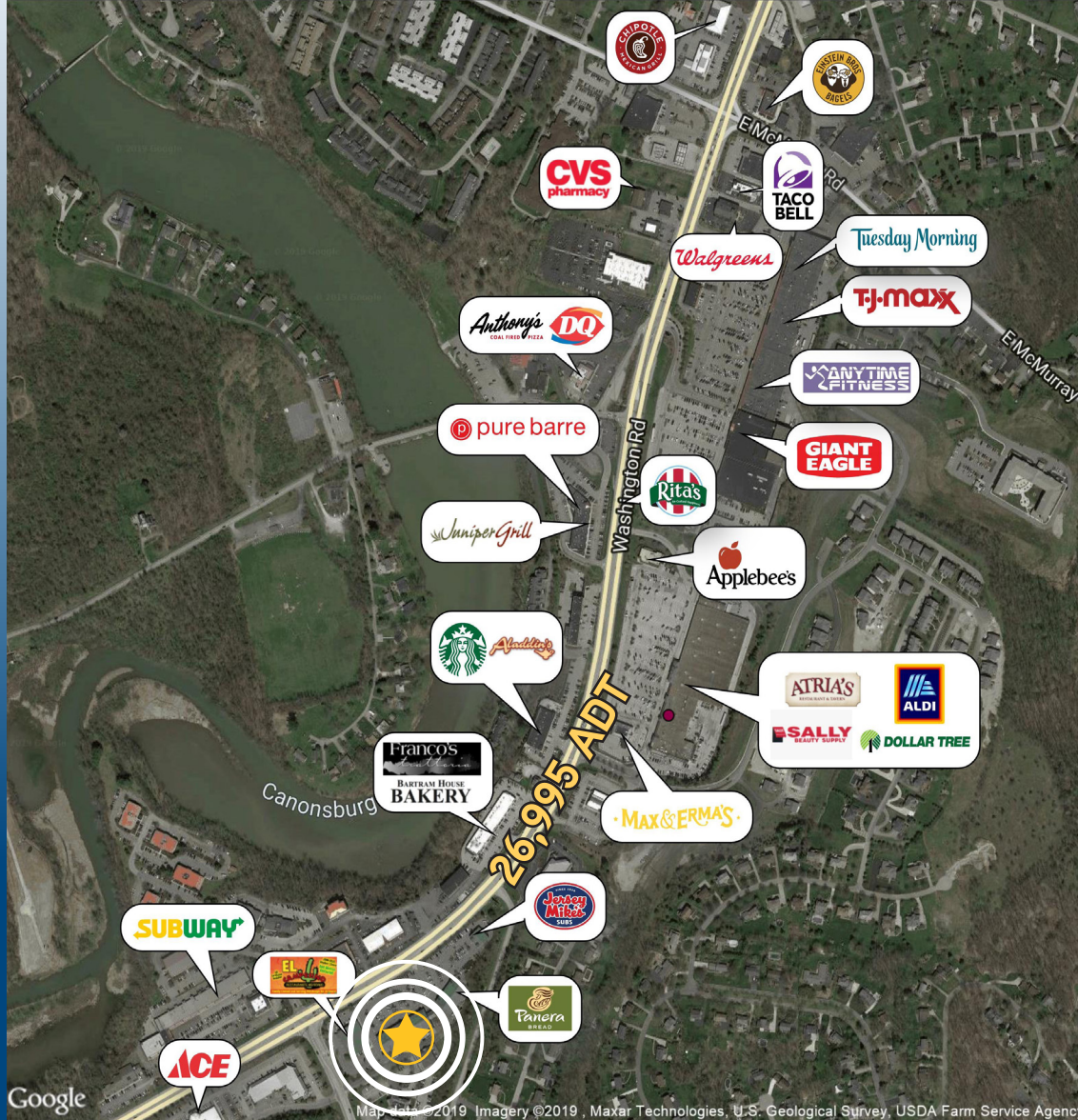
1,738

3 mile radius

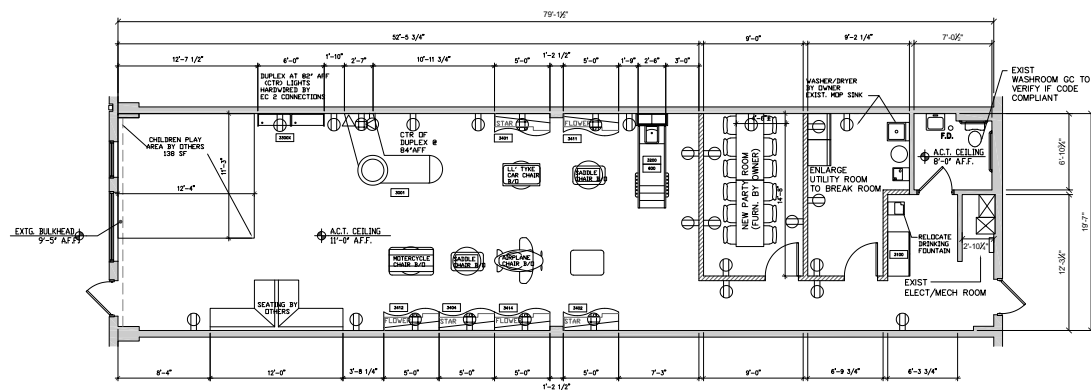
15,010

5 mile radius

37,501



## SITE PLAN



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