

LEASE OFFICE

4012 ROUTE 130 IRWIN, PA 15642



HIGHLIGHTS

- Newly renovated retail strip along high traffic corridor in Penn Township
- Abundant on-site parking
- Traffic Count: 11,859 +/- vehicles per day
- Other tenants include: Express Employment, Bentley & Romito Prof. Music, Satira CPA's, and Donna Lynn's Pizza
- Layout: Waiting Room, Conference Room, Two Private Offices

Available:

- 750 +/- sq.ft.

ASKING PRICE: **\$16 per sq.ft. + utilities**

DEMOGRAPHICS

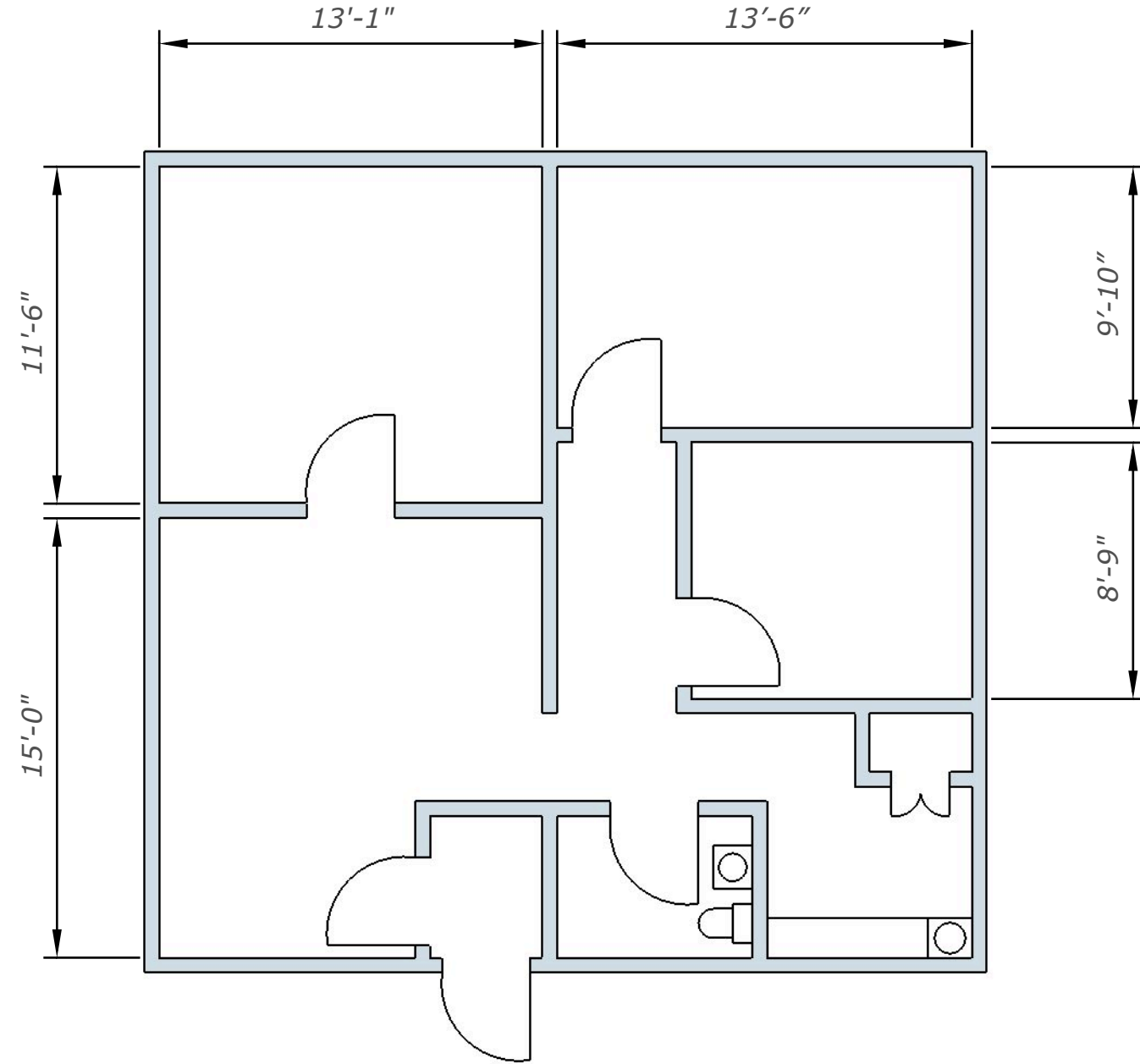
	2 Mile	5 Mile	10 Mile
2021 Population	13,414	78,394	295,119
Avg. HH Income	\$115,298	\$90,673	\$78,637

PRC
COMMERCIAL

CONTACT:
Brad Ring
Commercial Brokerage
412.261.6532 x224
brad@prudentialrealty.com

PRC Commercial
3700 South Water Street
Suite 105
Pittsburgh, PA 15203
www.prudentialrealty.com

All information furnished regarding this property for sale, rental, or financing is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease, or financing or withdrawal without notice. PRC Commercial will make no representation and assume no obligation regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property which will ultimately be leased or purchased.



App. 750 useable square feet
 * Dimensions are not 100% accurate
 * only for illustration purposes

4012 Route 130 (PT Plaza)

Irwin, PA 15642

