

OFFERING MEMORANDUM

2,617 SF on .46 AC For Lease or Ground Lease

4020 PA-130

Irwin, PA 15642

PRESENTED BY:

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7,945 ADT



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

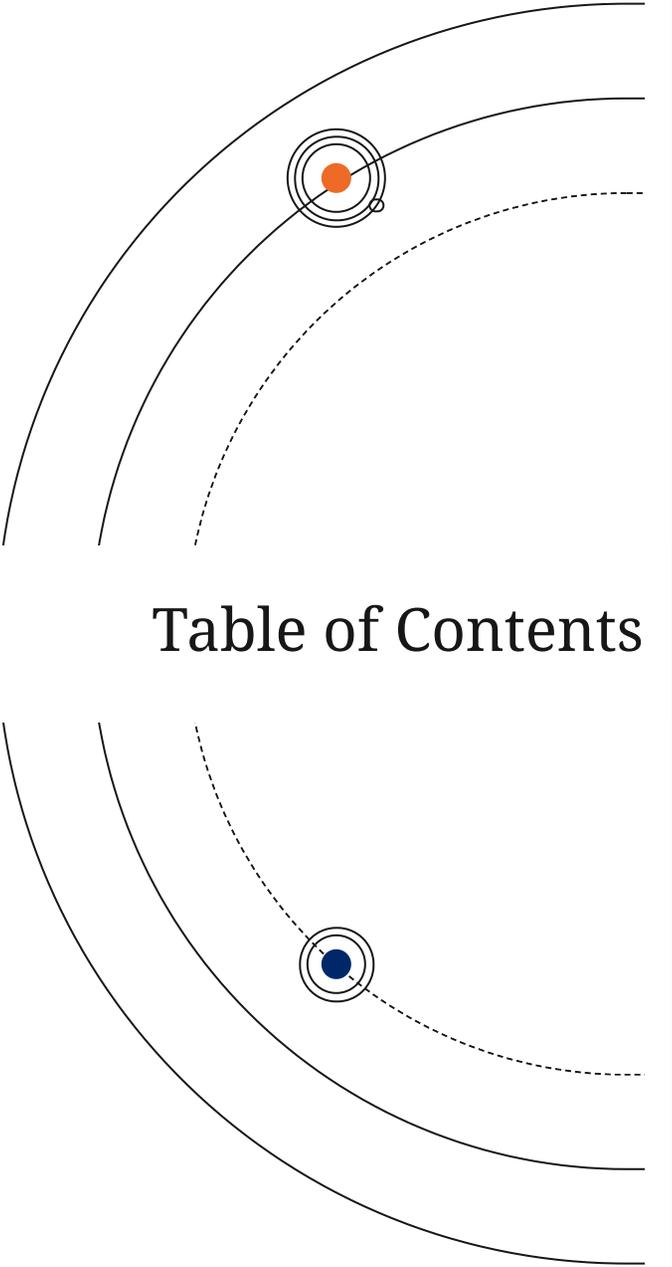


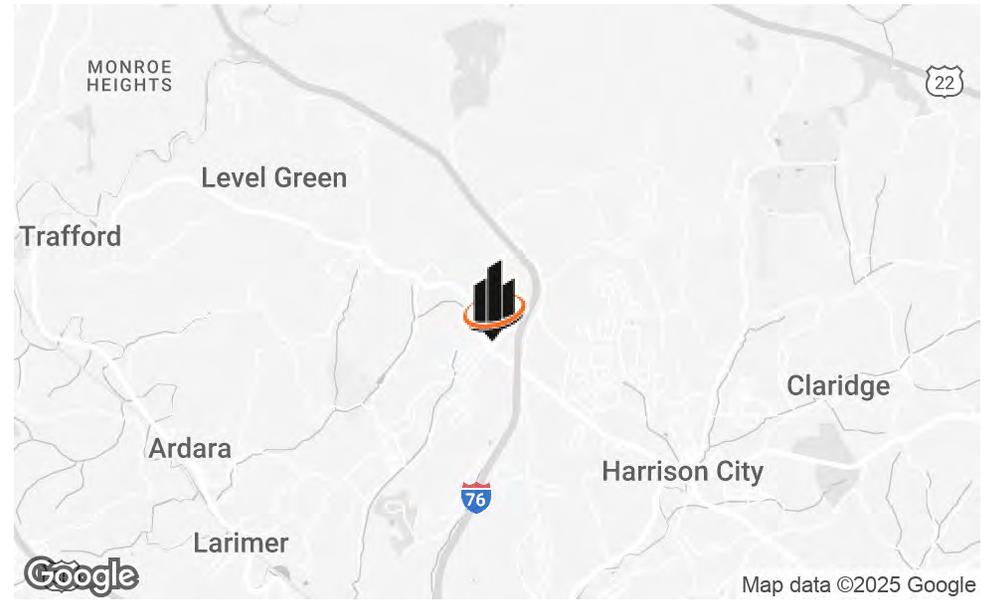
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SECTION 1
**Property
Information**

EXECUTIVE SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable
BUILDING SIZE:	2,617 SF
AVAILABLE SF:	2,617 SF 0.46 AC
LOT SIZE:	0.46 Acres
YEAR BUILT:	1957
ZONING:	Commercial Corridor
MARKET:	Pittsburgh
SUBMARKET:	Westmoreland County

PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present 4020 PA-130 in Irwin, PA. Available for lease is 2,617 square feet of prime commercial space or 0.46 acres for a ground lease. This property offers the flexibility to accommodate various business needs. Take advantage of this well-positioned property to establish or expand your business in a thriving commercial corridor.

PROPERTY HIGHLIGHTS

- 2,617 SF available for lease or 0.46 acres for ground lease
- 10 Surface spaces
- Handicapped accessibility in place
- 7,945 ADT on PA-130

ADDITIONAL PHOTOS



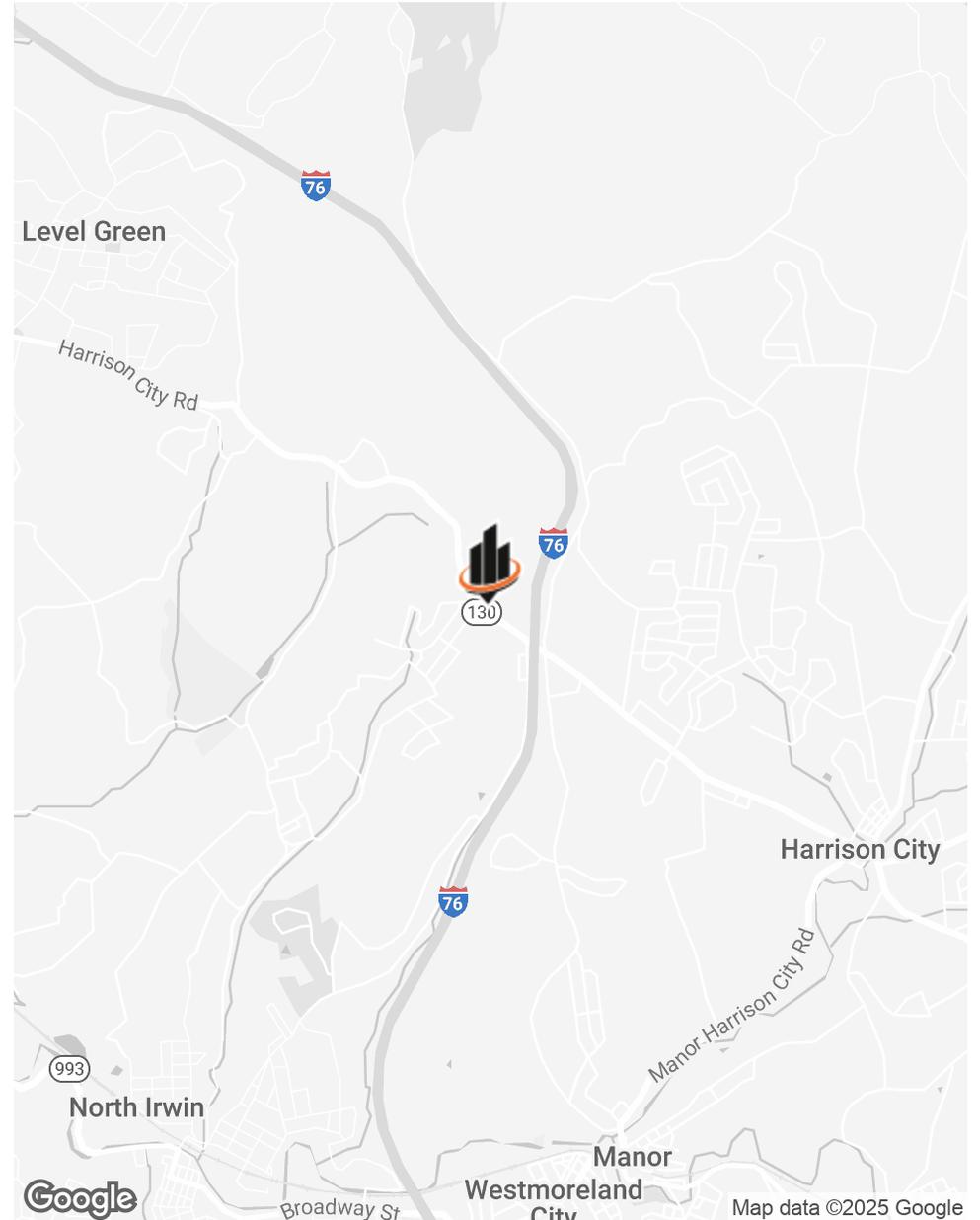
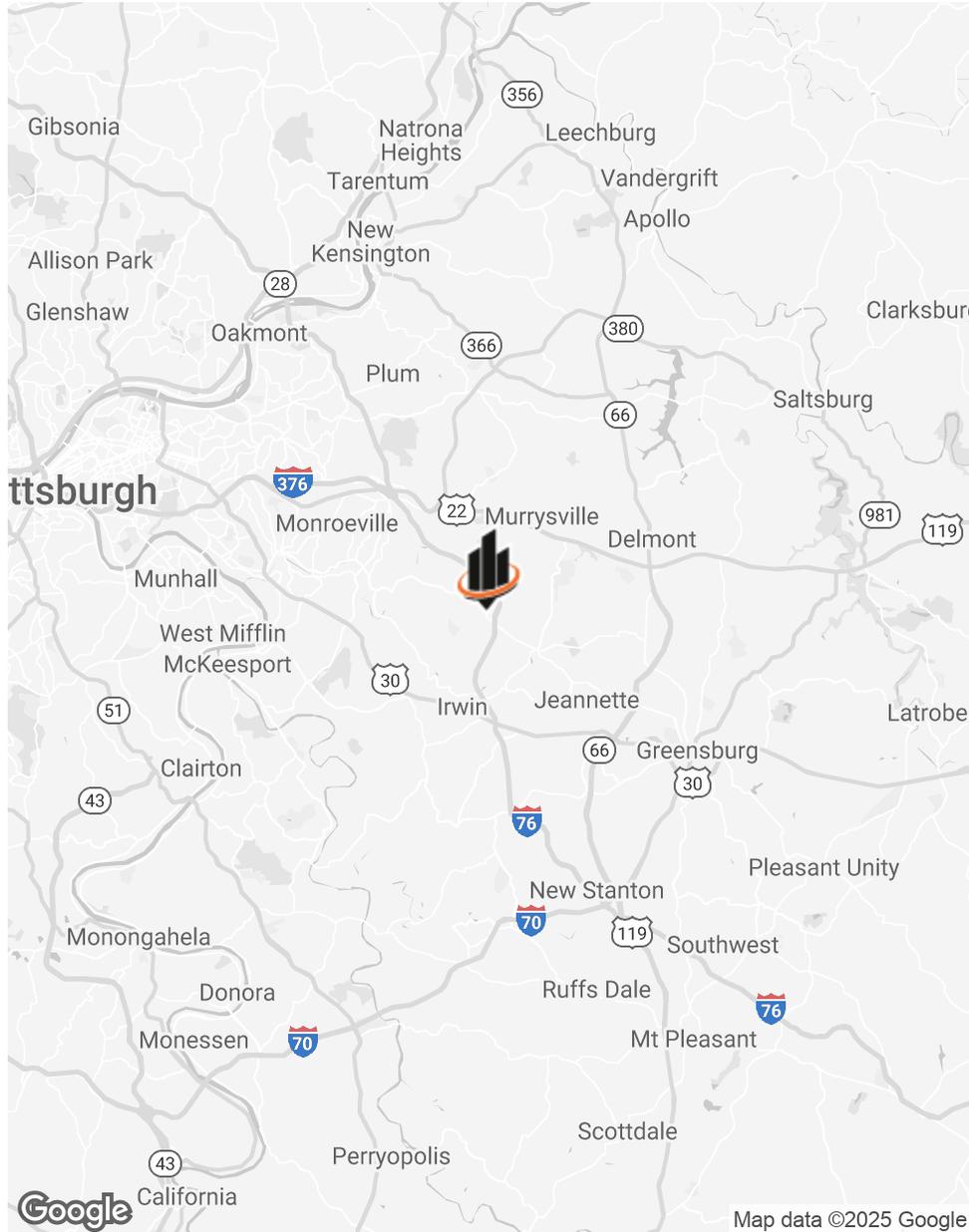
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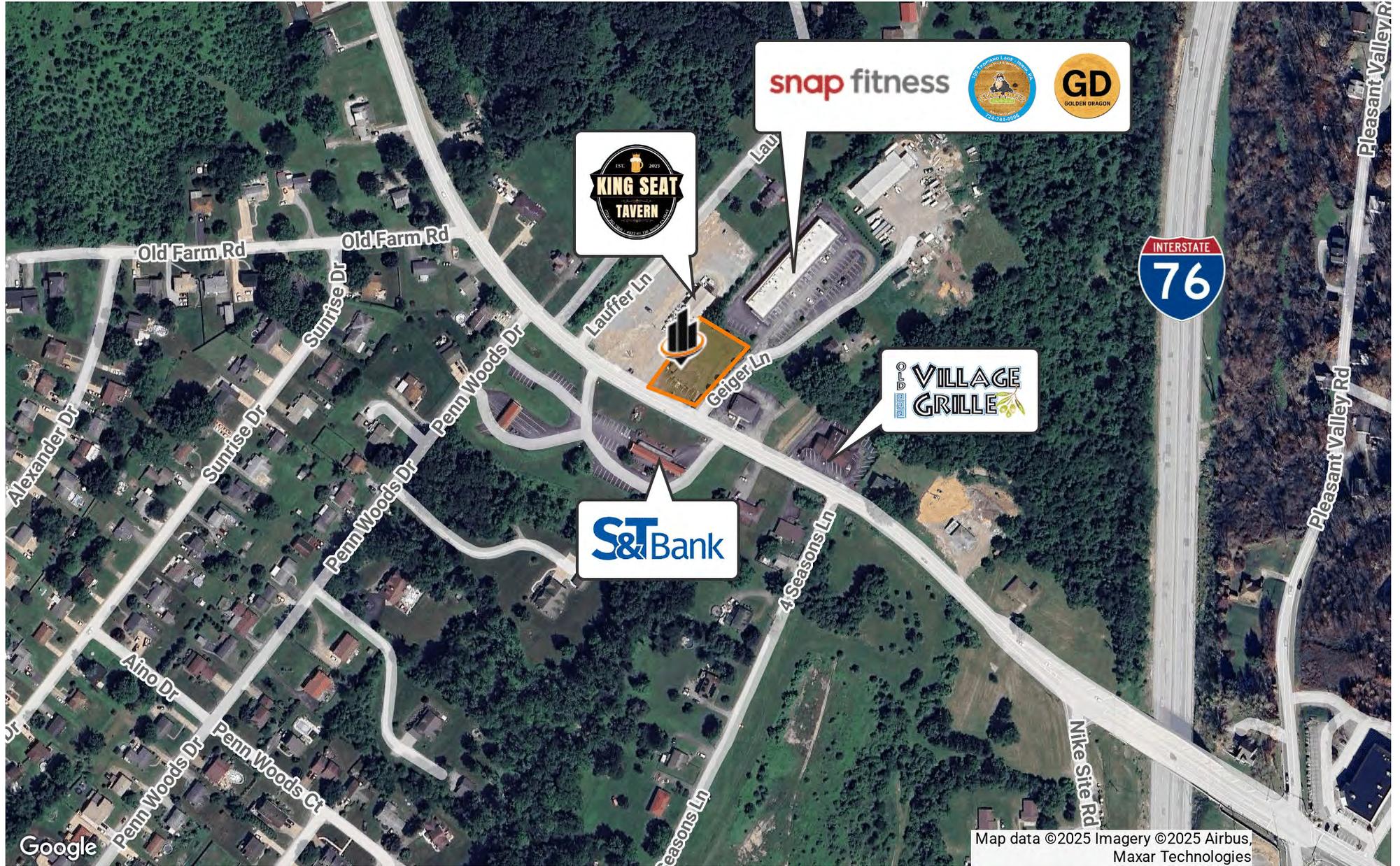


SECTION 2
Location
Information

LOCATION MAPS



RETAILER MAP



PARCEL MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

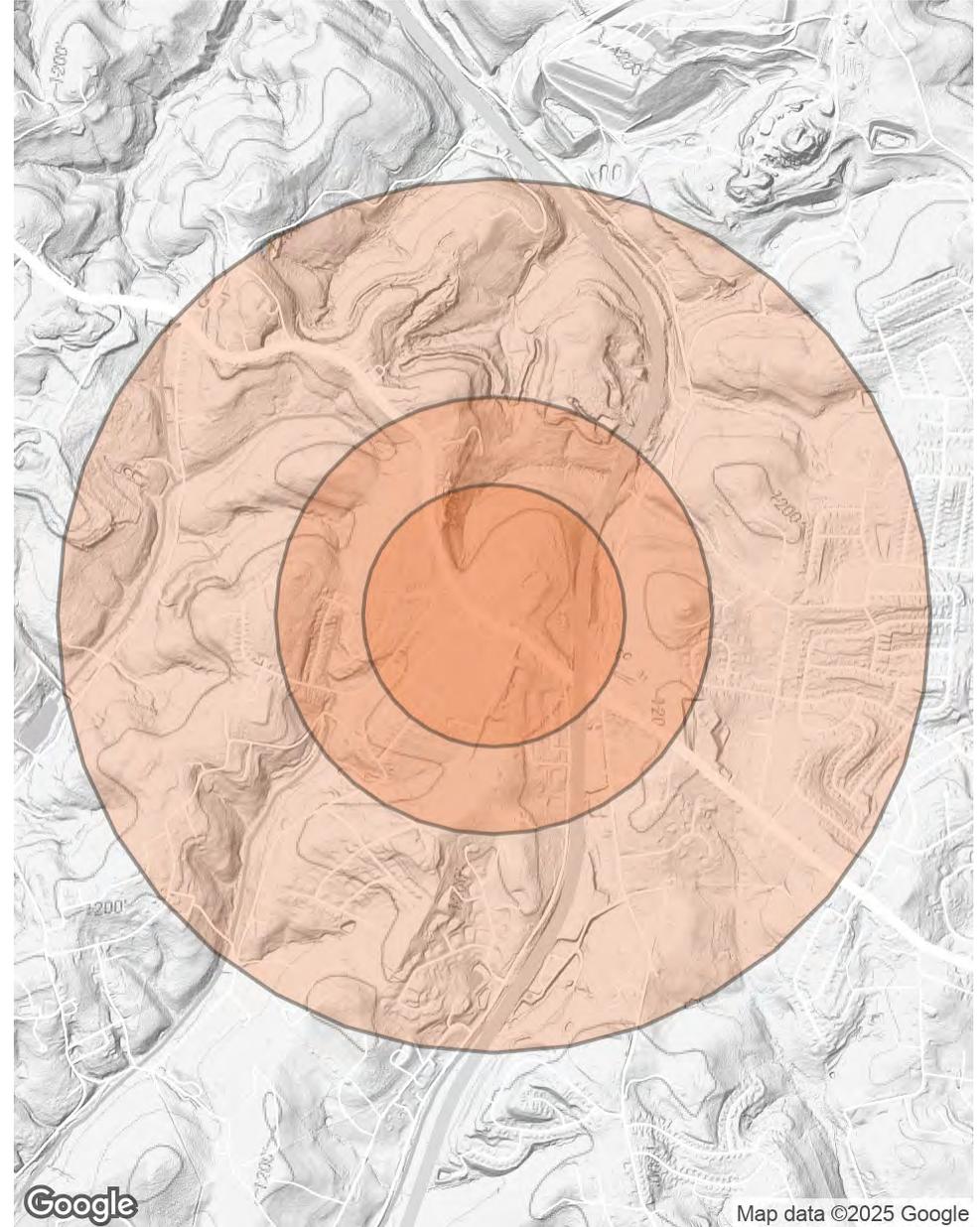
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	269	796	2,931
AVERAGE AGE	45	45	46
AVERAGE AGE (MALE)	45	45	45
AVERAGE AGE (FEMALE)	46	46	46

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	103	306	1,136
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$125,614	\$125,061	\$120,679
AVERAGE HOUSE VALUE	\$348,595	\$345,276	\$330,661

Demographics data derived from AlphaMap

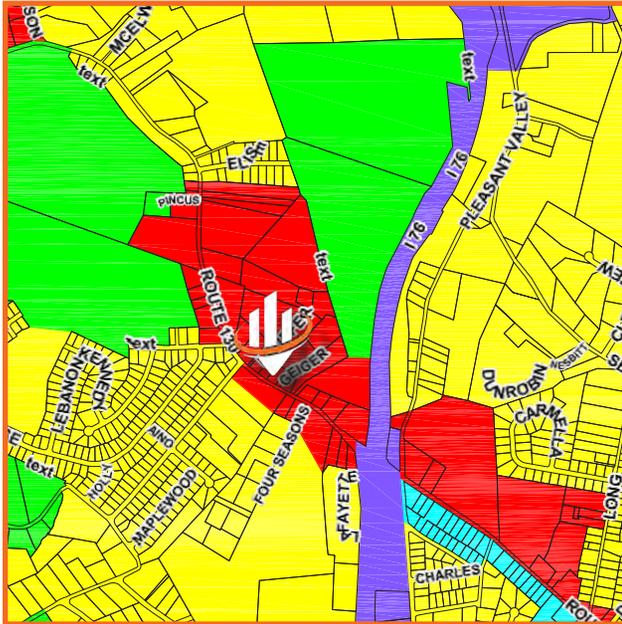




SECTION 3
Zoning

COMMERCIAL CORRIDOR

ZONING MAP



CC COMMERCIAL CORRIDOR DISTRICT

PURPOSE - The CC Commercial Corridor District is established in order to provide land for transit-oriented uses at a variety of scales, whether planned as a unified development or as a stand-alone facility, and including compatible support uses for the permitted principal uses.

PERMITTED PRINCIPAL USES

- Agricultural equipment, rental, sales, repair.
- Agricultural operations.
- Automotive convenience facilities.
- Automotive service and repair with washing.
- Bed-and-breakfast.
- Business services.
- Car wash.
- Care facility.
- Community center.
- Conventional drilling.
- Conversion apartment.
- Day-care center.
- Day-care home.
- Drive-through facilities.
- (Reserved) Editor's Note: Former Subsection B(15), Duplex, was repealed 11-16-2022 by Ord. No. 955.
- (Reserved) Editor's Note: Former Subsection B(16), Dwelling, multifamily, was repealed 11-16-2022 by Ord. No. 955.
- Entertainment and indoor recreation.
- Financial institutions.
- Government facilities.
- (Reserved)[3] Editor's Note: Former Subsection B(20), Group home, was repealed 11-16-2022 by Ord. No. 955.
- Health and fitness facility.
- Hospitals and clinics.
- Mini-warehouse, personal storage.
- Mixed-use structure.
- Motels and hotels.
- Outdoor recreation, commercial.
- Personal service establishment.
- Planned mixed-use commerce park.
- Professional services.
- Public parks and playgrounds.
- Restaurants.
- Retail.
- Schools, public and private school.
- (Reserved)[4] Editor's Note: Former Subsection B(34), Single-family detached, was repealed 11-16-2022 by Ord. No. 955.
- Single- or multiple-tenant office building.
- Supply and contractor yards.
- Timber harvesting.
- Worship facilities.

PERMITTED ACCESSORY USES/STRUCTURES

Those accessory uses customarily incidental to permitted principal uses on the same lot including, but not limited to:

- Parking and loading areas and garages.
- Storage buildings for goods for sale on the premises.
- Identification signs (see Article VII).
- Satellite dishes.
- Dormitories.
- Kennels and stables.
- No-impact home-based business.

CONDITIONAL USES

- Recreation facilities, membership.

USES BY SPECIAL EXCEPTION

- Nontower WCF [when required by § 190-644B(3)].

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