

LEASE MEDICAL OFFICE

4044 STATE ROUTE 130 IRWIN, PA 15642



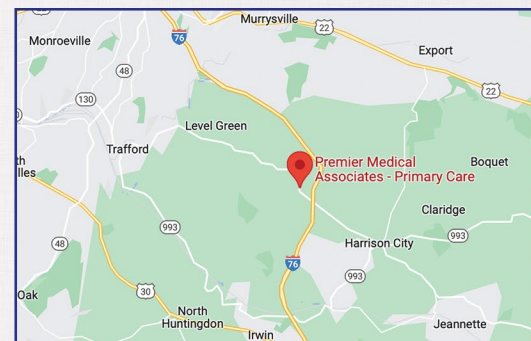
HIGHLIGHTS

- Class A medical office space located in the heart of Penn Township. Within close proximity to Monroeville/Murrysville/Irwin
- Traffic Count: 10,198 +/- vehicles per day
- Current Tenants: AHN Primary Care (Premier Medical Associates) and Westmoreland Podiatry
- Size of building: 11,000 +/- square feet
- Space Available: 3,000-6,000 sf +/- sf
- Space Features: Brand new building with top of the line finishes. Owner willing to provide an aggressive TI rate

- ASKING RATE: \$20 psf + utilities

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2022 Population	5,688	24,500	76,762
Avg. HH Income	\$114,202	\$96,190	\$89,719



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