

LEASE OFFICE

3520 STATE ROUTE 130 IRWIN, PA 15642



HIGHLIGHTS

- Medical office space available in the heart of Penn Township (Westmoreland County)
- Close proximity to Penn Trafford High School and numerous housing plans in high end bedroom community
- Abundant on-site parking
- Attractive suite layouts; LL willing to build-to-suit; ADA accessible
- Tenants: Edward Jones, UPMC Family Medicine, East Suburban Sports Medicine, Heartland Home Health
- Traffic Count: 10,715 +/- vehicles per day
- Space Available: 1,789 +/- sf & 2,340 +/- sf

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2023 Population	5,226	24,048	79,108
Avg. HH Income	\$124,375	\$99,201	\$91,098

- LEASE RATE: \$16.50 + utilities



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