



Wash World

On:



FOR LEASE OR SALE



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Any and all Legal questions should be discussed by the party with an attorney. Tax questions should be directly discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and weather the property complies with applicable governmental requirements should be discussed directly with appropriate engineers, architects, contractors, other consultants and governmental agencies directly. All properties and services marked by The Colony Agency LLC, are in compliance with all applicable fair housing and equal opportunity laws.

Property Summary



Presented By:
Scott Bieda Jr. & Jesse Cortez
Investment Sales & Acquisitions
JCortez@TheColonyAgency.com
ScottJr@TheColonyAgency.com

Property Information

PROPERTY DESCRIPTION

Explore a prime business opportunity at 7542 State Route 30, Irwin, Pennsylvania. This 11,720 SF car wash facility features eight (8) self-serve bays and an automatic tunnel, catering to a range of automotive conditioning needs. Strategically positioned in the thriving North Huntingdon and Hempfield Township area, the property benefits from high visibility along Route 30, offering exceptional exposure to traffic from both directions. Situated near the Pennsylvania Turnpike Irwin exit, it enjoys proximity to a diverse mix of retail establishments, making it a strategic location for business growth.

PROPERTY HIGHLIGHTS

- 384 feet of frontage on State Route 30
- Eight (8) total self serve bays 24/7
- Fully automatic tunnel
- Two pylon signs

DEMOGRAPHICS SNAPSHOT

	One Mile	Three Mile	Five Mile
Households	1,800	11,504	35,409
Population	4,028	26,990	82,450
HH Income	\$73,500.00	\$79,710.00	\$86,750.00

OFFERING SUMMARY

Sale Price:	\$2,100,000.00
Lease Rate:	Negotiable
Parcel Size:	1.3 Acres
Tunnel Size	8,400 SF
Self Serve Bays:	Eight (8)



Additional Photos



Notably Nearby



DISTRICT POINT

A 250,000 SF master planned development housing notable tenants such as Walmart, Sheetz, Key Bank, Urban Air, Goddard School, Primanti Brother, Crumbl Cookie, Moe's, Tropical Smoothie, Jersey Mikes to name a few. This regional attraction is in the main retail thoroughfare at the Irwin Pennsylvania Turnpike interchange which sees a monthly average of traffic exits of 255,000 vehicles.



NORWIN SCHOOLS

Norwin School District is nationally recognized for its historic rankings in the top 2000 schools in the entire country. (#1,532 in 2024) further Norwin High School is ranked #54 in the entire state of Pennsylvania and #16 in Pittsburgh metro area high schools. While having a growing enrollment of 1,636 children in just grades 9-12. With an above average 95% graduation rate. The Norwin School district is the bedrock of the community, the standard it sets is the standard seen across all spectrums within the North Huntingdon Township and surrounding areas.



TUSCAN HILLS

This 200+ acre Ryan homes master planned community, once complete will house over 300 homes, all averaging \$500,000 or more in value. North Huntingdon saw an unprecedented surge of single family home development in the early 2000's that has spanned nearly 2000 acres of planned community development in a 7 mile radius.

Retail Map





Advisor Bio



Jesse Cortez
Investment Sales & Acquisitions
Direct: 412.848.2016
JCortez@TheColonyAgency.com

PROFESSIONAL BACKGROUND

Jesse is a highly skilled and versatile Investment Sales and Acquisitions Advisor at The Colony Agency Commercial in Pittsburgh, Pennsylvania. Known for his ability to blend analytical thinking with creative problem-solving, he brings a fresh and innovative approach to every transaction.

With a proven track record in facilitating a wide range of transactions, including investment sales, ground leases and land sales, developments, owner-occupied investments, and leasing, Jesse's dynamic skills set him apart in the industry. Prior to joining Colony, Jesse served as an Advisor at Harvest Real Estate as well as SVN Three Rivers Commercial, where he successfully guided clients through challenging market conditions during the Covid-19 pandemic as well as inflationary market periods.

Drawing upon over a decade of diverse marketing and sales experience across multiple industries, Jesse's background also includes extensive involvement in the food and beverage sector. This unique combination of analytical expertise and creative thinking enables him to provide comprehensive insights and innovative strategies tailored to the needs of investors and business owners in the dynamic commercial real estate markets.