

FOR LEASE

3625 WILLIAM PENN HIGHWAY MONROEVILLE, PA 15146



PROPERTY DETAILS

- 7,200 sq. ft. of second generation medical space
- 10' - 11' ceiling heights
- Located next to Gabe's and adjacent to Sam's Club off of Route 22 / William Penn Highway in Monroeville
- Signage opportunities
- Large parking field allows for ample parking
- Extremely competitive rents

2023 DEMOGRAPHICS

	1 mile	3 mile	5 mile
households	2,867	28,926	77,228
population	5,542	62,520	164,171
average hh income	\$97,524	\$86,066	\$84,071
daytime population	10,427	62,805	147,158



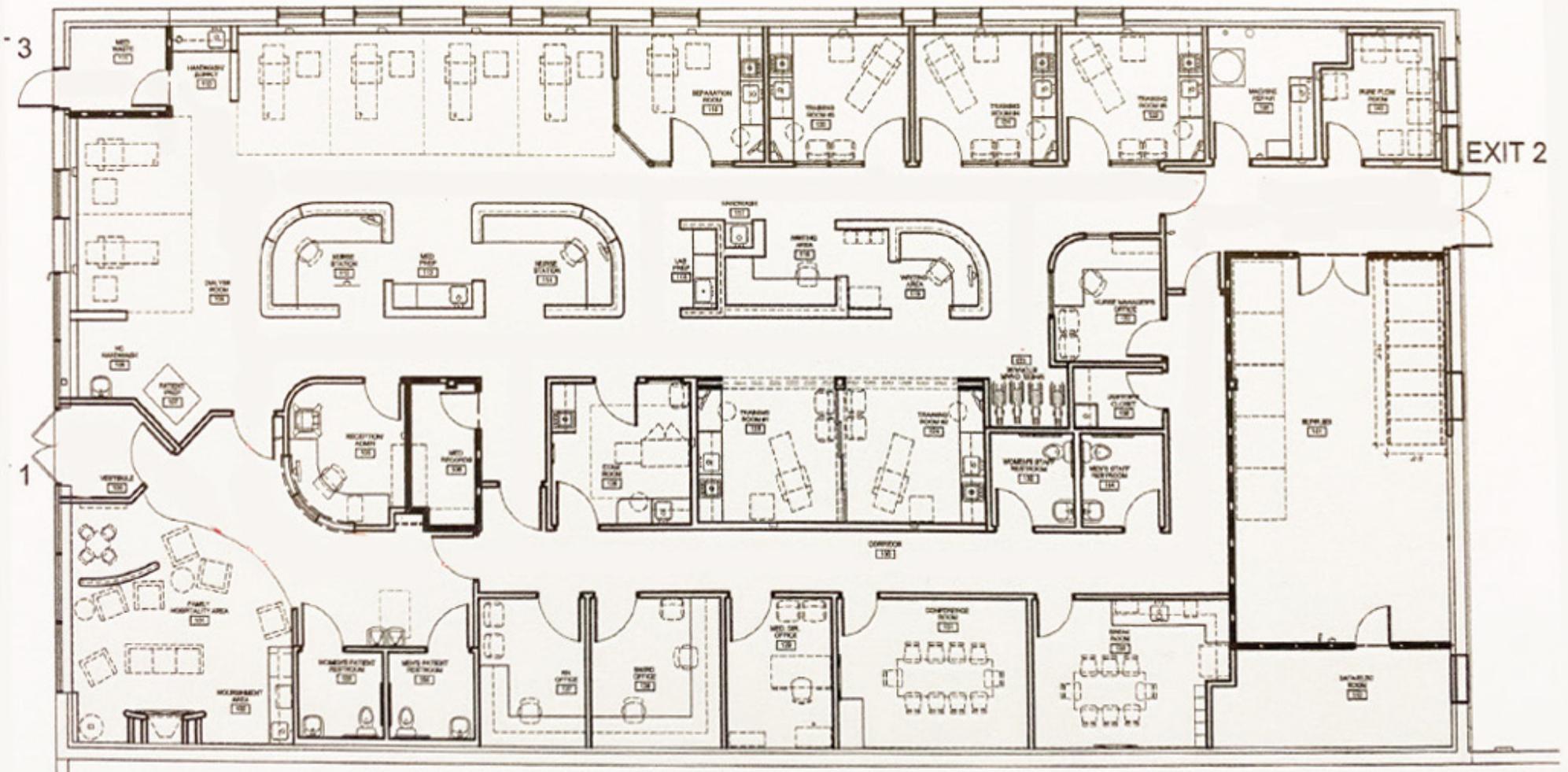
JOHN JACKSON

john@legacyrealtypgh.com
412.866.LGCY (5429)

KATIE COSTANZO SEYMOUR

katie@legacyrealtypgh.com
412.866.LGCY (5429)

LEGACY
REALTY PARTNERS



FLOOR PLAN

LEGACY
REALTY PARTNERS

