



McDuff Office Building

NOW LEASING

324 Fourth Street & Riverside Court
Blawnox PA 15238

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PROPERTY HIGHLIGHTS

FEATURES:

- Two Story Brick Office Building
- Ample Parking
- Security System
- Located minutes from Route 28 and PA Turnpike

BUILDING SIZE:

3,833 +/- SQ FT.

AVAILABLE SPACE:

1st Floor - 1,817 sf

- Two Private Offices
- Bullpen Area
- One Conference Room
- Kitchen Area
- Two Restrooms

2nd Floor - 2,016 sf

- One Private Office
- Large Open Bullpen Area
- One Storage Area
- Two Restrooms

RENTAL RATE:

\$2,500 per month + gas/electric/janitorial



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LOCATION & DEMOGRAPHICS

DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
2023 Population	3,625	67,885	209,849
Median HH Income	\$56,764	\$55,132	\$60,644

