

# LEASE RETAIL/OFFICE

1594 MISSION ROAD LATROBE, PA 15650



## HIGHLIGHTS

- Prime retail/office space in the heart of Latrobe, PA. This property sits at a traffic light on one of the busier intersections of Route 30
- Close proximity to Latrobe Hospital, Arnold Palmer Regional Airport, and various other shops and retail (Starbucks, Wal-Mart, Lowe's, Sheetz, etc.)
- Current Tenants: Dollar Tree and Advanced Auto Parts
- Abundant on-site parking
- Traffic Count: 28,114 +/- vehicles per day
- Size of Building: 30,000 +/- square feet
- Space Available: **5,500 +/- square feet (retail/office space on 1st floor)**  
**1,500 +/- square feet (office space located on 2nd floor)**
- LEASE RATE: **\$ 5.00 psf + utilities (5,500 sf)**  
**\$12.00 psf +utilities (1,500 sf)**

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2024 Population	2,476	21,532	33,661
Avg. HH Income	\$81,675	\$77,132	\$85,061



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