



RETAIL BUILDING FOR LEASE/SALE

3843 William Penn Hwy | Monroeville, PA 15146

3,500 SF



- ## HIGHLIGHTS:
- FREESTANDING RETAIL BUILDING
 - PYLON SIGN
 - EXCELLENT VISIBILITY
 - 20 PARKING SPACES
 - TRAFFIC COUNTS 26,000 ADT

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| Demographics | 1 Miles | 3 Miles | 5 Miles |
|-------------------------|----------|----------|----------|
| 2025 Population | 9,443 | 51,818 | 145,458 |
| Median Household Income | \$74,177 | \$74,480 | \$75,869 |

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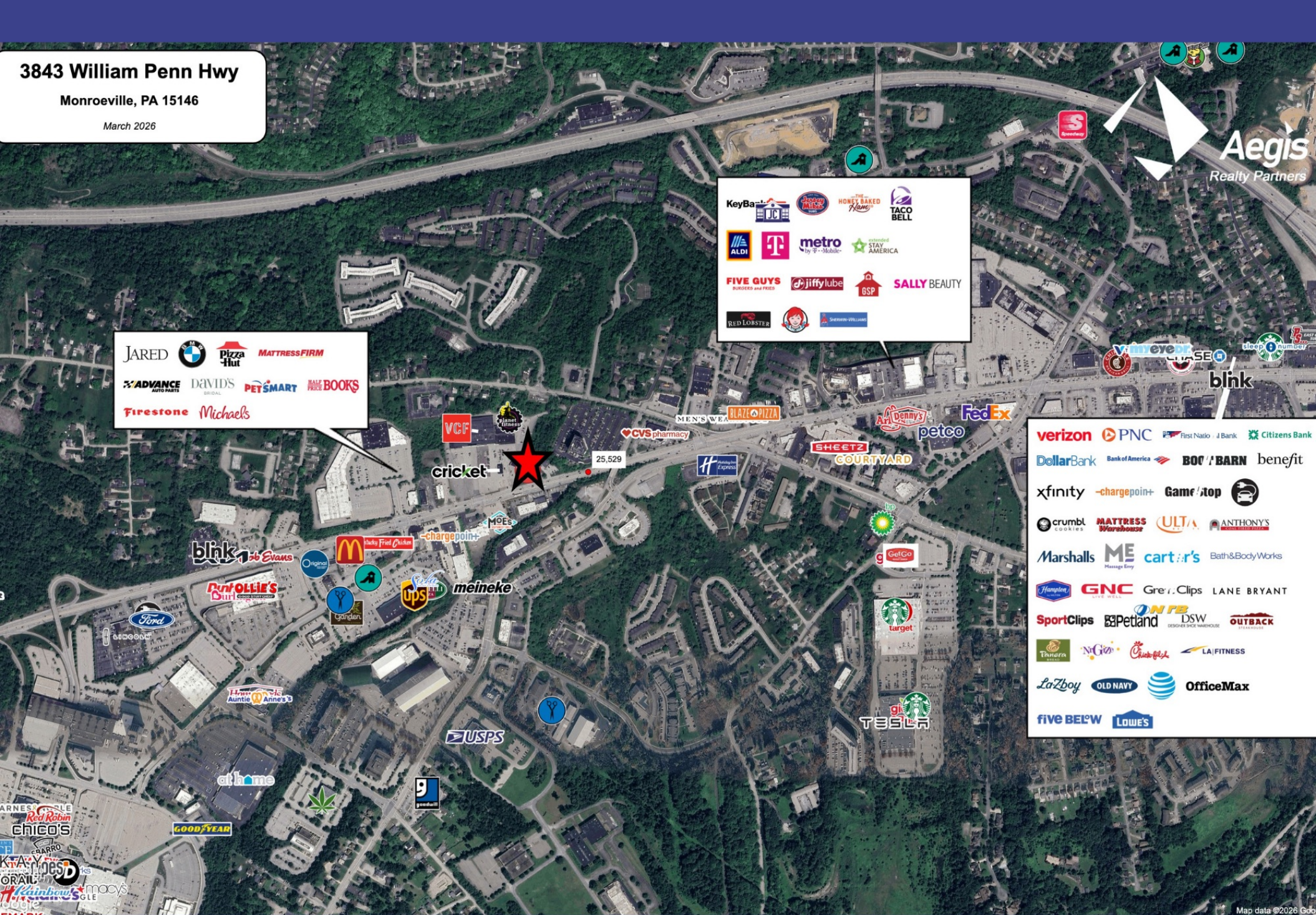
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Aegis Realty Partners

JARED BMW Pizza Hut MATTRESS FIRM
 ADVANCE AUTO PARTS DAVID'S BRIDAL PETSMART HALLMARK BOOKS
 Firestone Michaels

KeyBank JCB THE HONEY BAKED HAM TACO BELL
 ALDI T metro STARBUCKS STAY AMERICA
 FIVE GUYS jiffylube GSP SALLY BEAUTY
 RED LOBSTER Chick-fil-A Subway-USA.com

verizon PNC First Nat'l Bank Citizens Bank
 DollarBank Bank of America BOB BARN benefit
 xfinity chargepoint GameStop
 crumbl MATTRESS Warehouse ULTA ANTHONY'S
 Marshalls ME Message Dry carters Bath & Body Works
 Hampton GNC Great Clips LANE BRYANT
 SportClips Petland DSW OUTBACK
 Panera N'Giz Chick-fil-A LA FITNESS
 LaZboy OLD NAVY OfficeMax
 five BELOW LOWE'S



Information deemed to be reliable, but subject to errors, omissions and changes

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