

LEASE OFFICE

40 Lincoln Highway N. Huntingdon, PA 15642



HIGHLIGHTS

- Prime office space located in N. Huntingdon (Westmoreland County). Close proximity to Route 30 and PA Turnpike. Within minutes to numerous retail outlets (Target, Starbucks, Panera, Applebees, Planet Fitness, etc.)
- Abundant parking available on-site; brand new parking lot
- Turn key professional office; lots of natural light; beautiful finishes
- Size of building: 24,000 +/- square feet
- Space Available: 1,741 +/- square feet (3rd Floor)

- ASKING RATE: \$22 psf (full service)

DEMOGRAPHICS

| | 1 Mile | 3 Mile | 5 Mile |
|-----------------|----------|----------|----------|
| 2021 Population | 6,071 | 34,782 | 79,427 |
| Avg. HH Income | \$91,105 | \$88,446 | \$86,014 |



PRC
COMMERCIAL

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