

INVESTMENT PROPERTY FOR SALE

14139 U.S. 30, IRWIN, PA 15642

FOR SALE



OFFERING SUMMARY

Sale Price:	\$590,000
Building Size:	5,360 SF
Available SF:	
Lot Size:	2.19 Acres
Price / SF:	\$110.07
Cap Rate:	9.25%
NOI:	\$54,600
Year Built:	1985
Zoning:	C-1
Market:	Pittsburgh East
Submarket:	Westmoreland County
Traffic Count:	20,000

PROPERTY OVERVIEW

Explore a prime investment opportunity in the bustling Pittsburgh East area with this fully leased retail property. Zoned C-1, the property boasts 100% occupancy, offering a stable, income-generating asset for retail investors. This strategic location presents an ideal setting for retail businesses, surrounded by a thriving local community and accessible to major transportation routes. With a long-term tenant in place, this property provides a secure and lucrative investment with potential for future growth and expansion. Don't miss out on this exceptional chance to add a high-performing retail property to your portfolio in the vibrant Pittsburgh East market.

PROPERTY HIGHLIGHTS

- - Fully leased investment property
- - 2.19 acres of prime real estate
- - Expansion potential on 2.19 AC
- - 300 ft frontage on Route 30
- - Zoned C-1 for retail use
- - 100% occupancy with long-term tenant
- - High visibility and accessibility

ONE

JAIME BONGIORNO

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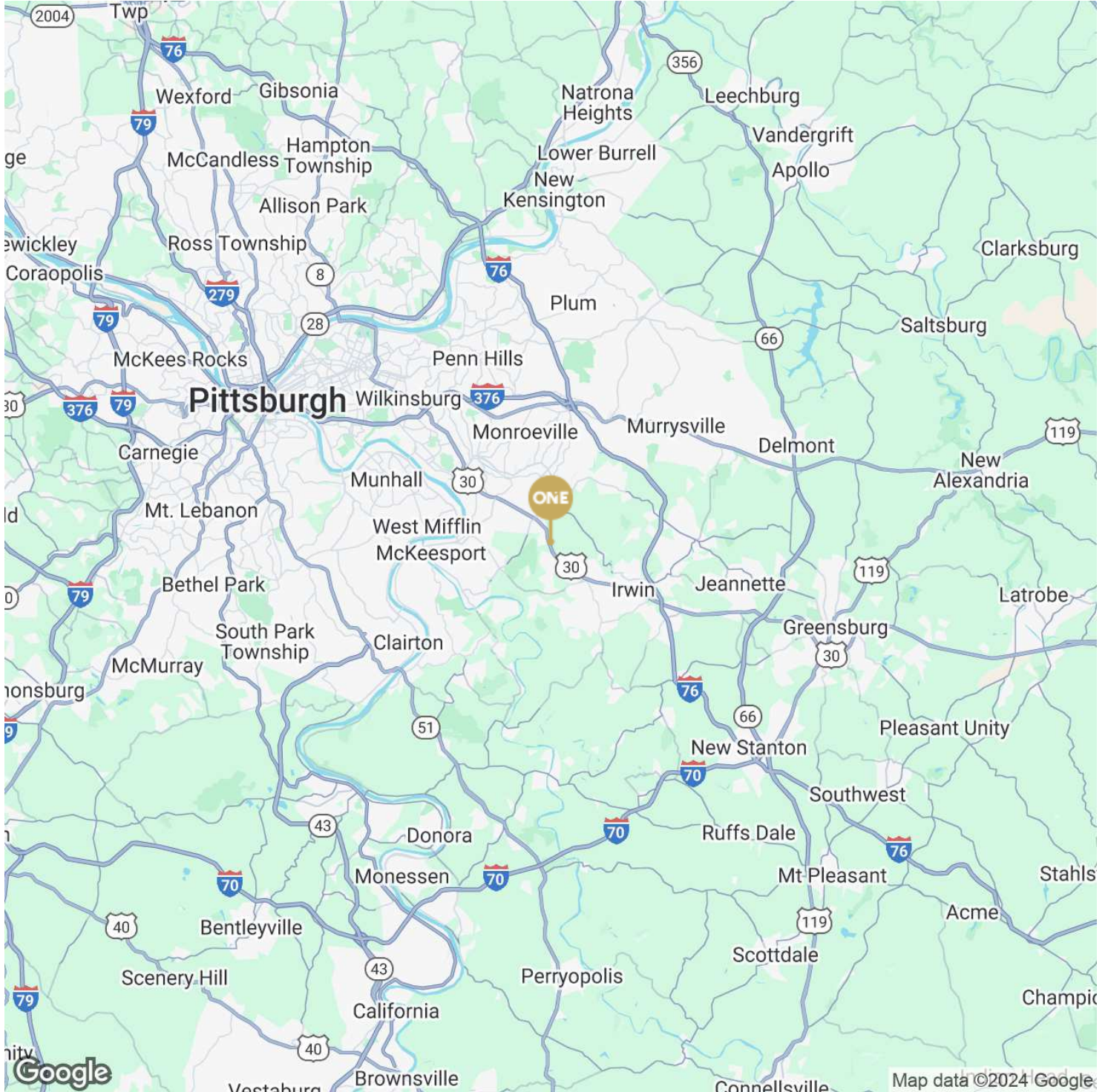
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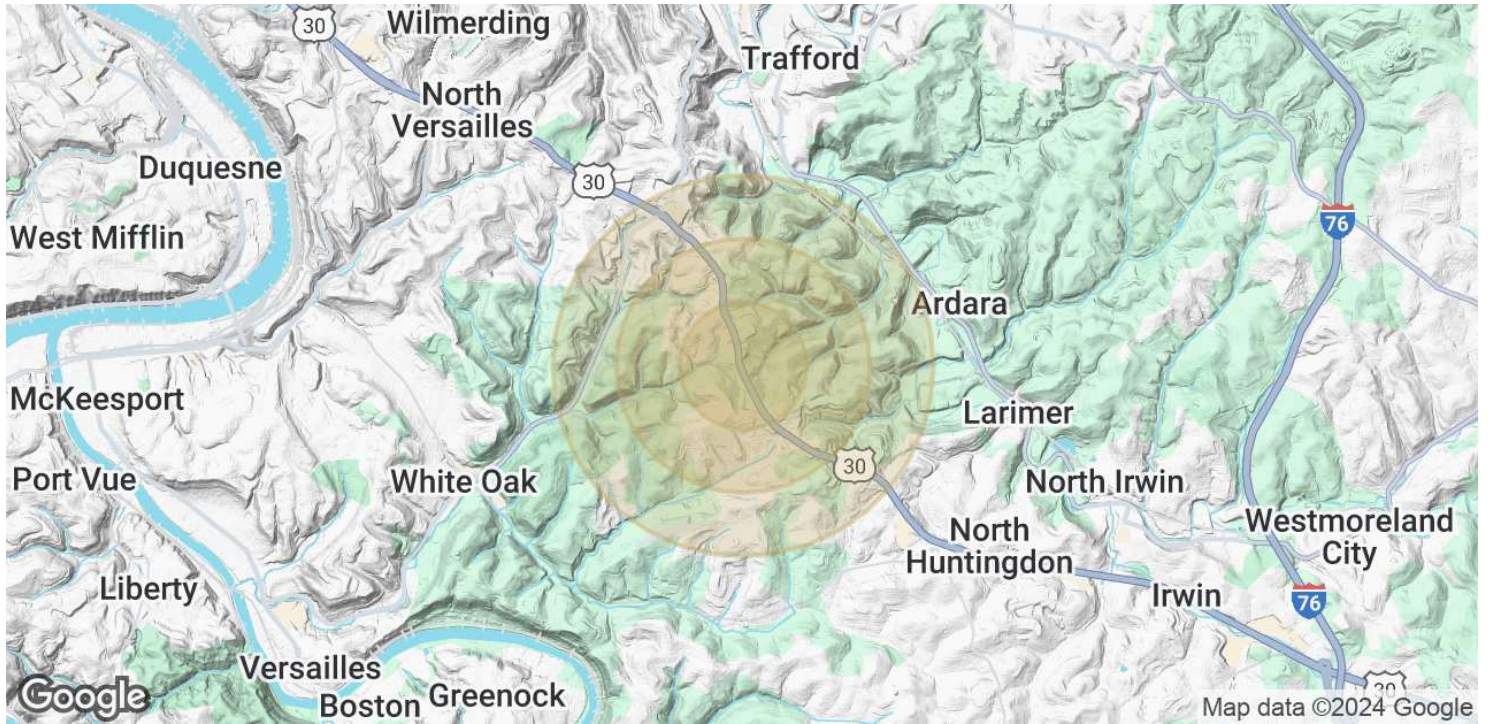
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POPULATION

0.5 MILES

1 MILE

1.5 MILES

Total Population	877	2,884	5,742
Average Age	47	47	47
Average Age (Male)	46	46	46
Average Age (Female)	47	48	49

HOUSEHOLDS & INCOME

0.5 MILES

1 MILE

1.5 MILES

Total Households	393	1,291	2,604
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$87,876	\$87,122	\$92,418
Average House Value	\$220,268	\$220,913	\$227,911

Demographics data derived from AlphaMap



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