

# SALE MIXED USE

3535 ROUTE 130  
IRWIN, PA 15642



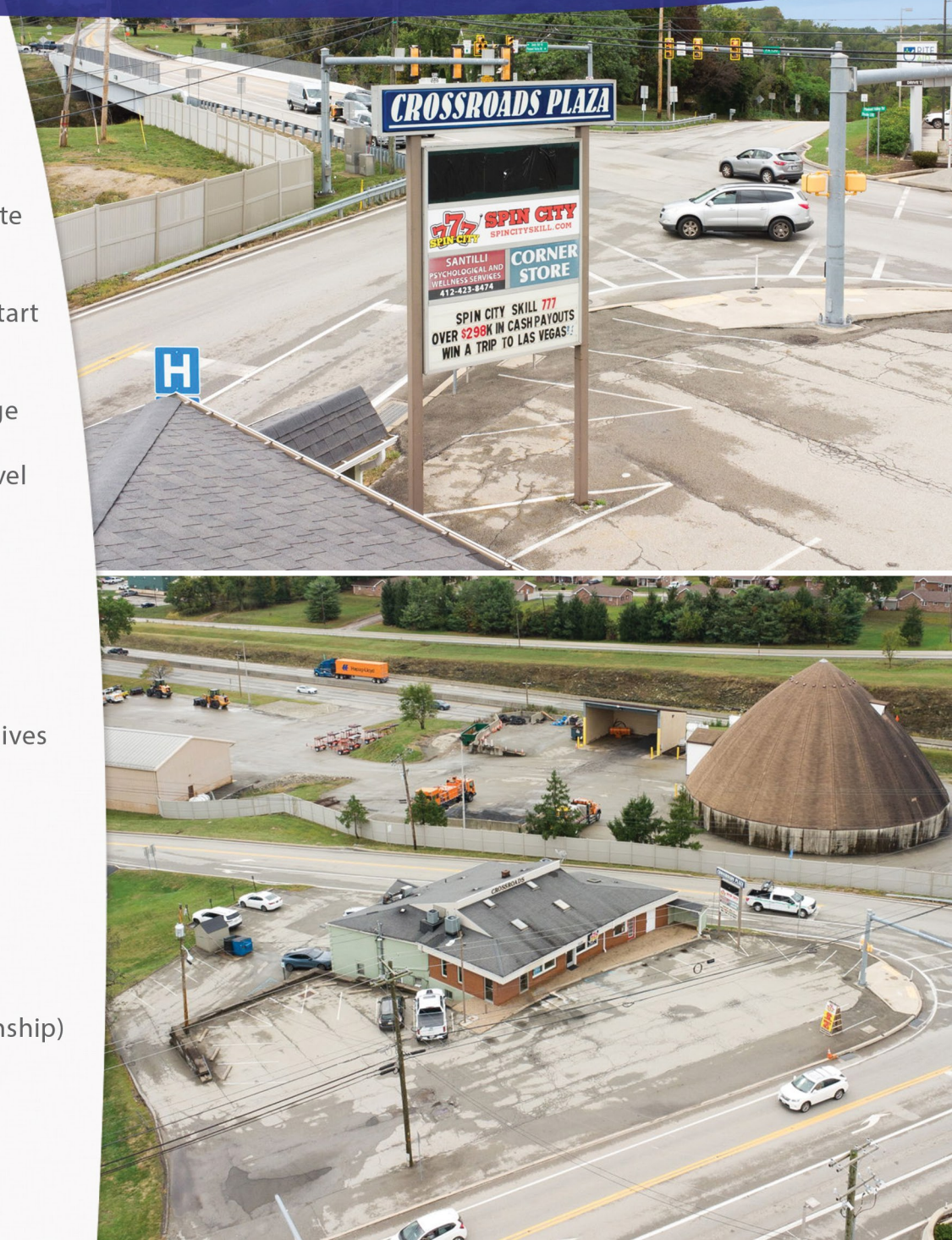
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### OFFERING SUMMARY

- Prime 8,419 +/- sf commercial investment consisting of 5 units located adjacent to proposed new turnpike interchange on Route 130 in Penn Township (Westmoreland County)
- Primed for re-development with future on-ramp scheduled to start construction in 2035 (via PennDOT)
- High visibility at signalized intersection with good retail frontage
- Five Units:
  - three 1,200 +/- commercial storefronts on main level
  - one additional storefront in lower level
  - one one-bedroom apartment
- Two units still available for lease or owner occupant
- Substantial parking for 33 +/- vehicles
- Brick construction and existing retail kitchen (former Subway) gives potential turn key restaurant space for tenants
- Age of building: 1957 with updates in 1968 and 1987
- All public utilities available on site
- Lot & Block: 55-08-15-0-017      Land Size: .77 +/- acres
- Taxes: 6,696      • Zoning: Neighborhood Commercial (Penn Township)
- **SALE PRICE: \$1,390,000**







Retail (Old Subway)



Apartment

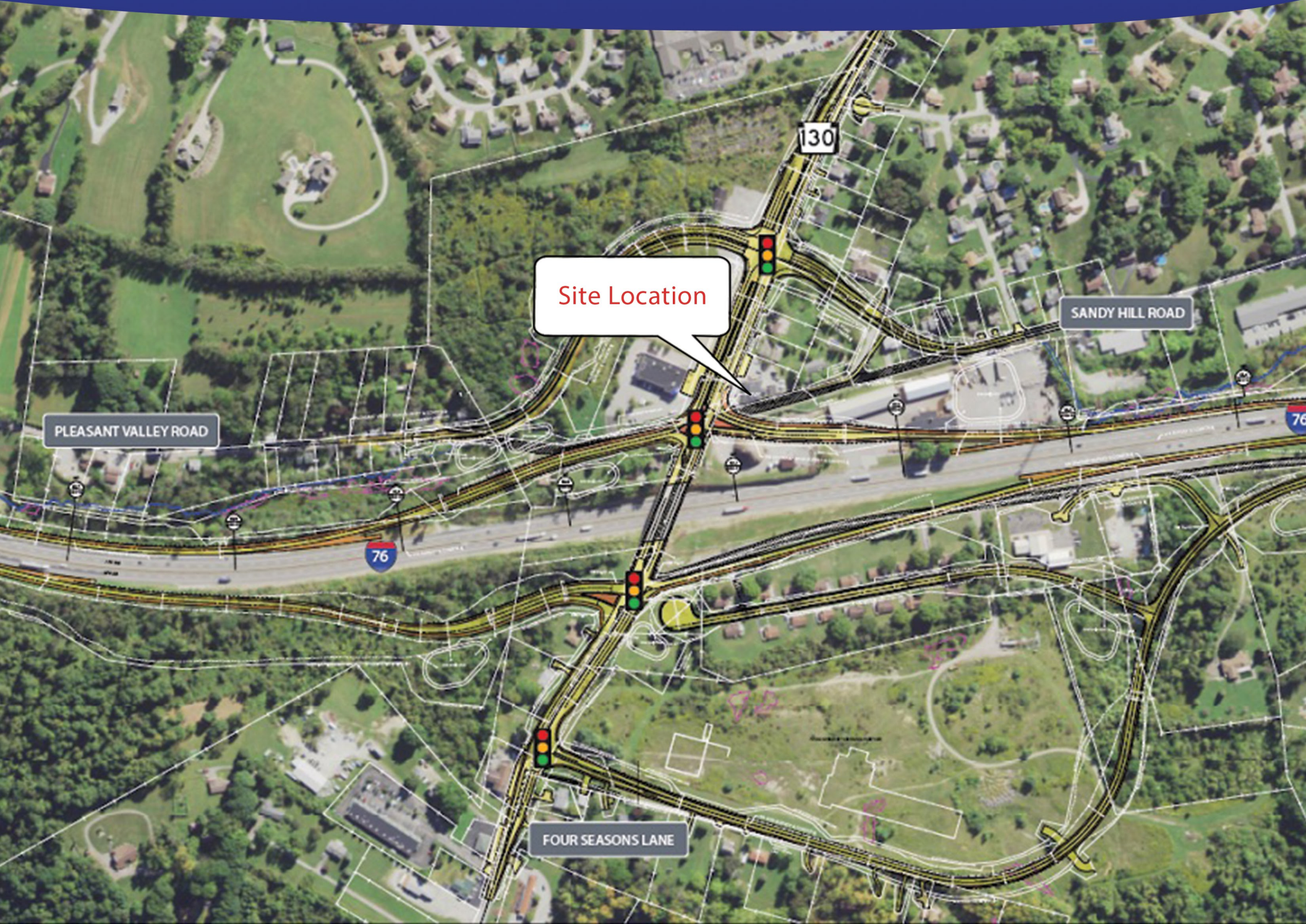


Retail (Spin City)



Restroom









Population	1 Mile	3 Miles	5 Miles
Total Population	4,419	24,539	81,447
2029 Population	4,046	23,377	80,332
Median Age	48.7	46.6	46.4

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,606	9,436	33,969
# of persons per HH	2.6	2.5	2.3
Average HH Income	\$111,546	\$109,380	\$101,286
Median House Value	\$257,671	\$234,567	\$210,635