



Offering Summary

Sale Price:	Subject To Offer
Lease Rate:	Negotiable
Building Size:	13,045 SF
Lot Size:	1.59 Acres
Year Built:	2000
Zoning:	C-H
Traffic Count:	Approx. 41,000 VPD

Property Overview

13,045 square foot freestanding retail building located at 3550 Route 130 in Irwin, Westmoreland County, Pennsylvania (Pittsburgh MSA). Built in 2000 and formerly occupied by Rite Aid, the Property sits along the north side of Route 130, benefiting from excellent frontage and visibility in a high-traffic corridor, just east of Interstate-76 (~41,000 VPD). The property includes a generous parking field, an existing drive-thru, and strong access from both directions of travel. The surrounding area is a well-established suburban retail corridor with a diverse mix of national and local tenants serving nearby residential neighborhoods and commuters, creating a compelling opportunity for an owner/user or investor seeking a flexible, highly visible building in a strong suburban market. Neighboring retailers include Walmart, Target, Aldi, Giant Eagle, Lowe's, Starbucks, McDonalds, Chick-fil-A, Panera, Wendy's, and Best Buy, among others.

Property Highlights

- Freestanding retail building with strong frontage and visibility along Route 130, just east of I-76, in a high-traffic corridor (~41,000 VPD)
- Large parking field and existing drive-thru support a wide range of retail, medical, or service-based users
- Attractive opportunity for an owner/user or investor seeking a flexible, well-located building in the Pittsburgh MSA

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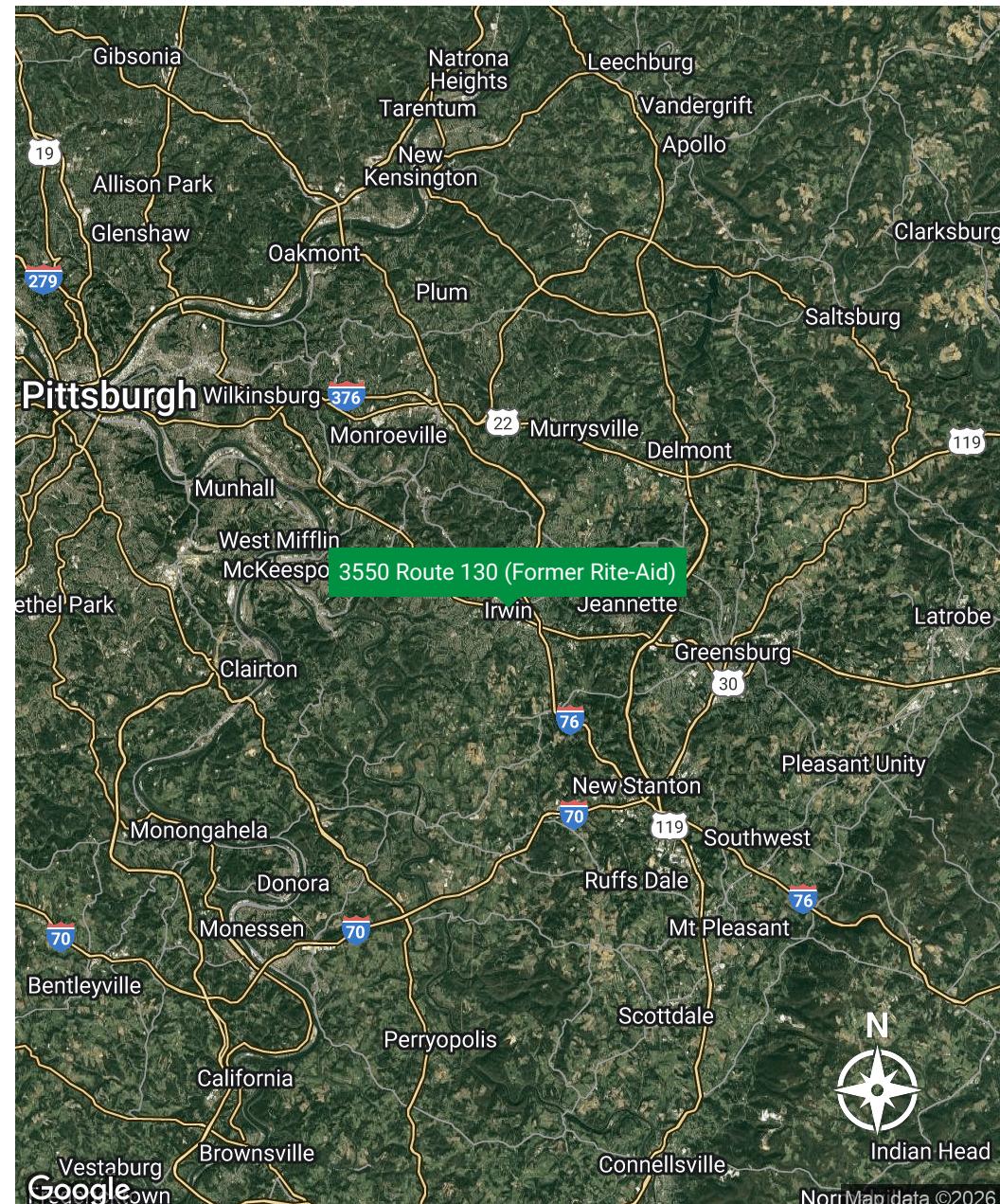
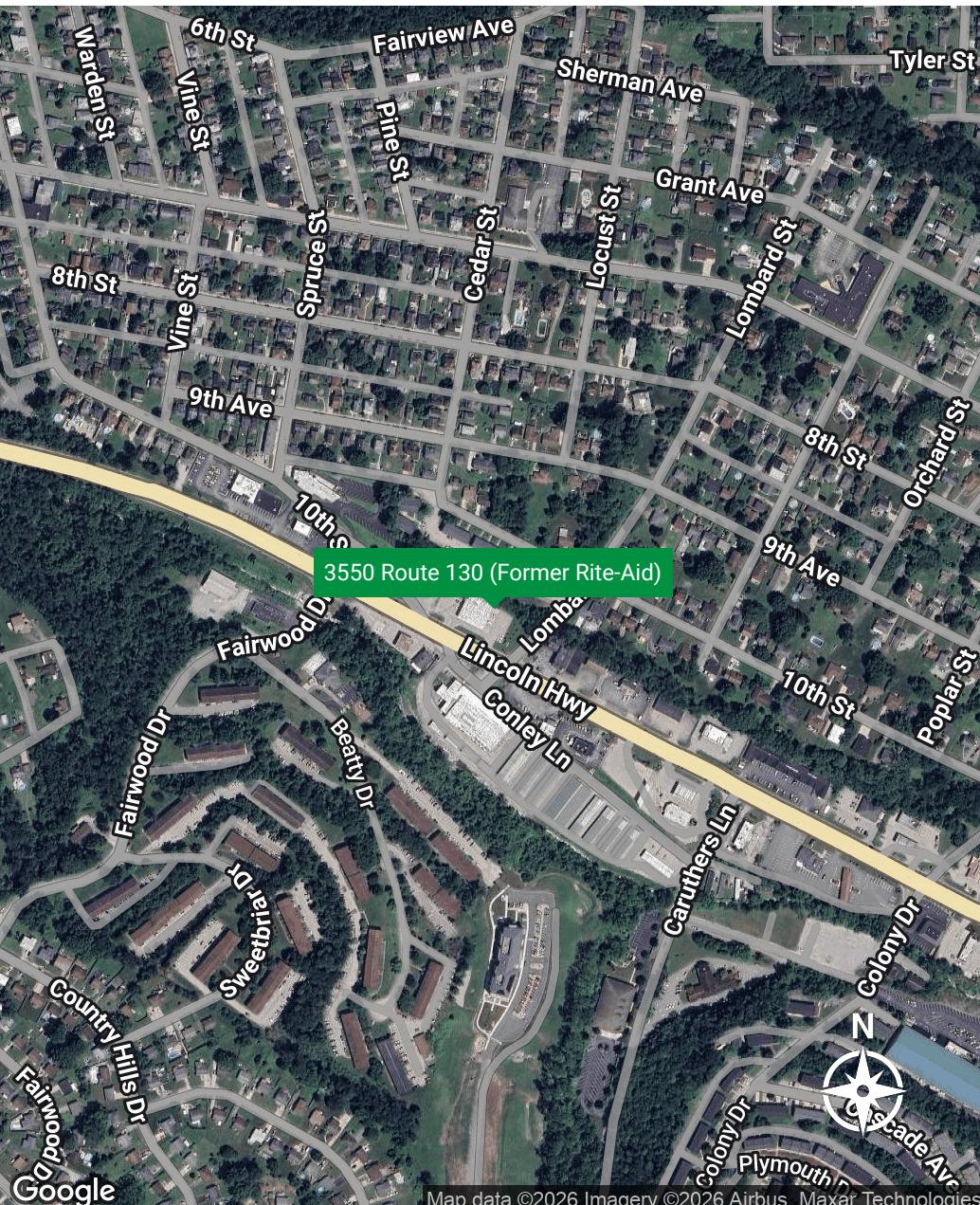
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FOR SALE OR LEASE | 3550 ROUTE 130

LOCATION MAP



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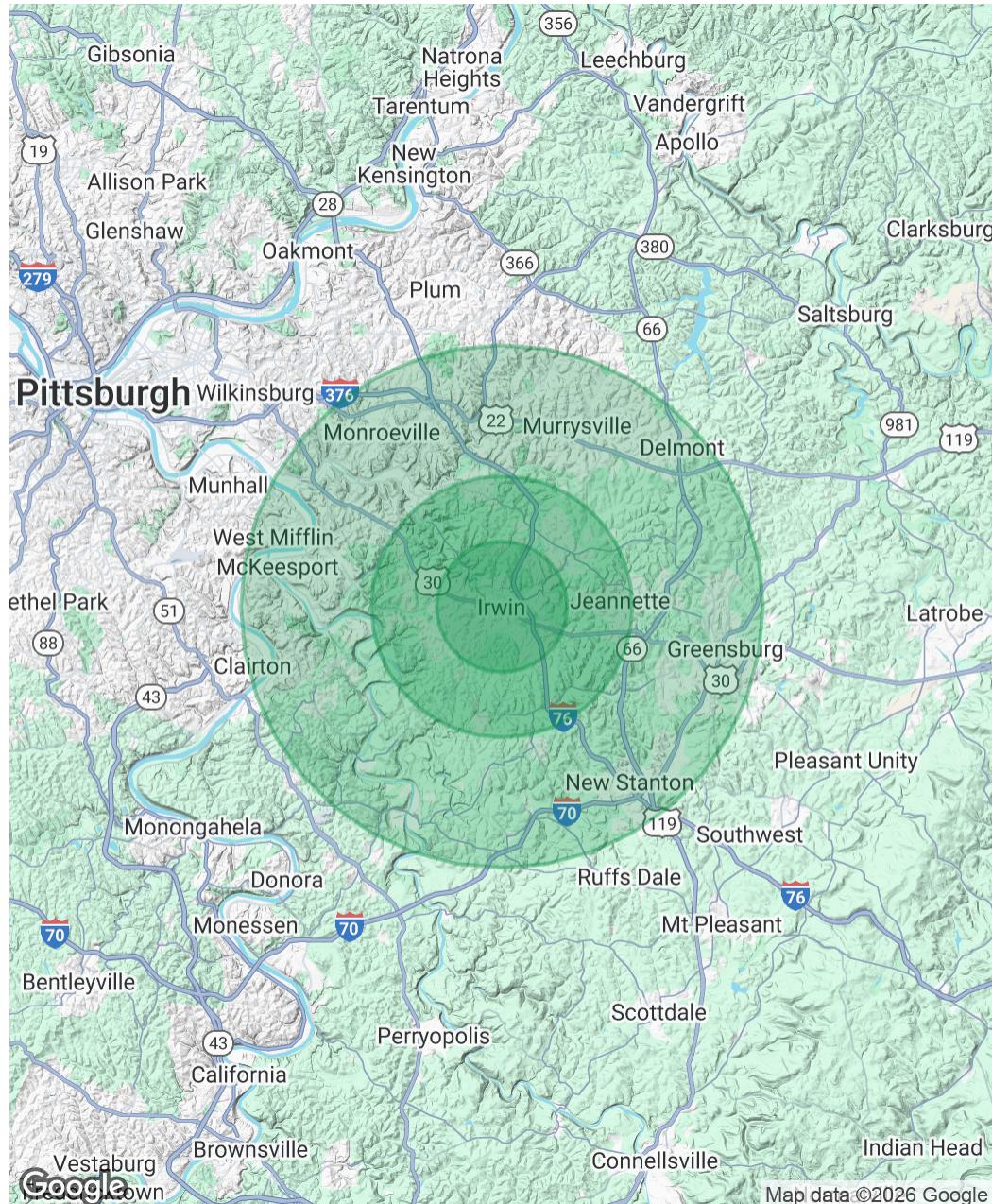
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Population	2.5 Miles	5 Miles	10 Miles
Total Population	17,381	83,357	314,183
Average Age	44	45	45
Average Age (Male)	43	44	44
Average Age (Female)	45	46	46

Households & Income	2.5 Miles	5 Miles	10 Miles
Total Households	6,728	34,951	137,906
# of Persons per HH	2.6	2.4	2.3
Average HH Income	\$126,368	\$113,046	\$94,498
Average House Value	\$321,285	\$282,610	\$223,491

Demographics data derived from AlphaMap



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ADDITIONAL PHOTOS



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