

1,563-5,200 SQ. FT. AVAILABLE
MURRYSVILLE'S PREMIER SHOPPING CENTER

FOR **LEASE**

BLUE SPRUCE **SHOPPES**

100 Blue Spruce Way
Murrysville, PA 15668



HERKY POLLOCK
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412.866.LGCY [5429]

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40,026

cars per day pass along Route 22

824,456

people live within the primary trade area

#1

most visited First Watch in the State of Pennsylvania

MURRYSVILLE'S PREMIER SHOPPING CENTER

- Mixed-use development with office, retail and child development center/preschool
- Convenient access to Route 22 (William Penn Highway) and Interstate 76 (Pennsylvania Turnpike)
- Retail co-tenants include The Goddard School, Starbucks Coffee, Philip Pelusi, Club Pilates, Pure Barre, Fine Wine & Good Spirits, Burgatory, Jersey Mike's, Millie's Ice Cream, Moe's Southwest Grill, Pure Barre, First Watch, Gifted Hands, and Playa Bowls

one mile

population	3,134
daytime population	4,483
households	1,147
average hh income	\$156,448

three mile

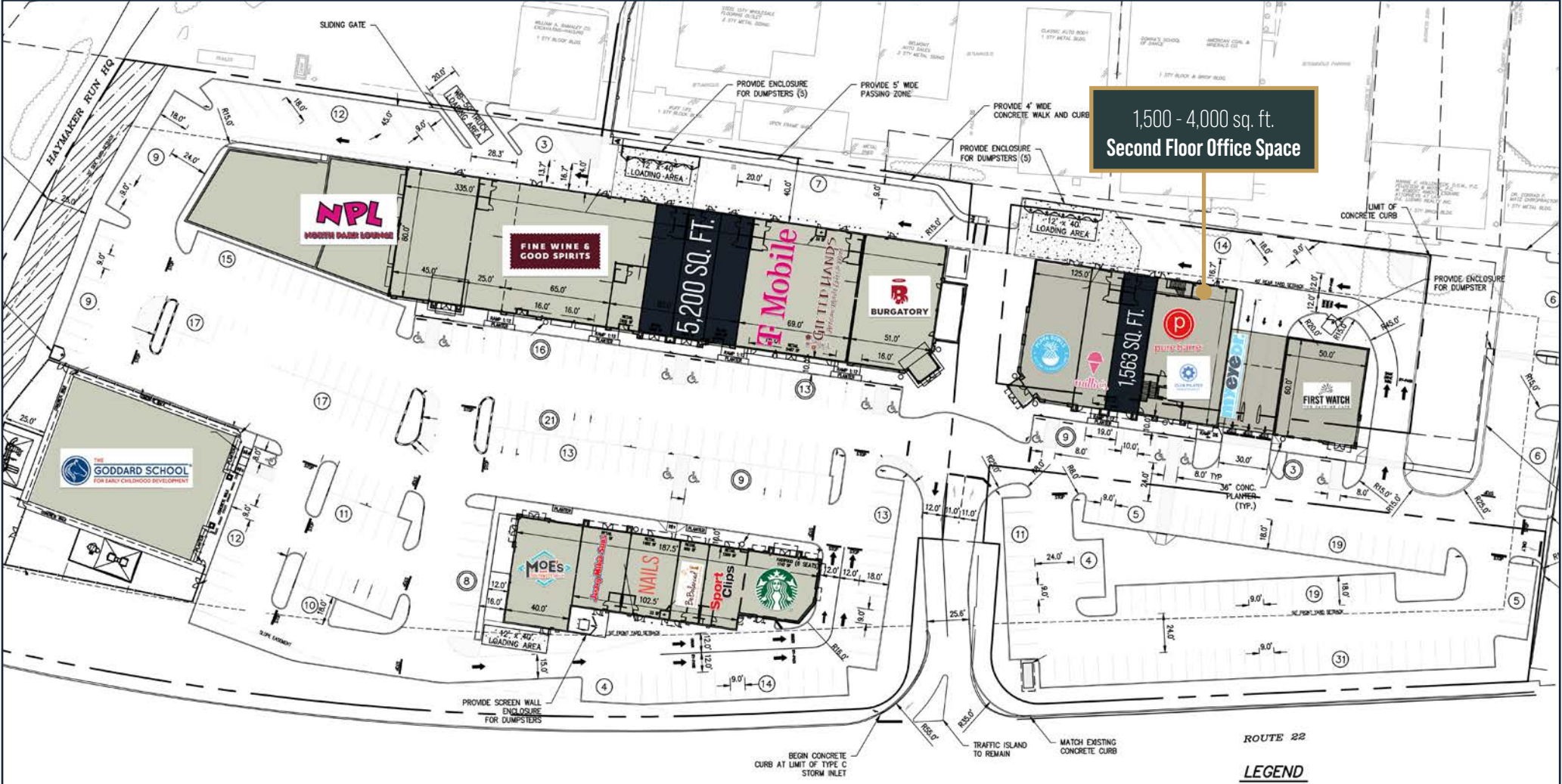
population	27,157
daytime population	30,623
households	11,341
average hh income	\$134,922

five mile

population	77,020
daytime population	78,849
households	32,573
average hh income	\$122,598

30 minute drive time

population	753,312
daytime population	899,584
households	340,987
average hh income	\$98,722

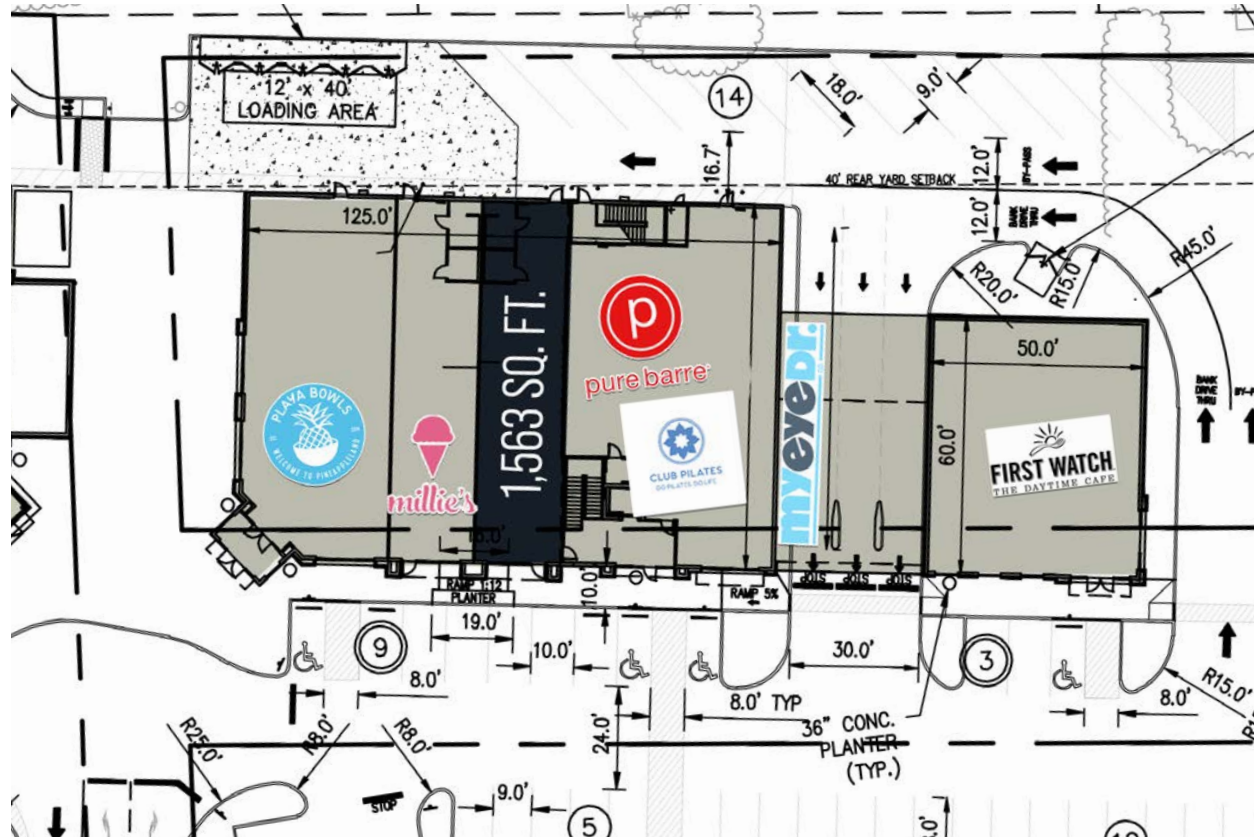




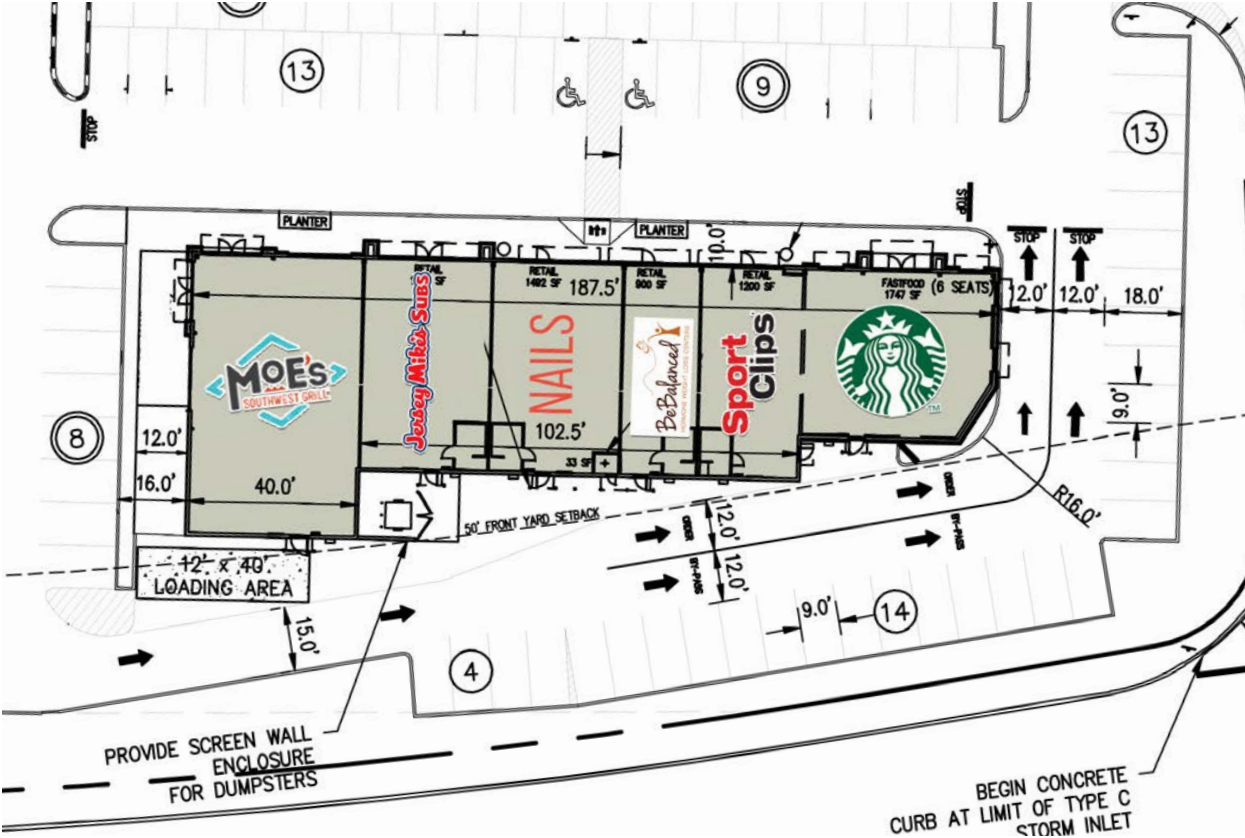
DEDICATED TURN LANE



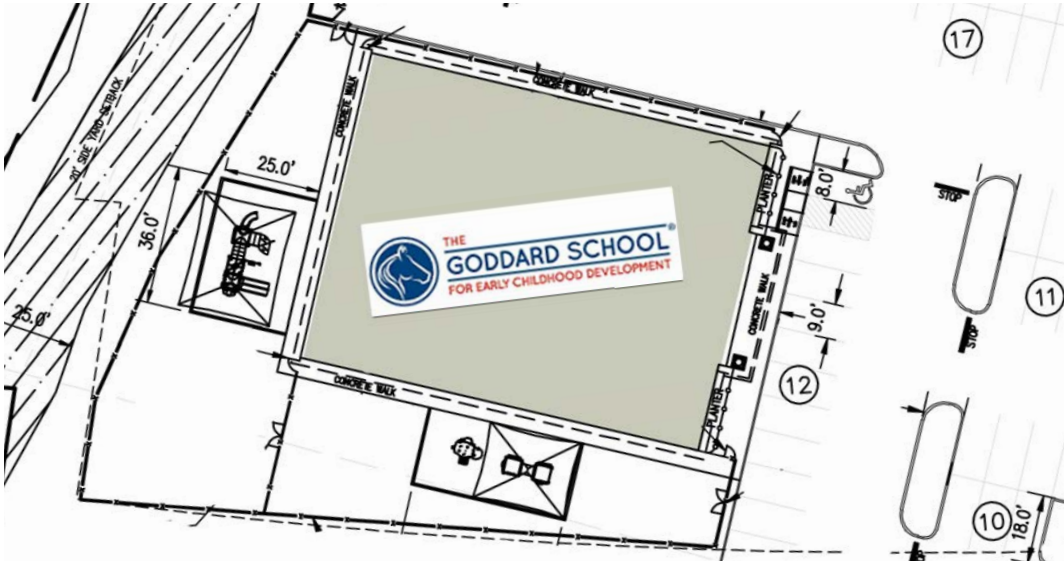
EAST BUILDING



SOUTH BUILDING



GODDARD BUILDING



millie's
HOMEMADE ICE CREAM




FIRST WATCH



 **pure barre®**



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