

# LEASE RETAIL/OFFICE

4044 STATE ROUTE 130  
IRWIN, PA 15642



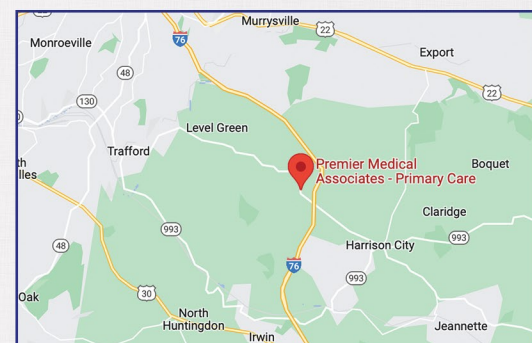
## HIGHLIGHTS

- Last remaining space available at 4044 State Route 130 in Irwin! Exceptional opportunity for retail, café, boutique fitness, salon/spa, medical, or Class A office users seeking a premier presence in one of the area's most visible commercial corridors.
- Traffic Count: 10,198 +/- vehicles per day
- Current Tenants: AHN Primary Care (Premier Medical Associates), Westmoreland Podiatry
- Size of building: 24,000 +/- square feet
- Space Available: 2,000 +/- sf
- Space Features: Brand new building with top of the line finishes. Owner willing to provide an aggressive TI rate

- ASKING RATE: \$20 psf + utilities

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2022 Population	5,688	24,500	76,762
Avg. HH Income	\$114,202	\$96,190	\$89,719



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