

LEASE OFFICE

4012 ROUTE 130 IRWIN, PA 15642



HIGHLIGHTS

- Newly renovated retail strip along high traffic corridor in Penn Township
- Abundant on-site parking
- Traffic Count: 8,373 +/- vehicles per day
- Other tenants include: Express Employment, Bentley & Romito Prof. Music, and Old Village Grille
- Layout: Waiting Room, Conference Room, Two Private Offices

Available:

- 750 +/- sq.ft.

ASKING PRICE: **\$17 per sq.ft. + utilities**

DEMOGRAPHICS

	2 Mile	5 Mile	10 Mile
2024 Population	10,132	81,628	306,252
Avg. HH Income	\$119,415	\$102,378	\$85,306



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