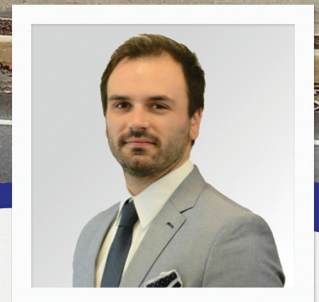


# LEASE RETAIL/OFFICE

4012 ROUTE 130 IRWIN, PA 15642



**BRADRING**  
COMMERCIAL BROKER

## HIGHLIGHTS

- Newly renovated retail strip along high traffic corridor in Penn Township
- Abundant parking
- Traffic Count: 10,000 +/- vehicles per day
- Other tenants include: Express Employment, Bentley & Romito Prof. Music, Satira CPA's, and Donna Lynn's Pizza

### Available:

- 1,176 +/- sq.ft.
- 800 +/- sq.ft.

ASKING PRICE: **\$15 - \$16.50 per sq.ft. + utilities**

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2016 Population	3,218	23,724	81,516
Med. HH Income	\$90,428	\$74,244	\$65,466



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