

FOR LEASE

Norwin Hills Shopping Center

8775 Norwin Avenue
Irwin PA 15642



Property Highlights:

Size of Center: 242,225 Square Feet
 Zoning: C-1 Commercial
 Traffic Count: 25,000 Vehicles Per Day
 Parking: Approximately 1,164 parking spaces
 Tenant Mix Includes: Retail/Medical Tenants

- Excela Health
- Aldi
- Rite Aid
- Galaxy Fitness
- PNC Bank
- Subway
- Regis Hair Salon
- GNC
- Hallmark
- Sincerely Yogurt
- Commercial Bank
- Radio Shack
- Goodwill
- Sherwin Williams

Available Space: 8,554 & 14,500 Square Feet
 Rental Rate: \$16.00 per square foot + NNN + Utilities

Demographics

| | 1 Mile | 3 Mile | 5 Mile |
|------------------|----------|----------|----------|
| 2015 Population | 7,735 | 35,692 | 75,588 |
| Median HH Income | \$55,077 | \$65,399 | \$61,953 |



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