



12240 US-30
Commercial Building

FOR LEASE

12240 US-30
Irwin PA 15642

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PROPERTY HIGHLIGHTS

FEATURES:

- Prime retail/office space in high-traffic location
- Ample parking - Over 10 off-street spaces for employees and clients
- Prominent roadside presence with a large pedestal sign to showcase your business

TOTAL SIZE:

1,675 Square Feet

FUNCTIONAL LAYOUT:

First Floor: Two private offices, a spacious conference area, fully equipped kitchen, break room, abundant storage

Second Floor: Three private offices and a restroom

LEASE PRICE:

\$2,000/month + utilities



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LOCATION & DEMOGRAPHICS

DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
2024 Population	5,545	33,963	85,840
Median HH Income	\$85,395	\$77,729	\$71,967

