

NORWIN TOWN SQUARE

12120 Lincoln Hwy | Irwin, PA 15642

SHOP'n SAVE

Annual Visits
337.3K

SportClips
(HAIRCUTS)

Annual Visits
22.9K



Annual Visits
537.4K

Petland

Annual Visits
152.5K

TOYOTA

Annual Visits
36.3K



Annual Visits
464.1K

Advance
Auto Parts

Annual Visits
25.4K

ME

MedExpress
URGENT CARE

Annual Visits
43.3K

Pep Boys

Annual Visits
83.6K

DOLLAR TREE

Annual Visits
194.6K

Lincoln Way - ±10,000 VPD

Lincoln Hwy - ±27,000 VPD

±132 - 6,000 SF

FOR LEASE



BLAKE SHAFFER | ADAM HAGERMAN | CALE BRUSO | BRAD ROHRBAUGH | CHAD STINE
FOR SALE INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM



COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

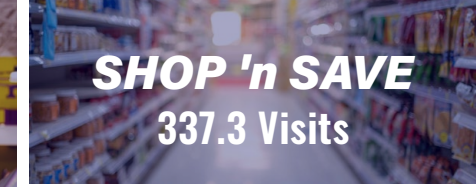
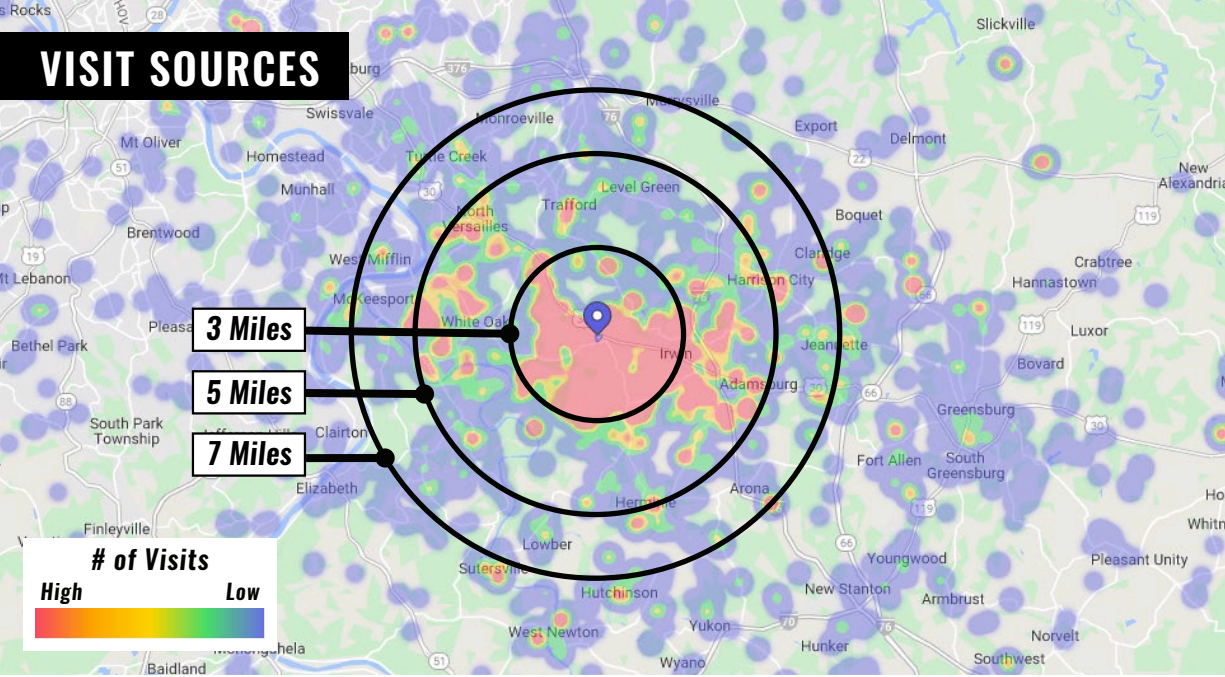
Norwin Town Square is a well-located 134,000 square-foot Shop 'N Save anchored retail shopping center located in Westmoreland County along Lincoln Hwy (Rt. 30) in Irwin, PA. Norwin Town Square is one of the dominant centers in the Irwin/North Huntingdon market. This center offers convenient access from I-76 ($\pm 34,000$ VPD) and Lincoln Highway ($\pm 27,000$ VPD). The project benefits from having two signalized access points along Lincoln Highway, offering 3 points of ingress/egress to the center from Lincoln Hwy, Lincoln Way, and Malts Lane. Along with being anchored by Shop 'N Save, the other co-tenants include national names such as, Planet Fitness, Med Express, McDonalds, UPMC, Sports Clips and more! With its traffic generating lineup of destination and convenience style retailers, this project is one of the primary shopping centers in the Greater Pittsburgh market.



LOCATION

Norwin Town Square is strategically positioned with significant frontage along the market's primary retail corridor, Lincoln Highway (Route 30) ($\pm 27,000$ VPD). The center benefits from the high-volume traffic flow of Lincoln Highway, which is one of the area's heavily traveled roadways because of its ease of access to other major roadways in the market, such as I-76 ($\pm 34,000$ VPD). Norwin Town Square sits at the center of one of Pittsburgh's more decorated suburbs in Irwin, PA.

VISIT SOURCES



CENTER OVERVIEW		ANNUAL STATISTICS	
	VISITS		1.6M
	VISITORS		169.9K
	VISIT FREQUENCY		9.72
	AVG. DWELL TIME		39 Min

TRADE AREA

Adding to the stability of the project, Norwin Town Square shows a 15-minute drive time demographic of over 75,671 people with household incomes of more than \$101,703 and daytime employment demographics equally as strong with 23,127. The demographics within a 5-mile radius include 83,579 people in 36,792 homes, a labor force of 23,760 with an average household income of \$109,229. The area's growth since 2000 has increased over 8.3% with over 3,241 new homes.



POPULATION
 5 MILE- 83,579
 7 MILE- 163,288
 10 MILE- 334,411



EMPLOYEES
 5 MILE- 23,760
 7 MILE- 47,396
 10 MILE- 115,437



AVERAGE HHI
 5 MILE- \$109,229
 7 MILE- \$98,439
 10 MILE- \$98,774



HOUSEHOLDS
 5 MILE- 36,792
 7 MILE- 72,000
 10 MILE- 150,882

SITE PLAN



#	TENANT	AREA (SF)
110	Somerset	5,400
130	Shop n' Save	38,000
140	Sports Clips	1,500
145	Patter's Collectibles	3,750
150	AVAILABLE	1,500
160	Planet Fitness	25,000
170	Atami Japan	4,500
180	AVAILABLE	6,000
190	Mr. Smokes	4,199
210	SCG Hobby	4,500
220	AVAILABLE	4,500
230	AVAILABLE	4,200
240	Sky Nails	3,000
250	UPMC	3,000
260-275	Petland	14,479
280	Z's Beer	3,000
12116-1	UPMC GoHealth	5,346
2116-2	AVAILABLE	2,054
12118	McDonald's	Outparcel
A201	Joe's Tailor Shop & Formal Wear	783
A202	Clear Hearing Solutions	574
A203	Route 30 Auto Insurance	625
A204	Pizza Marsala	1,760
A208	State Farm Insurance	664
A209	SunTan Seekers	3,000
A210	AVAILABLE	132
OP	Pep Boys	Outparcel
TOTAL SF		141,466

RIVERHOUNDS FACILITIES

In May 2024, the Pittsburgh Riverhounds Soccer Club announced that they will be developing a multi field sports complex for their Riverhounds Development Academy(RDA) in North Huntingdon. This will be the RDA's second location, an expansion to their year-round youth facilities in Connellsville. This new 42-acre campus off Public Works Rd will filter traffic in-and-out under a 1/4 mile from the Norwin Town Square Shopping Center!



RIVERHOUNDS FACILITIES

CONCESSION STAND

**MULTI USE COMPLEX
93,000 SQ. FT.**

UPGRADE PUBLIC WORKS DRIVE

NORWINTS

SHOP 'n SAVE

planet fitness

MedExpress
Great Care. Fast.

SportClips
HAIRCUTS

McDonald's

MARKET AERIAL



NORWINTS

SHOP 'n SAVE

planet fitness, MedExpress+ Great Care. Fast., SportClips HAIRCUTS, McDonald's

Norwin Hills Shopping Center

ALDI, goodwill, GNC, RITE AID, UPMC, FINE WINE & GOOD SPIRITS

North Huntingdon Square

Target, GIANT EAGLE, ANYTIME FITNESS, FIVE GUYS BURGERS and FRIES, Panera BREAD, ACE Hardware, DOLLAR TREE

Norwin Hills Shopping Center

Arby's, KFC, Denny's, DUNKIN', Wendy's, BURGER KING, TACO BELL, Applebee's, Starbucks, Walmart, Urban Air Adventure Park

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
West Chester, PA 19380

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

LISTING AGENTS:



Blake Shaffer

bshaffer@bennettwilliams.com



Adam Hagerman

ahagerman@bennettwilliams.com



Cale Bruso

cbruso@bennettwilliams.com



Brad Rohrbaugh

brohrbaugh@bennettwilliams.com



Chad Stine

cstine@bennettwilliams.com

CONTACT US

717.843.5555 | www.bennettwilliams.com



About Bennett Williams

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

