

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

ME
MedExpress
URGENT CARE

Annual Visits
43.3K

Pep Boys

Annual Visits
83.6K

**Advance
Auto Parts**

Annual Visits
25.4K



DOLLAR TREE

Annual Visits
194.6K

Lincoln Way - ±10,000 VPD

Lincoln Hwy - ±27,000 VPD

±2,054 - 14,479 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

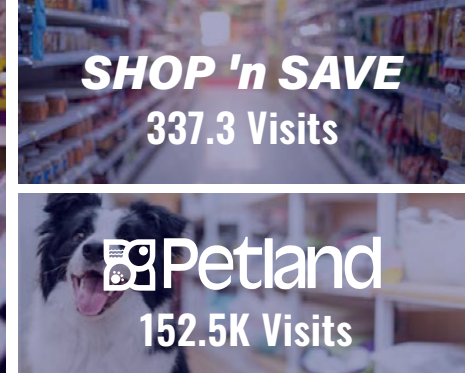
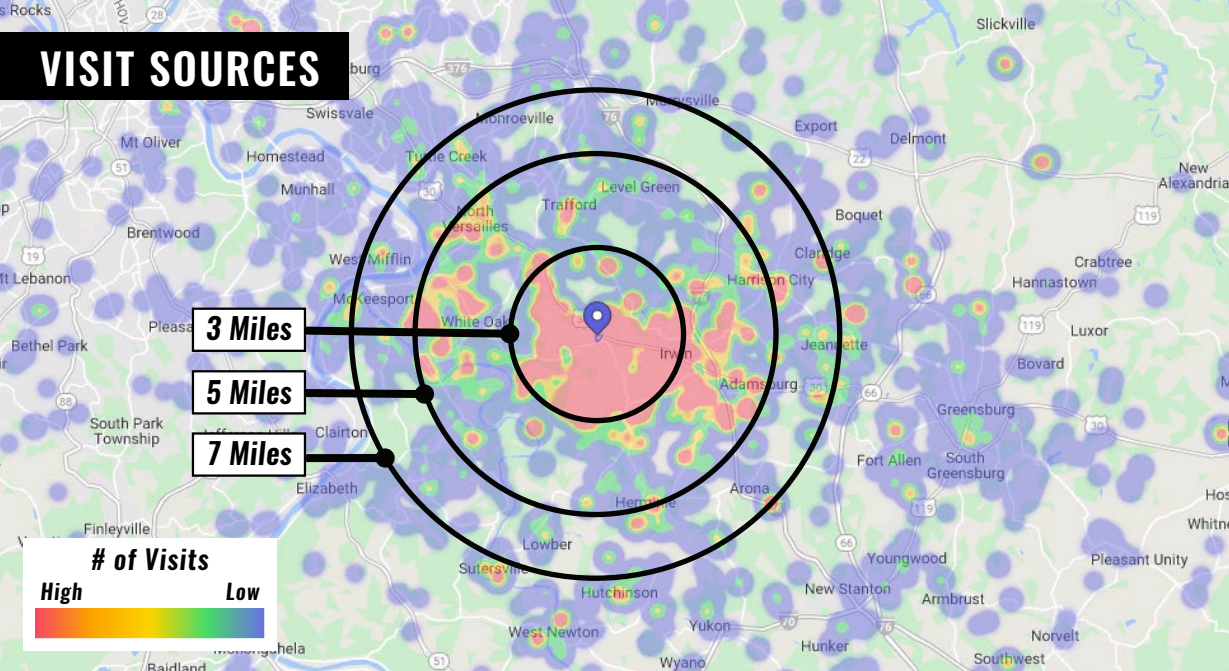
Norwin Town Square is a well-located 134,000 square-foot Shop 'N Save anchored retail shopping center located in Westmoreland County along Lincoln Hwy (Rt. 30) in Irwin, PA. Norwin Town Square is one of the dominant centers in the Irwin/North Huntingdon market. This center offers convenient access from 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	GNC	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	AVAILABLE	14,479
280	Z's Beer	3,000
12116-1	Med-Express	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
OP	The Pep Boys	Outparcel
TOTAL SF		141,466

Lincoln Way - ±10,000 VPD

Lincoln Way - ±27,000 VPD

Pylon Sign

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!



NORWIN TS



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MARKET AERIAL

DOLLAR GENERAL

Advance
Auto Parts

DOLLAR TREE

RITE
AID

Citizens Bank

NORWINTS

SHOP'n SAVE



MedExpress
Great Care. Fast.

SportClips
HAIRCUTS

GNC



30

cricket
wireless

O'Reilly
AUTO PARTS

MONRO
AUTO SERVICE AND TIRE CENTERS

Pizza Hut

Bob Evans



DUNKIN'

Arby's



Denny's

Wendy's

BURGER KING

TACO BELL

Norwin School District

±5,200 Students

Norwin Hills Shopping Center



GNC

UPMC

RITE AID
FINE WINE & GOOD SPIRITS

Applebee's
GRILL • BAR

Walmart

76

North Huntingdon Square



GIANT EAGLE

ANYTIME FITNESS

FIVE GUYS
BURGERS and FRIES

Panera
BREAD

ACE
Hardware

DOLLAR TREE



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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
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