

# Norwin Town Square

12120 Lincoln Hwy | Irwin, PA 15642

Available  
**±132 - 6,000 SF**



## 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 (±34,000 VPD) and Lincoln Highway (±29,000 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, Petland, 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.

Join National Retailers

**SHOP 'n SAVE**

**Petland**

**planet fitness**

**McDonald's**

**SportClips** (HAIRCUTS)

**ME** MedExpress URGENT CARE

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## Location

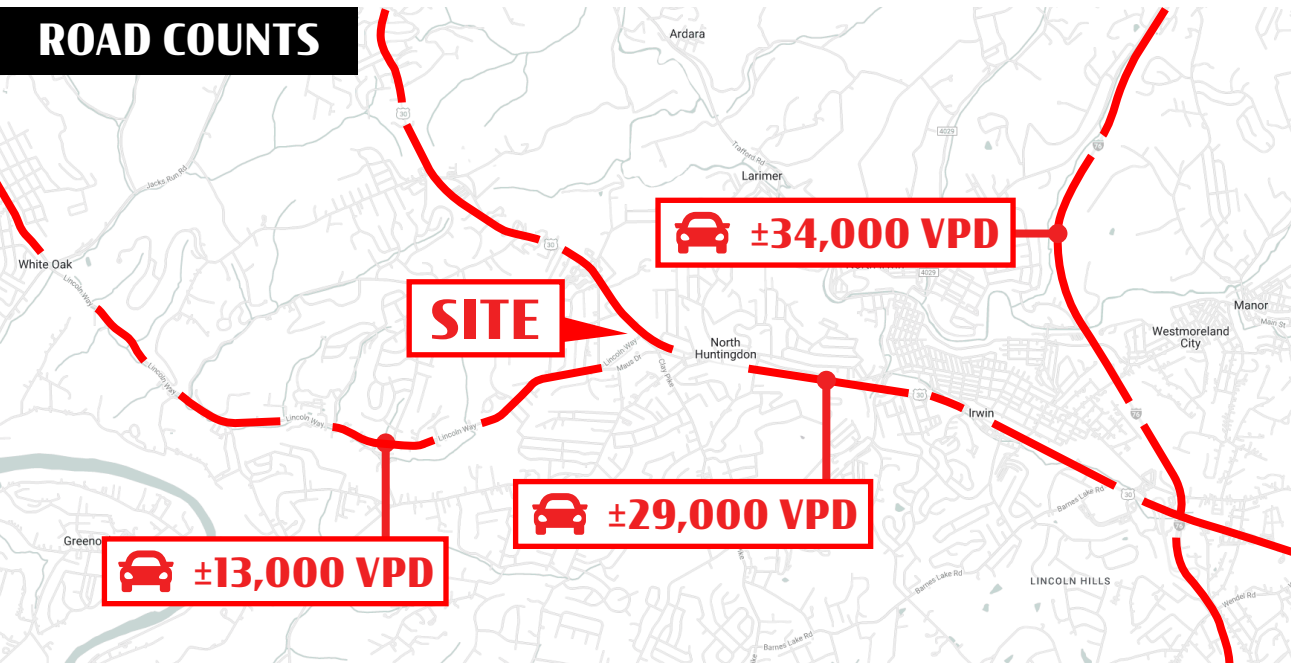
Norwin Town Square is strategically positioned with significant frontage along the market's primary retail corridor, Lincoln Highway (Route 30) (±29,000 VPD). The center benefits from the high-volume traffic flow of Lincoln Highway, which is one of the area's heavily traveled roadways because of its ease of access to other major roadways in the market, such as I-76 (±34,000 VPD). Norwin Town Square sits at the center of one of Pittsburgh's more decorated suburbs in Irwin, PA.



## Trade Area

Adding to the stability of the project, Norwin Town Square shows a 15-minute drive time demographic of over 96,186 people with household incomes of more than \$88,981 and daytime employment demographics equally as strong with 28,084. The demographics within a 5-mile radius include 85,094 people in 36,666 homes, a labor force of 71,390 with an average household income of \$72,748. The area's growth since 2000 has increased over 8.3% with over 3,241 new homes.

## ROAD COUNTS



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	33,141	84,999	165,966
TOTAL EMPLOYEES	9,347	24,016	50,344
AVERAGE HHI	\$96,384	\$95,008	\$84,997
TOTAL HOUSEHOLDS	14,165	36,660	71,908

### TRAFFIC COUNTS:

Lincoln Hwy ( Rt 30) - ±29,000 VPD | I-76 - ±34,000 VPD

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## STATE RANKING

**SportClips**  
**(HAIRCUTS)**  
1/34 State Ranking

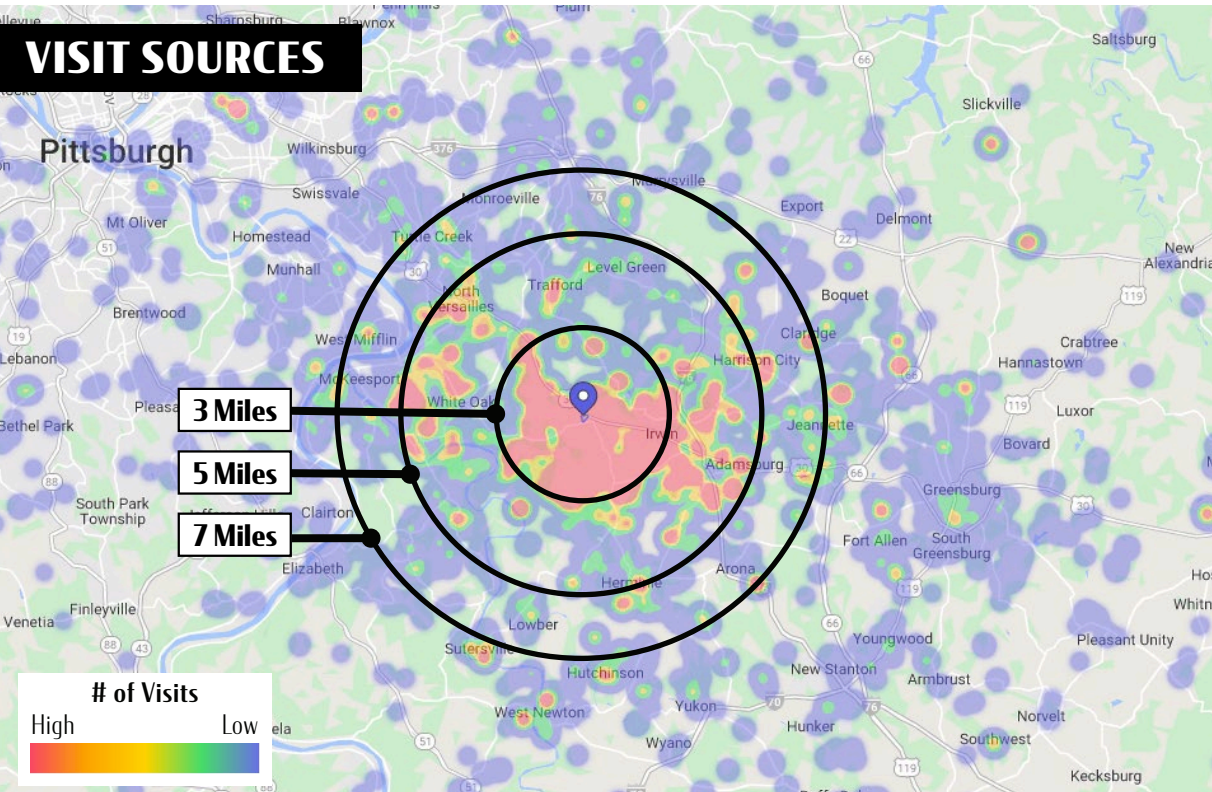
**planet fitness**  
6/102 State Ranking

**Petland**  
2/4 State Ranking

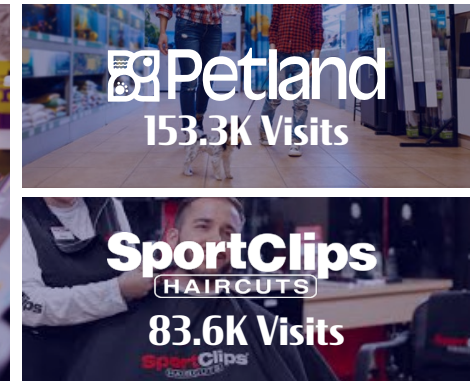
**MedExpress**  
Great Care. Fast.  
13/42 State Ranking



## VISIT SOURCES



## Top Tenants



### CENTER OVERVIEW

### ANNUAL STATISTICS

	VISITS	1.3M
	VISITORS	157K
	VISIT FREQUENCY	8.47
	AVG. DWELL TIME	62 Min



Blake Shaffer | Adam Hagerman | Cale Bruso | Brad Rohrbaugh | Chad Stine  
For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



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## 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
<b>180</b>	<b>AVAILABLE</b>	<b>6,000</b>
190	Mr. Smokes	4,199
210	SCG Hobby	4,500
<b>220</b>	<b>AVAILABLE</b>	<b>4,500</b>
<b>230</b>	<b>AVAILABLE</b>	<b>4,200</b>
240	Sky Nails	3,000
250	UPMC	3,000
260-275	Petland	14,479
280	Z's Beet	3,000
12116-1	Med-Express	5,346
<b>2116-2</b>	<b>AVAILABLE</b>	<b>2,054</b>
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
<b>A210</b>	<b>AVAILABLE</b>	<b>132</b>
OP	The Pep Boys	Outparcel
<b>TOTAL SF</b>		<b>141,466</b>

Lincoln Way - ±13,000 VPD

Lincoln Hwy - ±29,000 VPD



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## MARKET AERIAL



DOLLAR GENERAL

Advance Auto Parts

DOLLAR TREE

RITE AID

Citizens Bank



Norwin TS

SHOP 'n SAVE  
Petland  
SportClips  
planet fitness  
MedExpress



cricket wireless

O'Reilly

MONRO

Pizza Hut

Bob Evans

McDonald's

North Huntingdon Square

Target  
GIANT EAGLE  
ANYTIME FITNESS  
FIVE GUYS  
Panera BREAD  
ACE Hardware  
DOLLAR TREE

Norwin School District  
±5,200 Students

DUNKIN'

Arby's

KFC

Denny's

Wendy's

BURGER KING

TACO BELL

KOHL'S  
SEPHORA

Norwin Hills Shopping Center

ALDI

goodwill

GNC

UPMC

RITE AID

Applebee's

Walmart

SHEETZ

crumbl cookies

Jersey Mike's



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

### WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310  
Williamsport, PA 17701

### WEST CHESTER OFFICE:

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

### NEW JERSEY OFFICE:

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Moorestown, NJ 08057

## LISTING AGENTS:



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### CONTACT US

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INVESTMENT  
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