

Norwin Town Square

12120 Lincoln Hwy | Irwin, PA 15642

Available
±2,054 - 14,479 SF



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, 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



SportClips
HAIRCUTS

ME
MedExpress
URGENT CARE



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

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

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Location

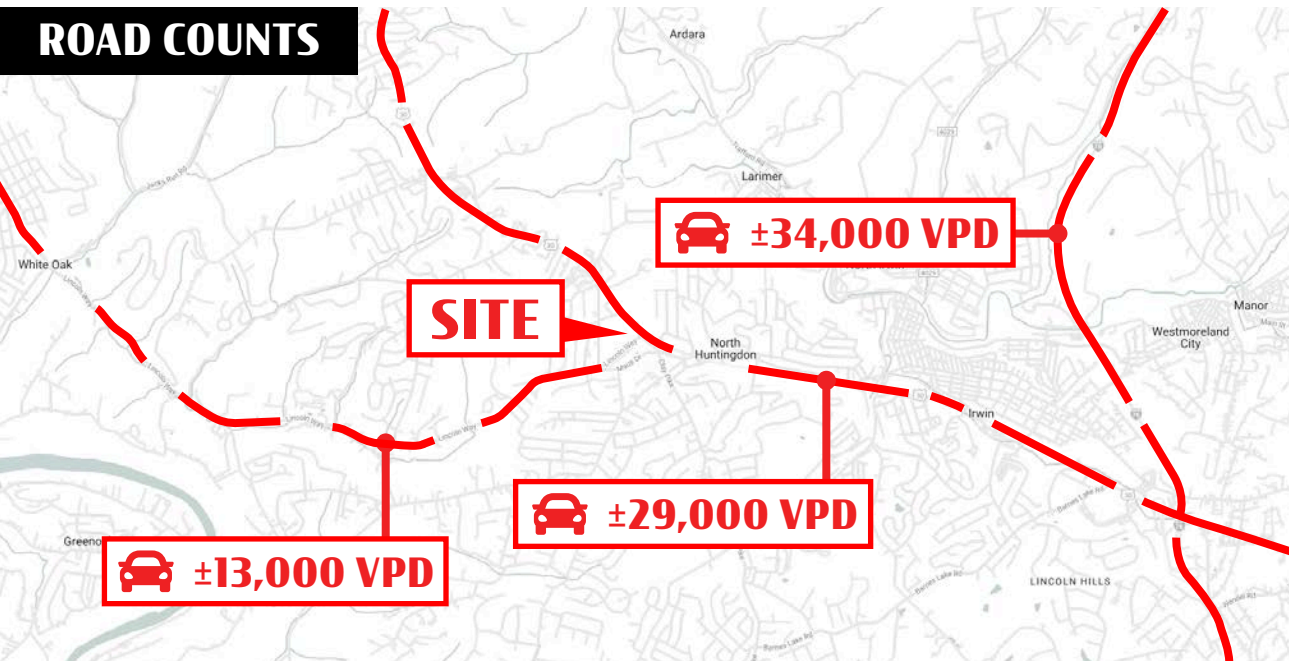
Norwin Town Square is strategically positioned with significant frontage along the market's primary retail corridor, Lincoln Highway (Route 30) (±29,000 VPD). The center benefits from the high-volume traffic flow of Lincoln Highway, which is one of the area's heavily traveled roadways because of its 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

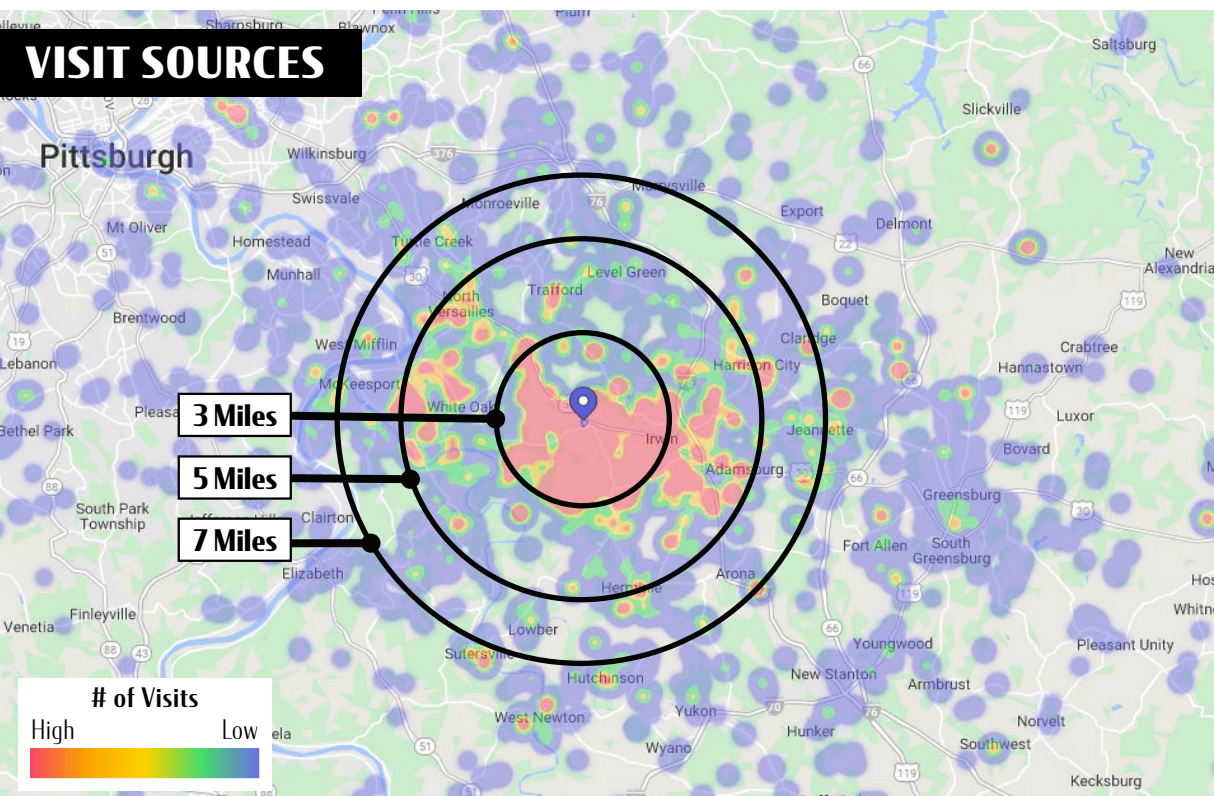


6/102 State Ranking

MedExpress
Great Care. Fast.

13/42 State Ranking

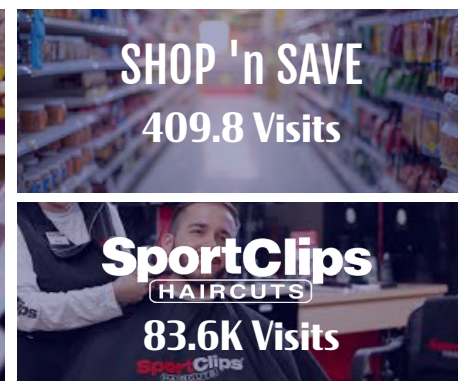
VISIT SOURCES



Top Tenants



615.6K Visits



409.8 Visits

SportClips
(HAIRCUTS)
83.6K Visits

CENTER OVERVIEW

ANNUAL STATISTICS

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



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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
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



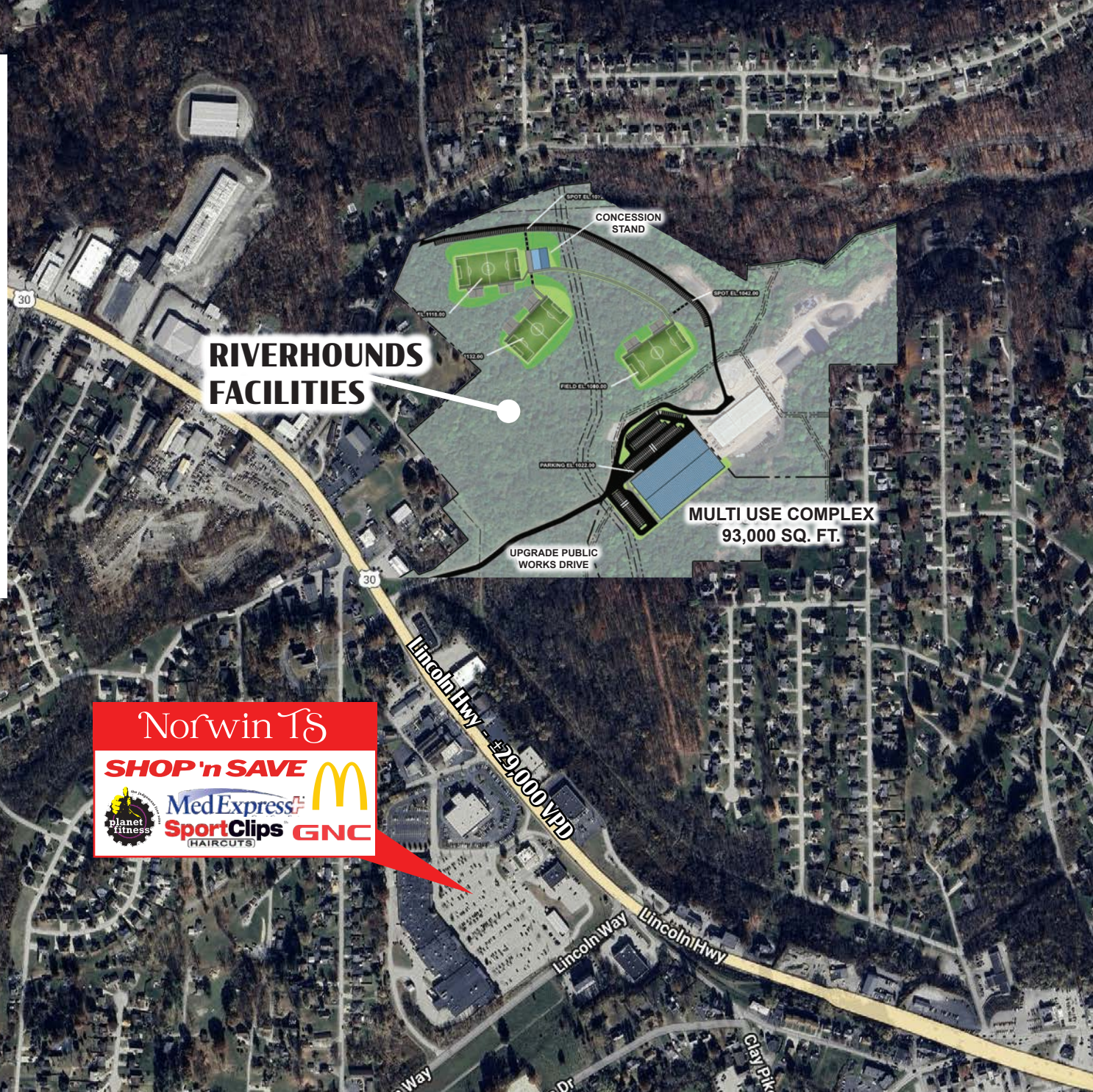
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RIVERHOUNDS FACILITIES

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 less than 0.2 mile from the Norwin Towne Square Shopping Center!



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Bennett Williams

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York, PA 17402

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Lancaster, PA 17601

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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
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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.

