

Norwin Town Square

12120 Lincoln Hwy | Irwin, PA 15642

Available
±132 - 4,500 SF

SportClips
HAIRCUTS

Annual Visits
83.6K



Annual Visits
615.6K

Petland

Annual Visits
153.3K

ME
MedExpress
URGENT CARE

Annual Visits
73K



Annual Visits
72.4K

Advance
Auto Parts

DOLLAR TREE

Annual Visits
145.2K

SHOP'n SAVE

PEPBOYS

Annual Visits
28.5K



Annual Visits
88.5K

Lincoln Way - ±B,000 VPD



Lincoln Hwy ±29,000 VPD

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



SportClips
HAIRCUTS

ME
MedExpress

Blake Shaffer | Adam Hagerman | Cale Bruso
Brad Rohrbaugh | Chad Stine
717.843.5555
www.bennettwilliams.com | Retail Brokerage. **Redefined.**

York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 2173 Embassy Drive, Suite 201, Lancaster, PA 17601
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

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12120 Lincoln Hwy
Irwin, PA 15642

Norwin Town Square

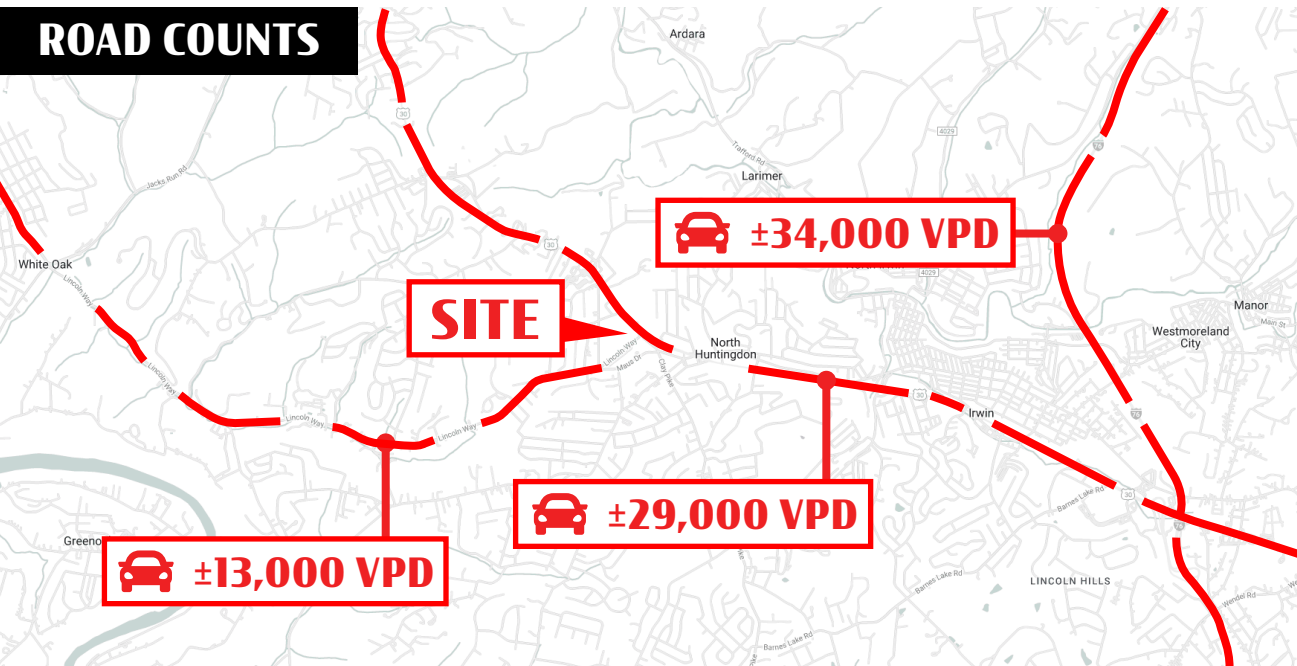
±132 - 4,500 SF
Available For Lease

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.



ROAD COUNTS



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.

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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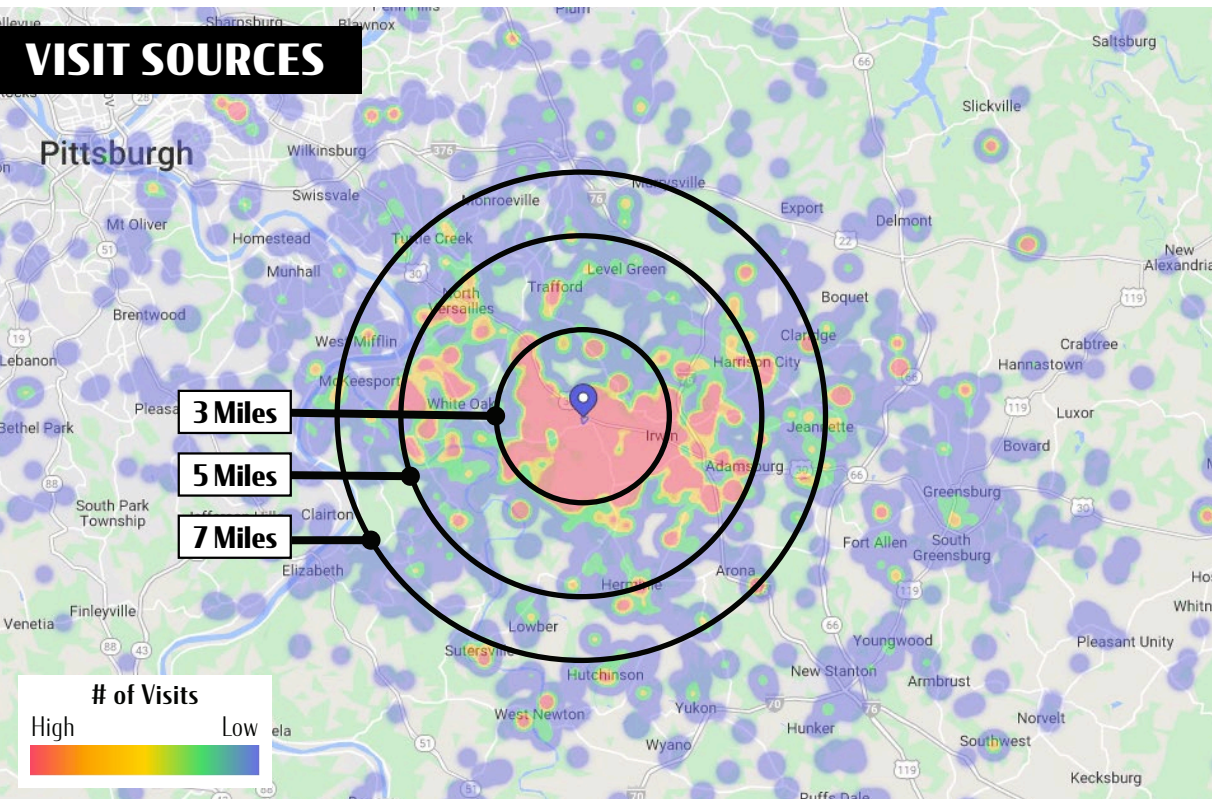
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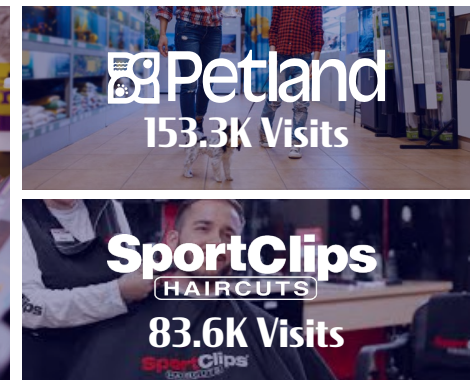
STATE RANKING



VISIT SOURCES



Top Tenants



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	Speedy Furniture	6,000
190	Mr. Smokes	4,199
210	AVAILABLE	4,500
220	Vargo's Hallmark Shop	4,500
230	AVAILABLE	4,200
240	Sky Nails	3,000
250	UPMC	3,000
260-275	Petland	14,479
280	Z's Beet	3,000
12118	McDonald's	Outparcel
2116-1	Med-Express	5,346
2116-2	Legacy Medical Center	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	The Pep Boys	Outparcel
TOTAL SF		141,466

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Norwin Town Square

MARKET AERIAL



Norwin TS

SHOP'n SAVE

Petland
SportClipsSM
HAIRCUTS



MONROE
AUTO SERVICE *And* TIRE CENTER



Bob Evans



Norwin School District
±5,200 Students

Norwin Hills Shopping Center



GNC
LIVE WELL.
UPMC



FINE WINE & GOOD SPIRITS



FINE WINE & GOOD SPIRITS



FINE WINE & GOOD SPIRITS



North Huntingdon Square



ANYTIME FITNESS
FIVE GUYS



ACE
Hardware



KOHL'S
SEPHORA




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