

# Norwin Town Square

12120 Lincoln Hwy | Irwin, PA 15642

Available  
±132 - 6,000 SF

**SportClips**  
HAIRCUTS

Annual Visits  
83.6K



Annual Visits  
615.6K

**Petland**

Annual Visits  
153.3K

**MedExpress**  
CROSS COUNTRY

Annual Visits  
73K



Annual Visits  
72.4K

**Advance  
Auto Parts**

**DOLLAR TREE**

Annual Visits  
145.2K

**SHOP'n SAVE**

**PEPBOYS  
AUTO**  
Parts, Service and So Much More

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

**MedExpress**  
CROSS COUNTRY



**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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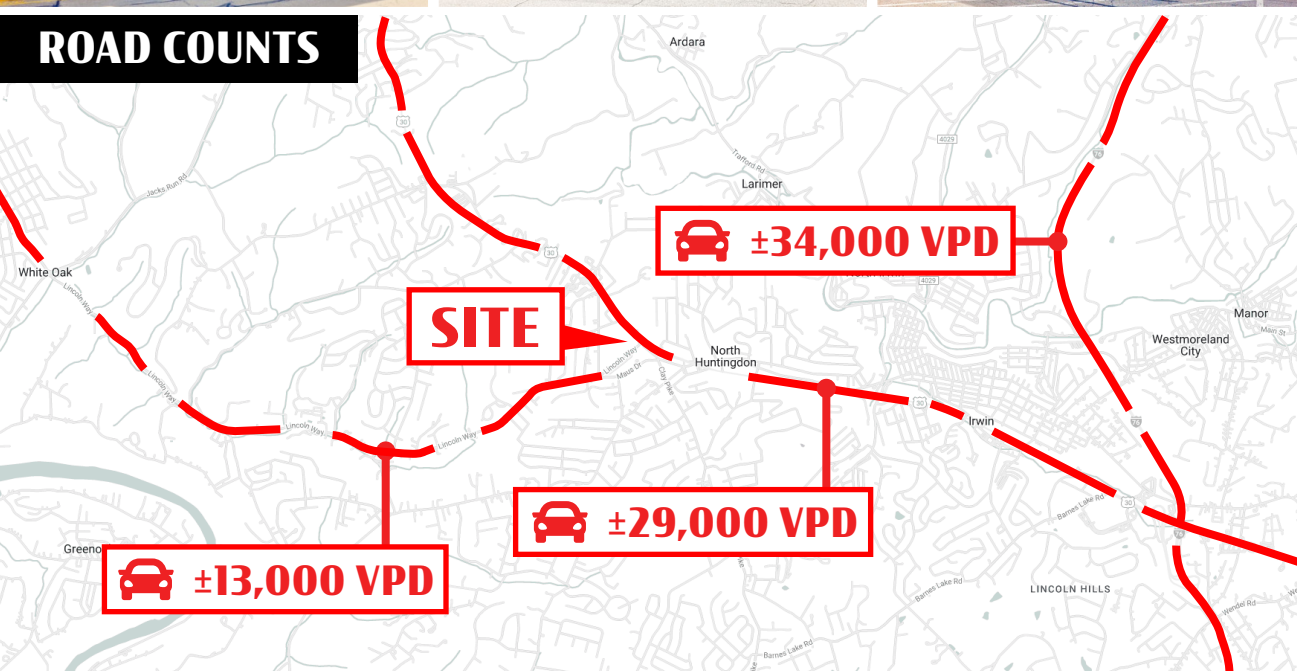
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## Location

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.



## 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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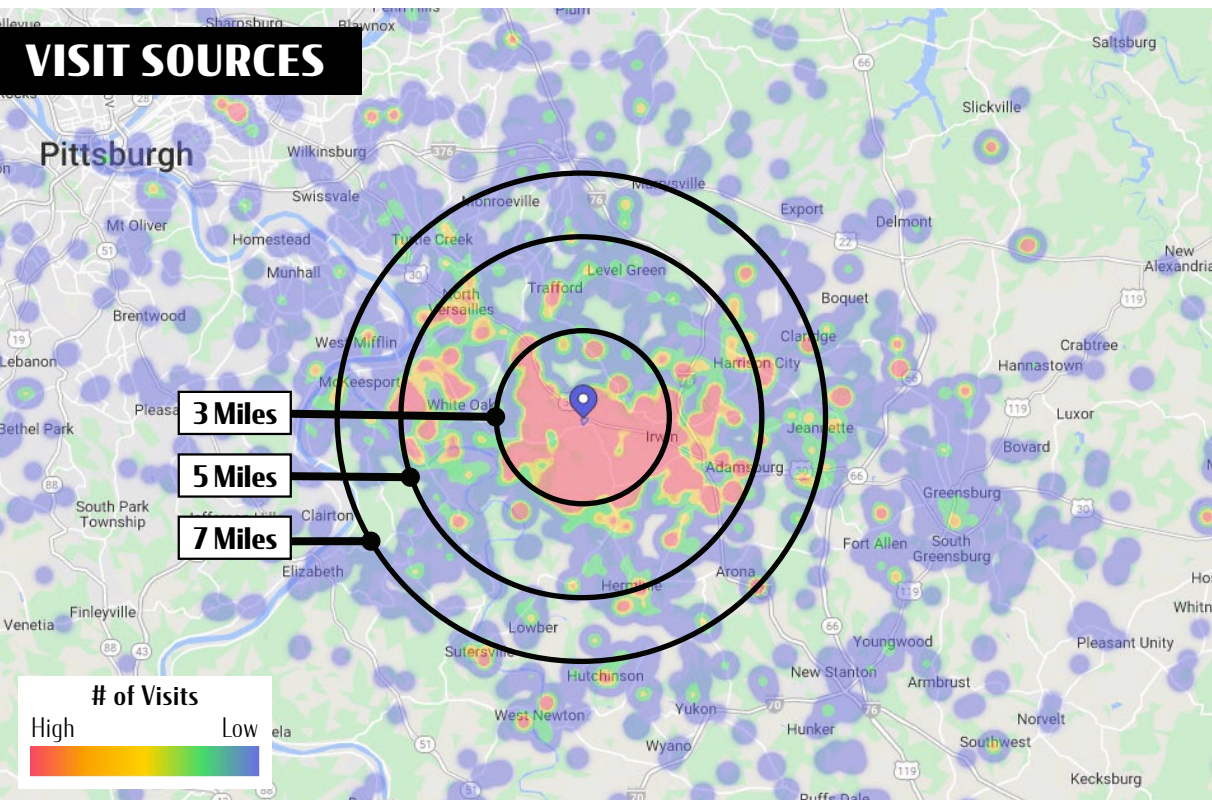
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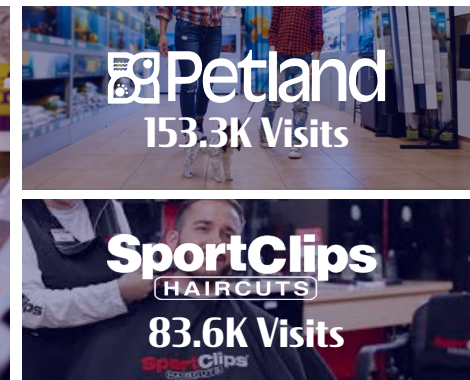
## STATE RANKING



## 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	AVAILABLE	6,000
190	Mr. Smokes	4,199
210	AVAILABLE	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 Beet	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
A210	AVAILABLE	132
OP	The Pep Boys	Outparcel
<b>TOTAL SF</b>		<b>141,466</b>



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## MARKET AERIAL



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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.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

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### CONTACT US

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