

WILLIAM PENN HWY. & STROSCHIN RD. // MONROEVILLE, PA

4020 William Penn Hwy, Monroeville, PA 15146



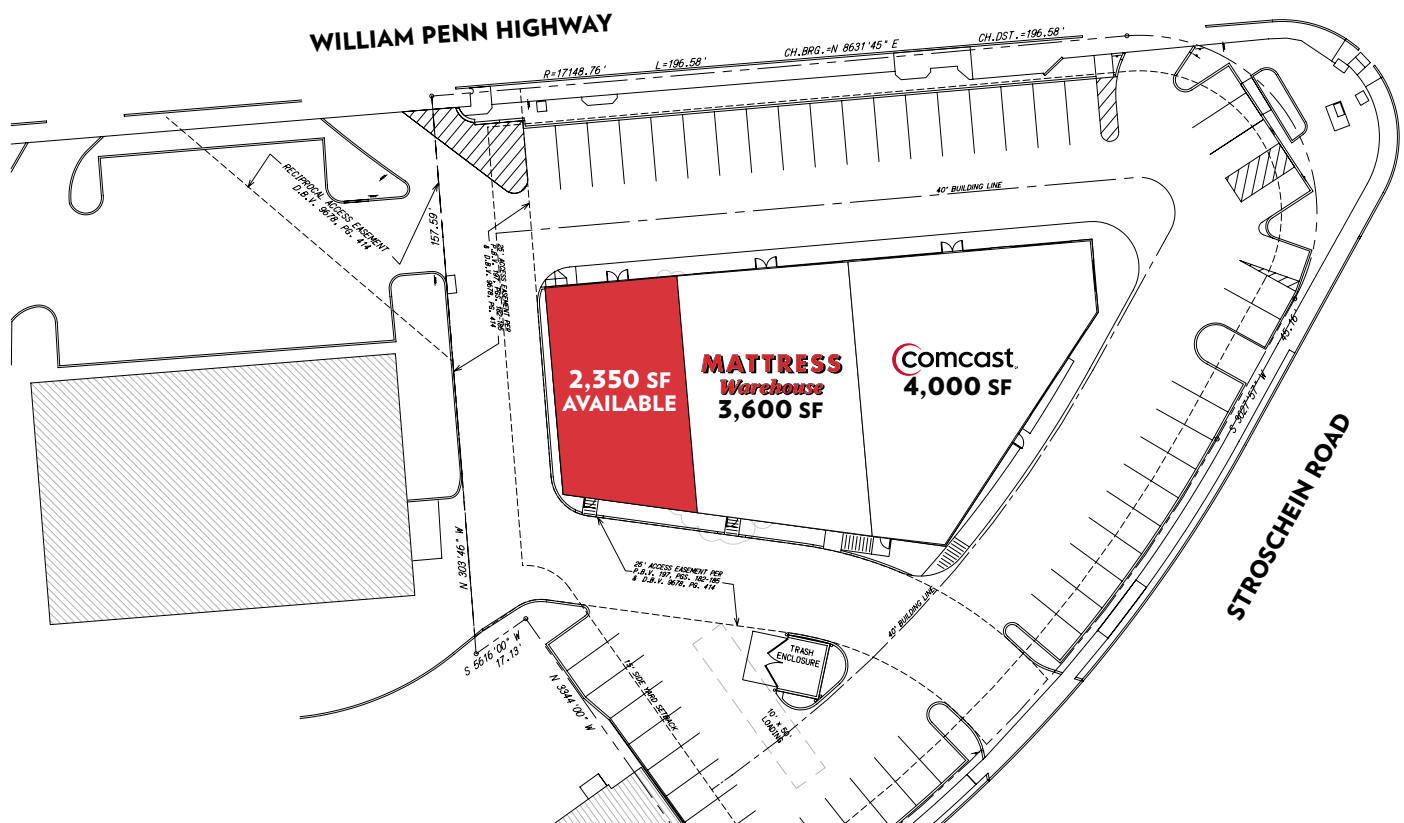
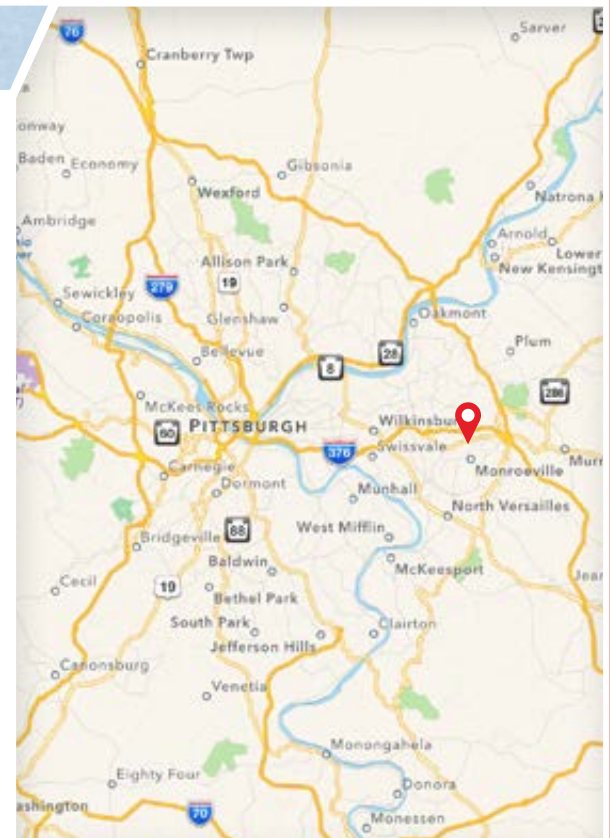
RETAIL SPACE AVAILABLE IMMEDIATELY

- Located at the crossroads of William Penn Highway and Stroschein Road in the heart of the Monroeville retail trade area.
- Property is 1.5 miles west of the PA Turnpike exit and approximately fifteen miles east of Downtown Pittsburgh.
- 2,350 SF of retail space is available immediately. Join Mattress Warehouse & Comcast Xfinity.
- Adjacent to Miracle Mile Shopping Center whose tenants include Marshalls, Panera Bread, DSW, Old Navy, LA Fitness, Five Below, OfficeMax, Dressbarn and PNC Bank.

TRAFFIC COUNTS

William Penn Highway / US-22 - 31,000 ADT

DEMOGRAPHICS	3 Miles	5 Miles	7 Miles
Population	46,110	137,588	253,380
Households	21,046	62,920	116,153
Median HH Income	\$59,175	\$59,087	\$54,905
Active Businesses	2,902	6,345	10,895



Owned by Key Development Partners, LLC • Leased by ECHO Retail
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