

LAND FOR LEASE

RETAIL BUILD TO SUIT

9337 US RT 30, Irwin, PA 15644



OFFERING SUMMARY

| | |
|-----------------------|-----------------|
| AVAILABLE SF: | 28,000 SF |
| LEASE RATE: | TBD |
| LOT SIZE: | 28,000 SF |
| ZONING: | C-2 |
| MARKET: | Irwin |
| SUBMARKET: | Lincoln Highway |
| TRAFFIC COUNT: | 28,000 |

PROPERTY OVERVIEW

Ground Lease
Build to Suit

PROPERTY HIGHLIGHTS

- Prime retail location
- All national food and dry good retailers in sight
- Heavy retail traffic
- Favorable build to suit numbers
- Long lease with options
- Landlord poised for immediate ground lease

KW COMMERCIAL
1500 Oxford Drive,
Suite 300
Bethel Park, PA 15102

JOHN DOUGLAS GERMAN
Managing Director / Western Pa.
O: 215.999.3530
C: 412.999.8525
dgerman@kwcommercial.com
PA #207380L

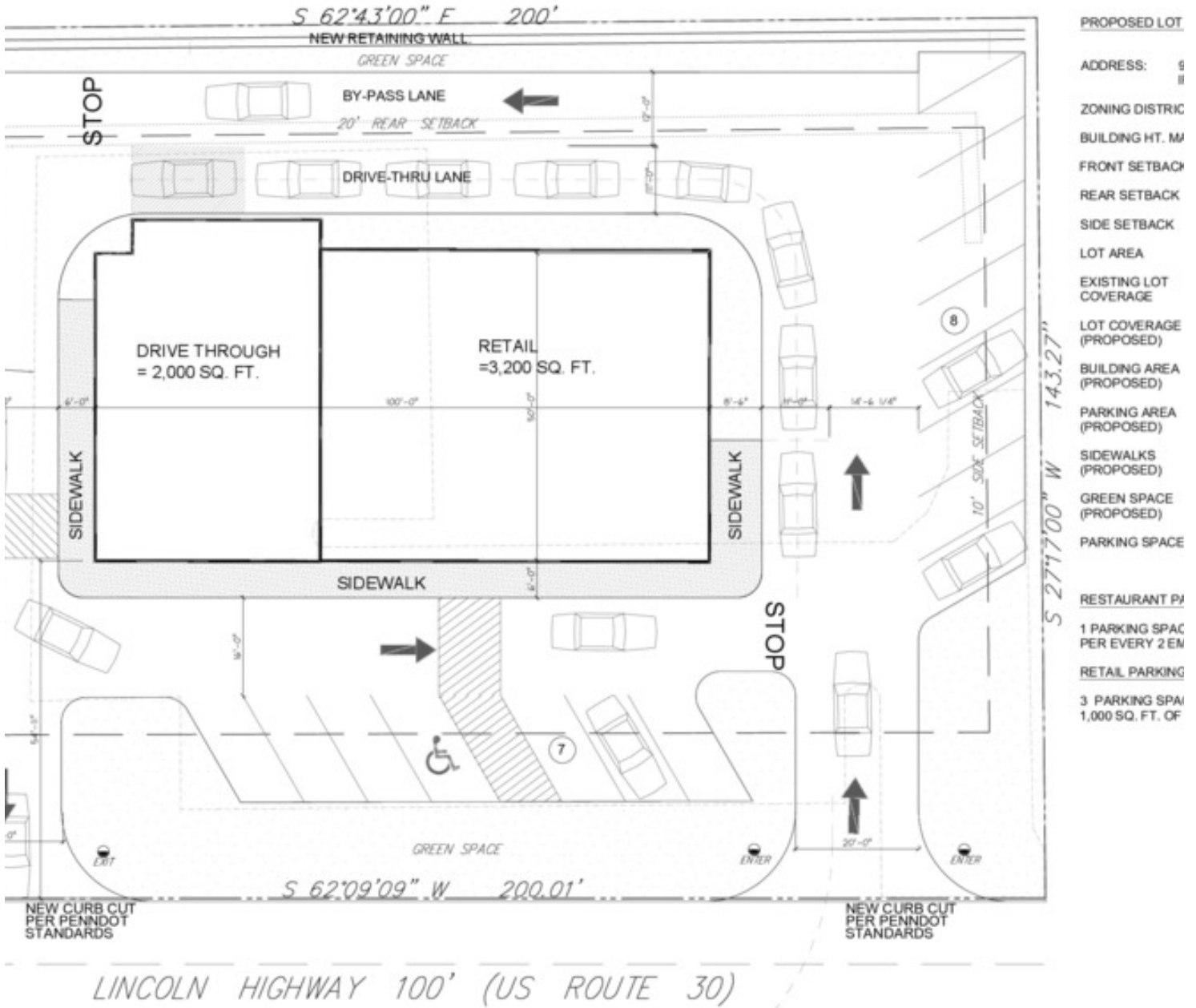
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com/

LAND FOR LEASE

RETAIL BUILD TO SUIT

9337 US RT 30, Irwin, PA 15644



KW COMMERCIAL
 1500 Oxford Drive,
 Suite 300
 Bethel Park, PA 15102

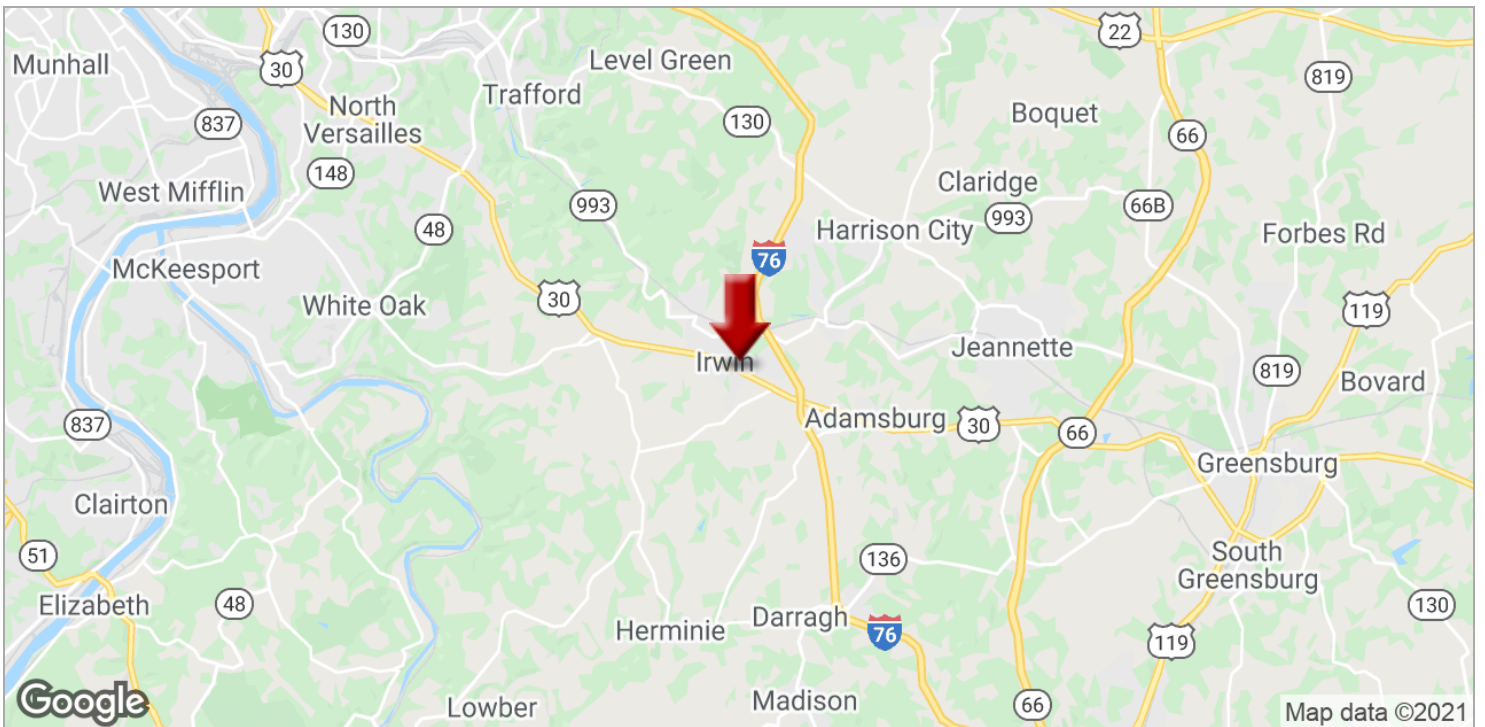
JOHN DOUGLAS GERMAN
 Managing Director / Western Pa.
 O: 215.999.3530
 C: 412.999.8525
 dgerman@kwcommercial.com
 PA #207380L

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com/

RETAIL BUILD TO SUIT

9337 US RT 30, Irwin, PA 15644



KW COMMERCIAL
1500 Oxford Drive,
Suite 300
Bethel Park, PA 15102

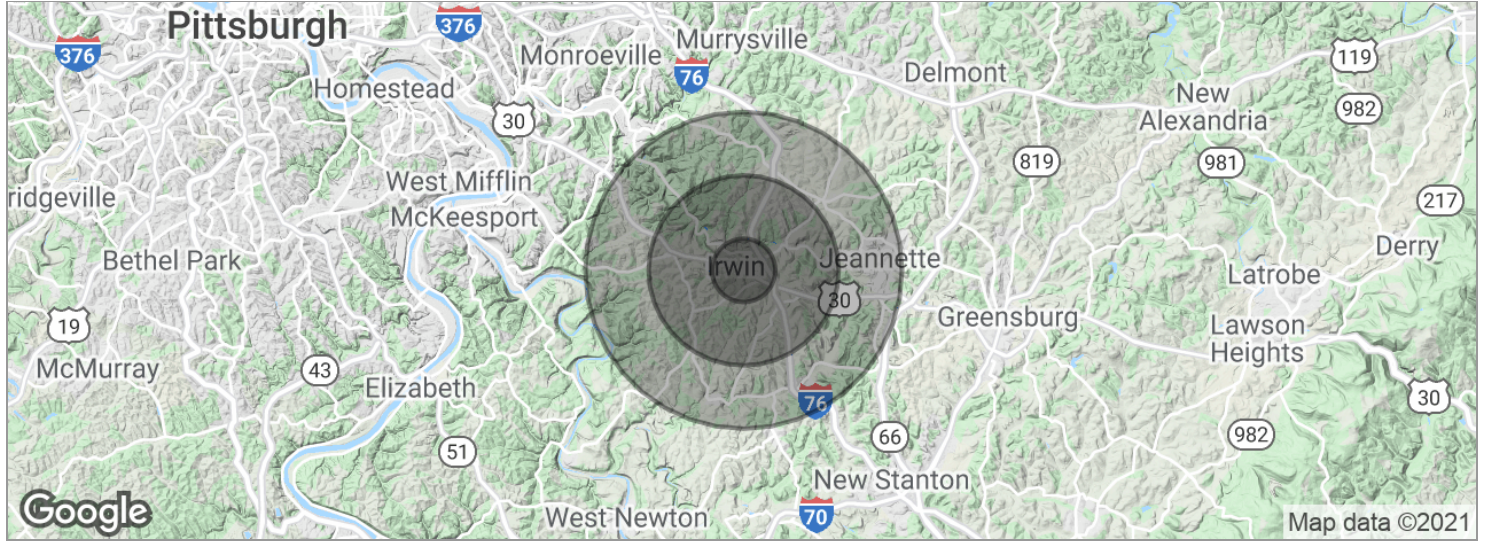
JOHN DOUGLAS GERMAN
Managing Director / Western Pa.
O: 215.999.3530
C: 412.999.8525
dgerman@kwcommercial.com
PA #207380L

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

LAND FOR LEASE

RETAIL BUILD TO SUIT

9337 US RT 30, Irwin, PA 15644



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total population | 2,822 | 29,810 | 65,049 |
| Median age | 43.5 | 42.3 | 43.0 |
| Median age (male) | 42.1 | 41.1 | 42.0 |
| Median age (Female) | 44.5 | 43.3 | 43.9 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total households | 1,067 | 11,403 | 25,229 |
| # of persons per HH | 2.6 | 2.6 | 2.6 |
| Average HH income | \$71,309 | \$71,322 | \$71,033 |
| Average house value | \$165,528 | \$167,563 | \$166,380 |

* Demographic data derived from 2010 US Census

KW COMMERCIAL
 1500 Oxford Drive,
 Suite 300
 Bethel Park, PA 15102

JOHN DOUGLAS GERMAN
 Managing Director / Western Pa.
 O: 215.999.3530
 C: 412.999.8525
 dgerman@kwcommercial.com
 PA #207380L

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com/