

# PENN MONROE SHOPS // MONROEVILLE, PA

210 Duff Rd. Monroeville, PA 15146



## AVAILABLE FOR GROUND LEASE OR SMALL SHOP SPACE

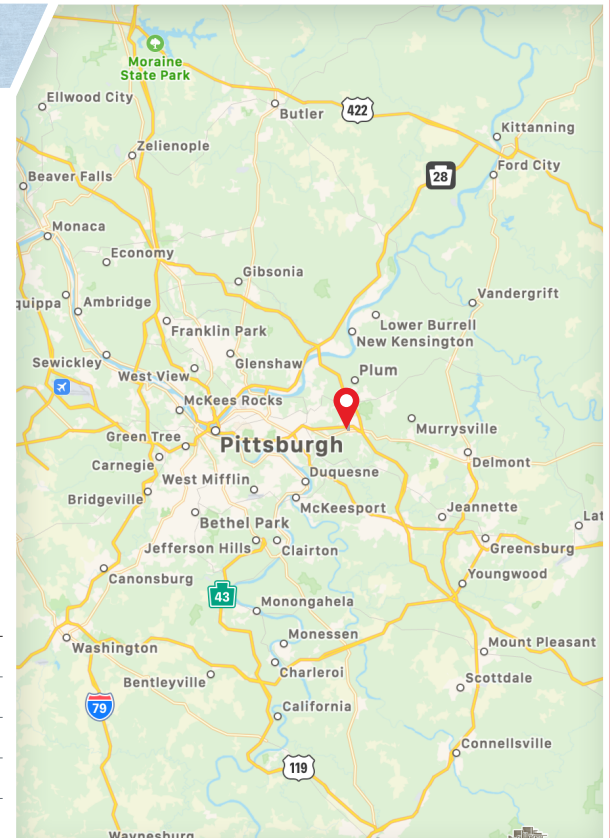
- Located at the crossroads of William Penn Highway and Duff Road near the heart of the Monroeville retail trade area.
- Property is 1.5 miles west of the PA Turnpike exit and approximately 15 miles east of Downtown Pittsburgh.
- 4.5 acres available for ground lease, or small shop space available.
- Adjacent to Miracle Mile Shopping Center whose tenants include Marshalls, Panera Bread, DSW, Old Navy, LA Fitness, Five Below, and OfficeMax.

## TRAFFIC COUNTS

William Penn Hwy - 23,000 ADT

PA-376 - 53,000 ADT

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	8,921	46,438	140,364
Households	4,280	21,274	63,826
Median HH Income	\$56,509	\$57,735	\$56,514
Active Businesses	10,232	40,192	69,383



Owned by Key Development Partners • Leased by ECHO Retail  
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