

# MONROEVILLE PLAZA



## LOCATION

» 4680 Old William Penn Hwy  
Monroeville, PA 15146



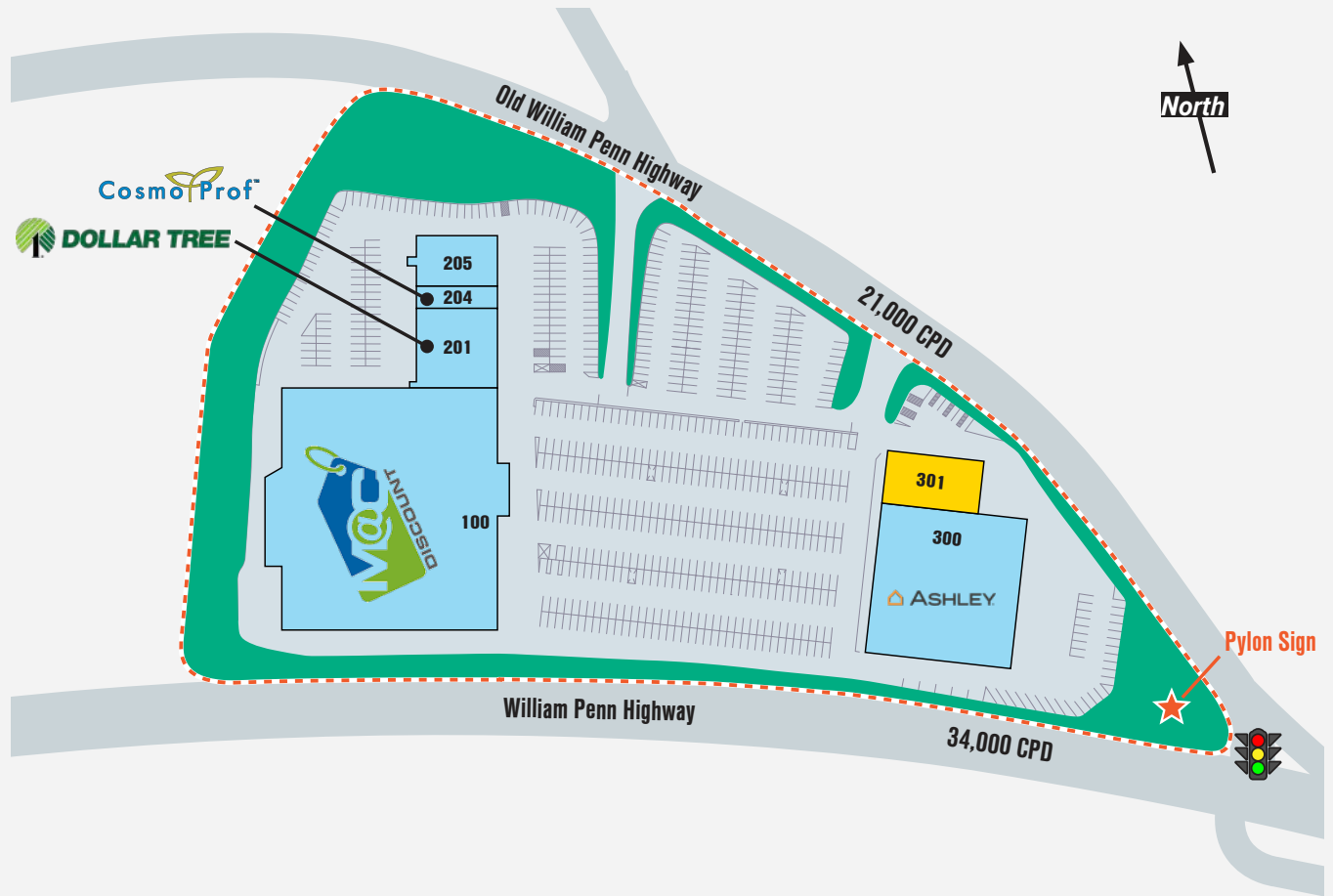
## PROPERTY HIGHLIGHTS

- » Community Shopping Center in Monroeville, PA; 140,000 FT<sup>2</sup> GLA
- » Located at the signalized intersection of US Route 22 and Old William Penn Highway, with easy access to the PA Turnpike and Interstate 376
- » Prominent Location offers high visibility to passing traffic and easy access ; 55,000 cars per day



## LEASING OPPORTUNITIES

- » 80,000-100,000 sq ft redevelopment opportunity available
- » 39,840 SF of Total space available with great visibility from US Route 22 and William Penn Highway



100 Available 80,000 SF - M@C Discount

205 Hot Tub Factory Outlet

201 Dollar Tree

300 Ashley Home Store

204 Cosmo Prof

301 Available - 7,800 SF

# GLIMCHER GROUP



## DEMOGRAPHICS

	3 miles	5 miles	7 miles	10 miles
» Population	41,715	103,632	196,106	465,313
» Households	18,025	45,461	86,925	208,978
» Ave HH Income	\$80,541	\$72,595	\$68,366	\$65,369

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