

COMMERCIAL LAND FOR SALE

28 FAIRWOOD DR, IRWIN , PA 15642

FOR SALE



OFFERING SUMMARY

Sale Price:	\$1,800,000
Building Size:	9,500 SF
Available SF:	
Lot Size:	4 Acres
Number of Units:	2
Price / SF:	\$189.47
Year Built:	1965
Zoning:	C-H
Market:	Pittsburgh
Submarket:	Westmoreland County

PROPERTY OVERVIEW

Approximately 4 Commercial Acres at Signalized Corner; New Bridge Under Construction 2024

PROPERTY HIGHLIGHTS

- - Zoned C-H for commercial and retail use
- - Strategic location in the Pittsburgh area
- - Versatile property for retail and street retail investment
- - Signalized intersection for high visibility
- - Accommodating 3500 SF medical office space
- - Includes a 6000 SF metal warehouse building
- - Ideal for a range of retail businesses
- - Ample space for diverse retail opportunities
- - Potential for strong customer traffic
- - Established presence in a thriving commercial market

ONE

JAIME BONGIORNO

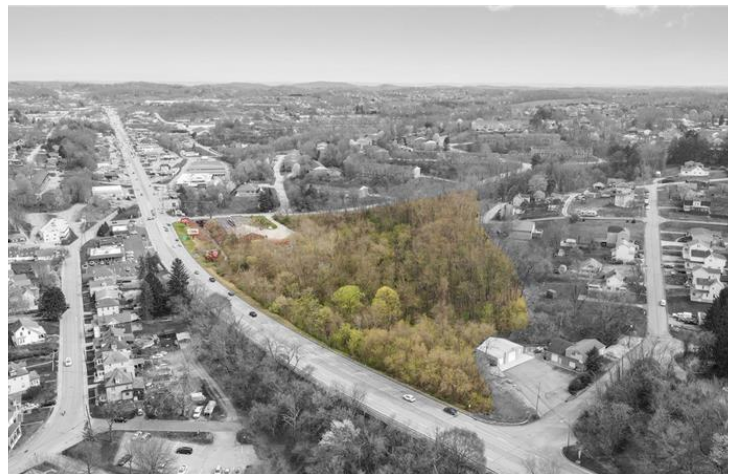
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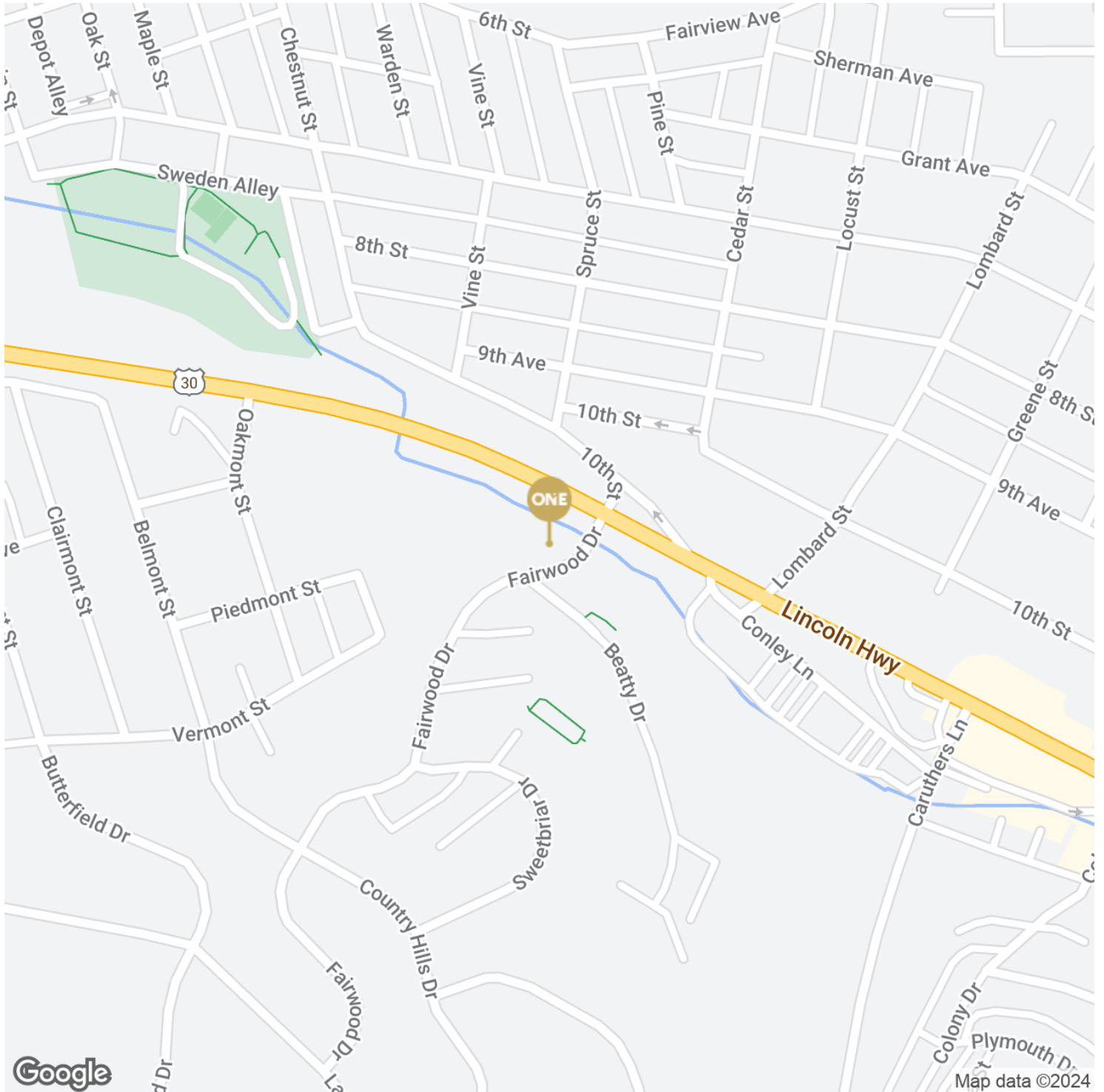
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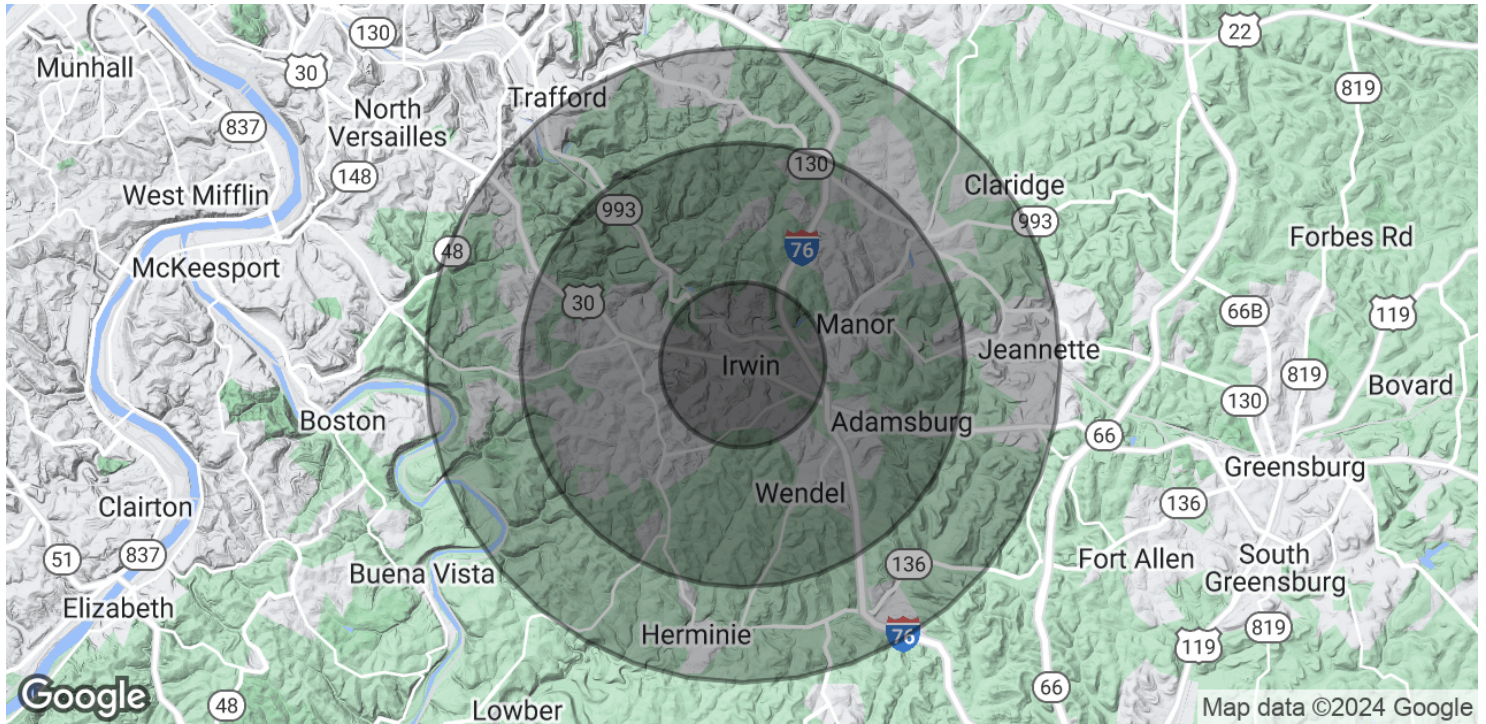
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POPULATION

1.3 MILES

3.5 MILES

5 MILES

Total Population	11,227	42,978	72,138
Average Age	44	44	45
Average Age (Male)	42	43	44
Average Age (Female)	45	45	46

HOUSEHOLDS & INCOME

1.3 MILES

3.5 MILES

5 MILES

Total Households	5,083	17,811	30,242
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$104,834	\$111,673	\$105,981
Average House Value	\$271,840	\$282,760	\$267,949

Demographics data derived from AlphaMap



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