

# 4001 William Penn Highway

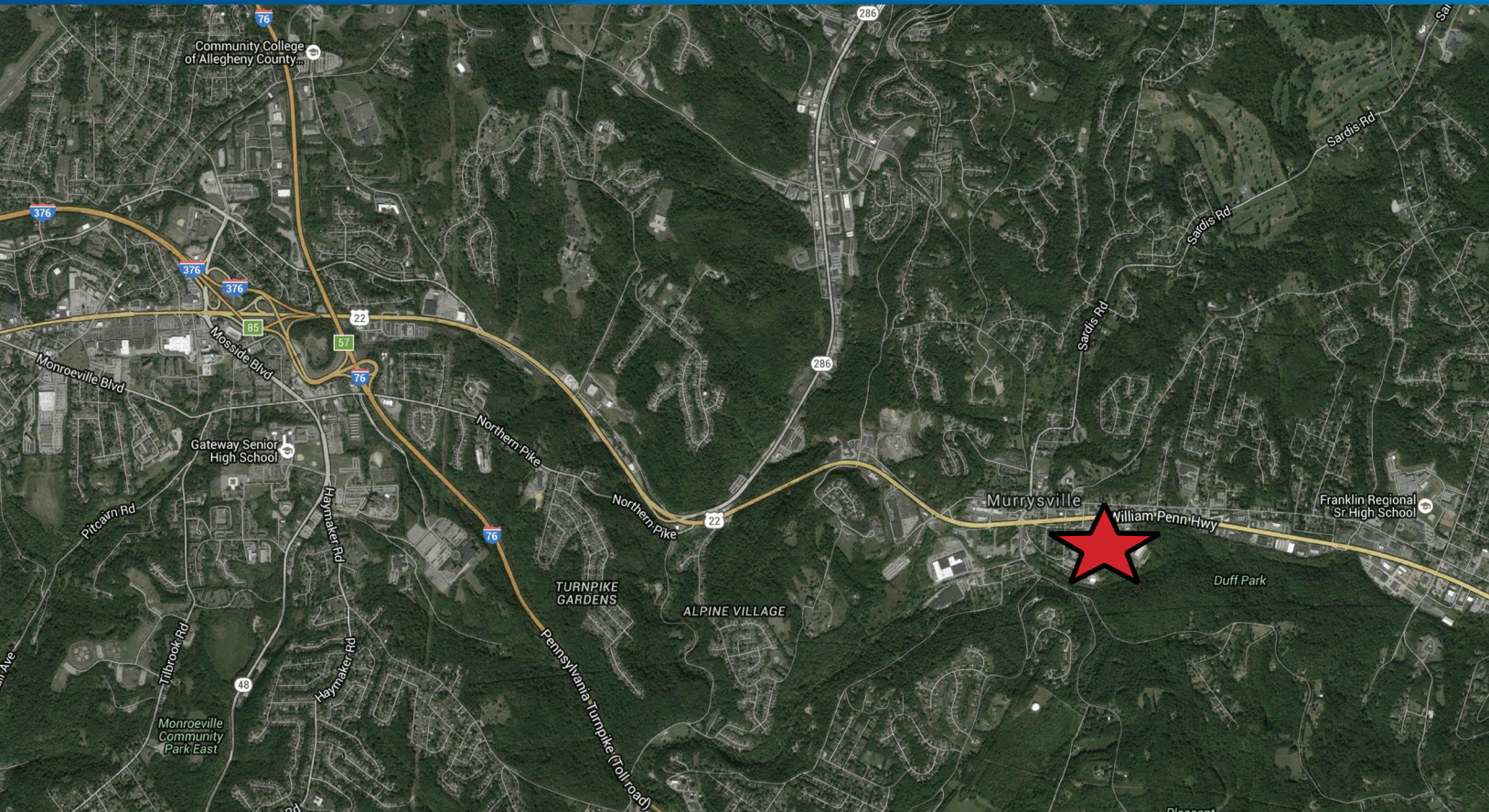
MURRYSVILLE, PA 15668

FOR SALE > PRIME REDEVELOPMENT OPPORTUNITY IN THE HEART OF MURRYSVILLE

# 4001 William Penn Highway

MURRYSVILLE, PA 15668

ASK PRICE: \$4,250,000



Murrysville is a home rule municipality in Westmoreland County. It is centrally located between Monroeville and Greensburg, just 20 miles east of Downtown Pittsburgh. The Murrysville Economic and Community Development Corporation is a private, non-profit 501 (c) 3 which focuses on the Route 22 corridor and business district. Murrysville is located 25 miles west of the Arnold Palmer / Latrobe Airport, which has experienced significant growth in the last few years.

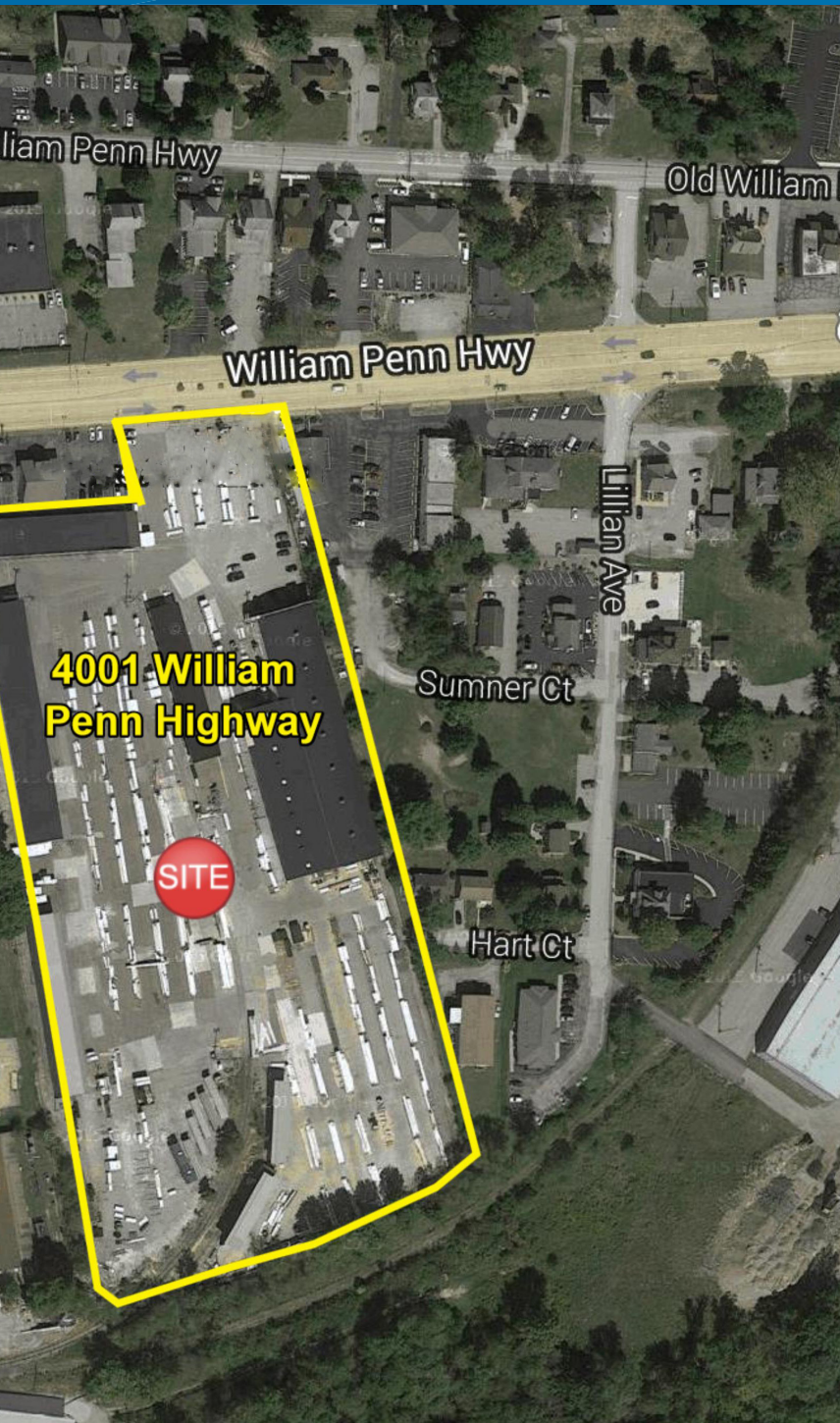
## Important Contact Information

Murrysville Municipal Manager  
Jim Morrison  
724 327 2100 EXT. 106

Building Code Official  
David Jobe  
724 327 2100 EXT. 111

## Property Information

- > +/- 9.33 Acres | Predominantly Level | subdividable
- > Traffic Signal Access
- > Right in Right Out Access to Route 22
- > Zoning: Business District with General Business Overlay
- > Real Estate Tax Info: Tax ID#- 49-14-02-0-095
- > Existing 30,000 SF office / warehouse with several storage sheds
- > Strong demographics in the Monroeville / Murrysville region



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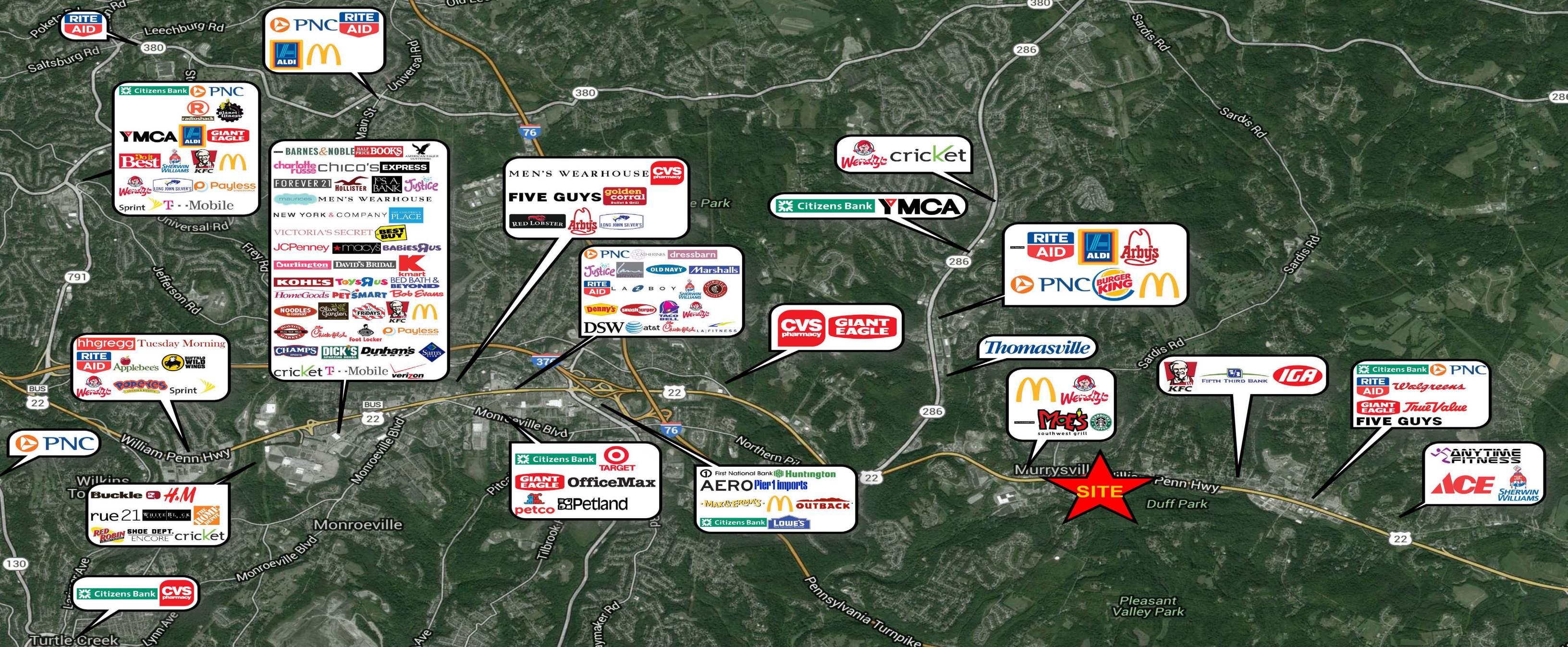
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Property website: surpluspropertyportfolio.com





Average Daily Traffic Counts: William Penn Highway (Route 22) | 20,059

I-376 | 87,724

I-76 | 40,160

Drive Time Demographics

	5 Minutes	10 Minutes	15 Minutes	20 Minutes
Population	15,951	102,490	295,224	613,031
Number of Households	6,674	42,971	130,077	270,158
Average Household Income	\$98,893	\$ 80,223	\$ 66,705	\$ 64,508
Total Employees	12,890	82,869	243,525	521,082
Estimated Total Housing Units	7,039	45,643	142,546	300,566
Median Home Value	\$179,104	\$155,626	\$131,278	\$132,262

The information contained herein has been given to us by the owner of the property or other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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