

700

INDUSTRIAL PROPERTY

**700-730 SECO
MONROEVILLE
BUSINESS PARK**

700-730 - MONROEVILLE BUSINESS PARK

700-730 SECO RD, MONROEVILLE, PA 15146

INDUSTRIAL PROPERTY



LOCATION DESCRIPTION

Monroeville Business Park was built with the office flex user in mind. Some building highlights include a great location, dock high & drive-ins possible throughout the park, multiple tenants and abundant parking with easy truck access from both I-376 and I-76 PA Turnpike.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,937	16,957	49,151
Total Population	4,678	40,709	114,839
Average HH Income	\$70,175	\$67,637	\$65,819

PROPERTY HIGHLIGHTS

- Zoned M-1 (Planned Industrial)
- Dock high and Drive-In Possible
- Healthy tenant mix
- Abundant parking
- 1/4 Mile to I-376 Parkway East
- 1/4 Mile to I-76 PA Turnpike

CLAYTON MORRIS

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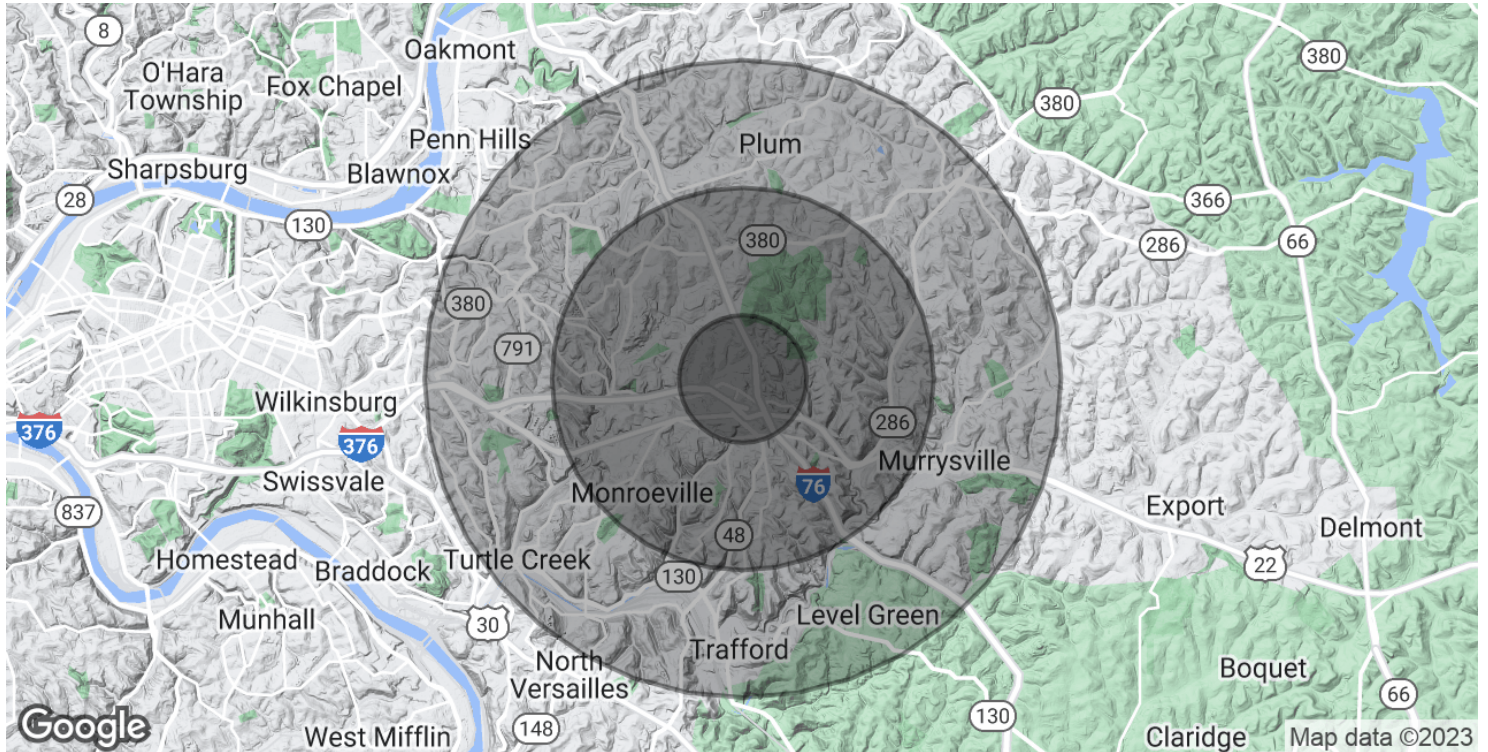
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SAMPSON MORRIS GROUP

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,678	40,709	114,839
Average Age	45.7	43.8	44.0
Average Age (Male)	42.3	41.6	41.8
Average Age (Female)	48.7	45.7	46.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,937	16,957	49,151
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$70,175	\$67,637	\$65,819
Average House Value	\$136,478	\$144,367	\$134,015

* Demographic data derived from 2020 ACS - US Census

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