



OFFICE BUILDING

TRIANGLE LANE

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4101 TRIANGLE LANE, MURRYSVILLE, PA 15632

OFFICE BUILDING



LOCATION DESCRIPTION

Prime Office space located off of Route 22 in Murrysville. Located in Westmoreland County- Easy access to Route 22 & Route 66.

Space can be modified to fit your office needs.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,141	7,463	19,455
Total Population	2,781	19,189	49,762
Average HH Income	\$87,731	\$91,919	\$87,537

PROPERTY HIGHLIGHTS

- Custom Build-out potential
- Zoned B-Business
- Office Park setting

CLAYTON MORRIS

Vice President of Development and Leasing
412.374.1060
cmorris@sampsonmorrisgroup.com

JEFF WEINER

412.373.8900
weiner@weinerrealestate.net

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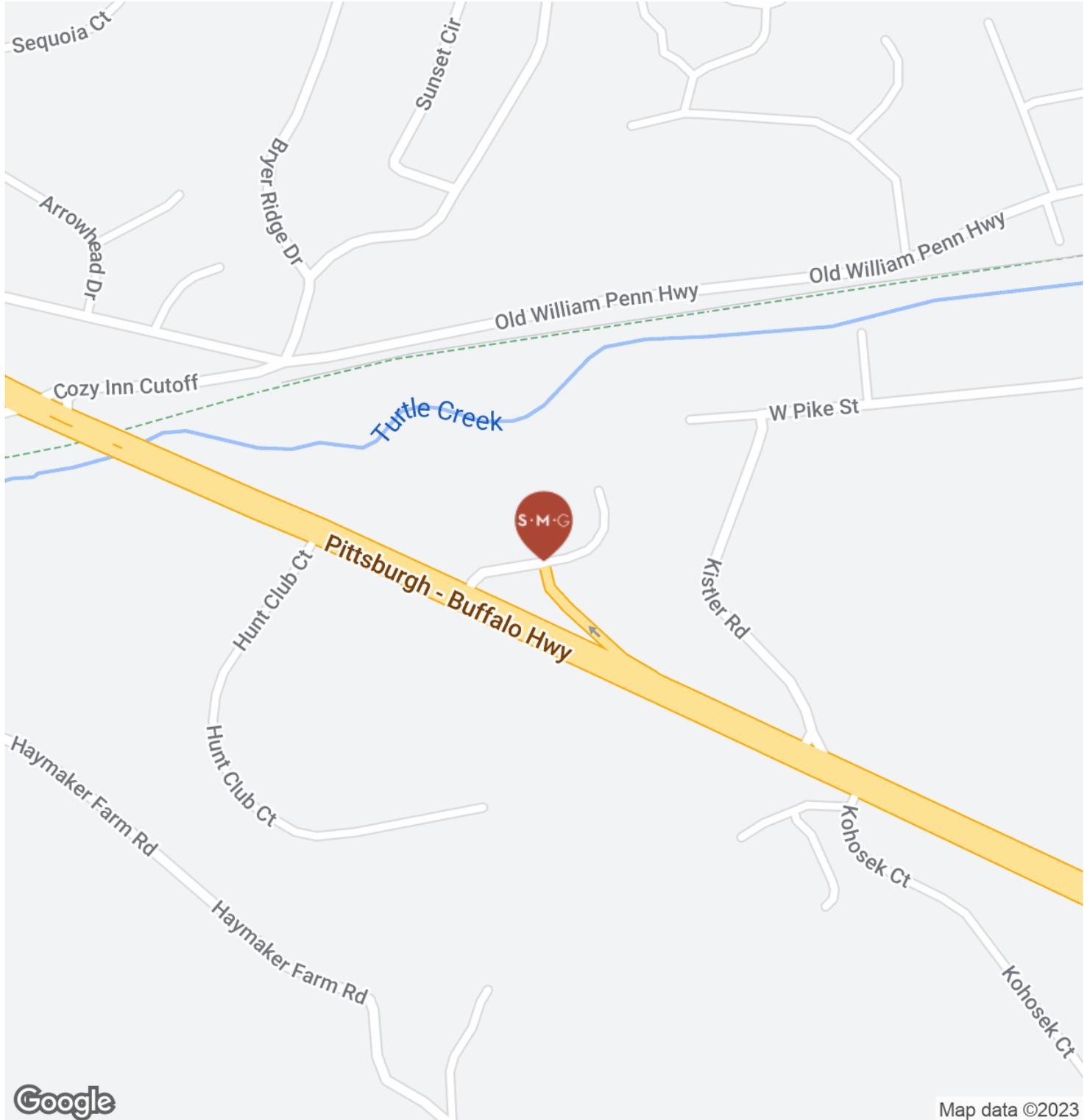
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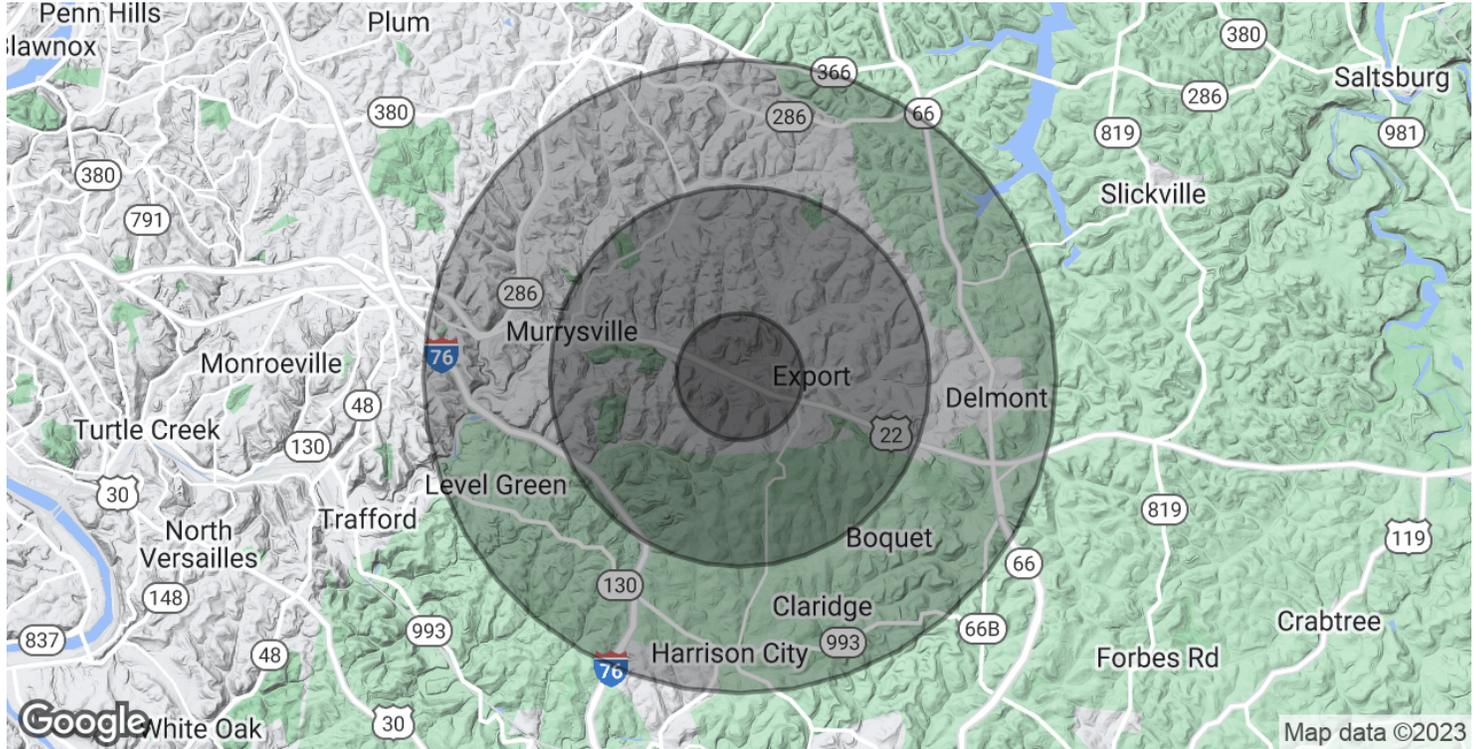
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,781	19,189	49,762
Average Age	45.2	44.4	44.4
Average Age (Male)	43.4	42.3	42.7
Average Age (Female)	46.6	45.8	45.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,141	7,463	19,455
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$87,731	\$91,919	\$87,537
Average House Value	\$268,926	\$269,991	\$247,881

* Demographic data derived from 2020 ACS - US Census

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