



INDUSTRIAL PROPERTY

# 510 SECO ROAD



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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	1,839	16,807	47,660
Total Population	4,468	40,620	111,667
Average HH Income	\$70,738	\$68,431	\$66,653

## 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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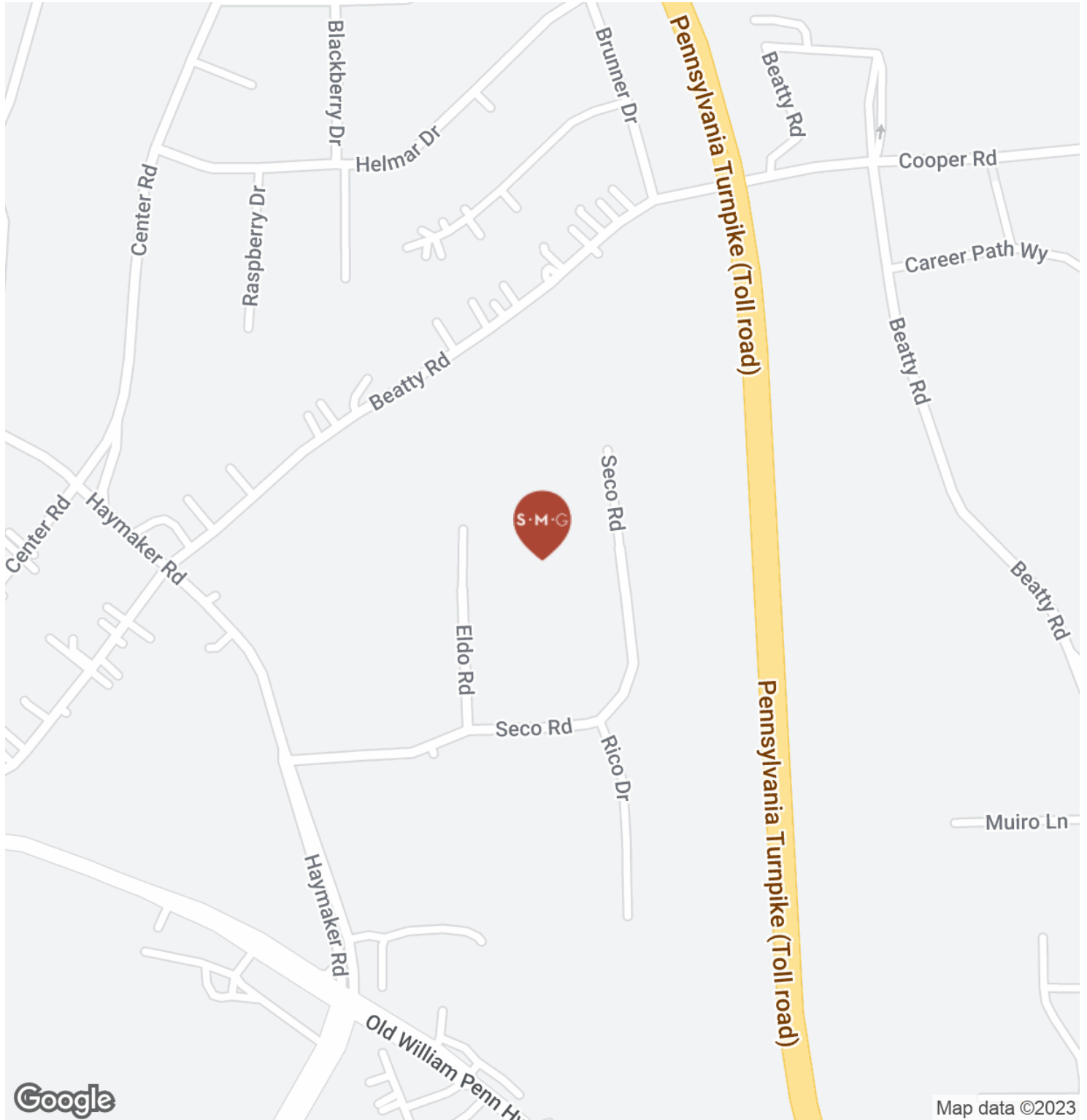
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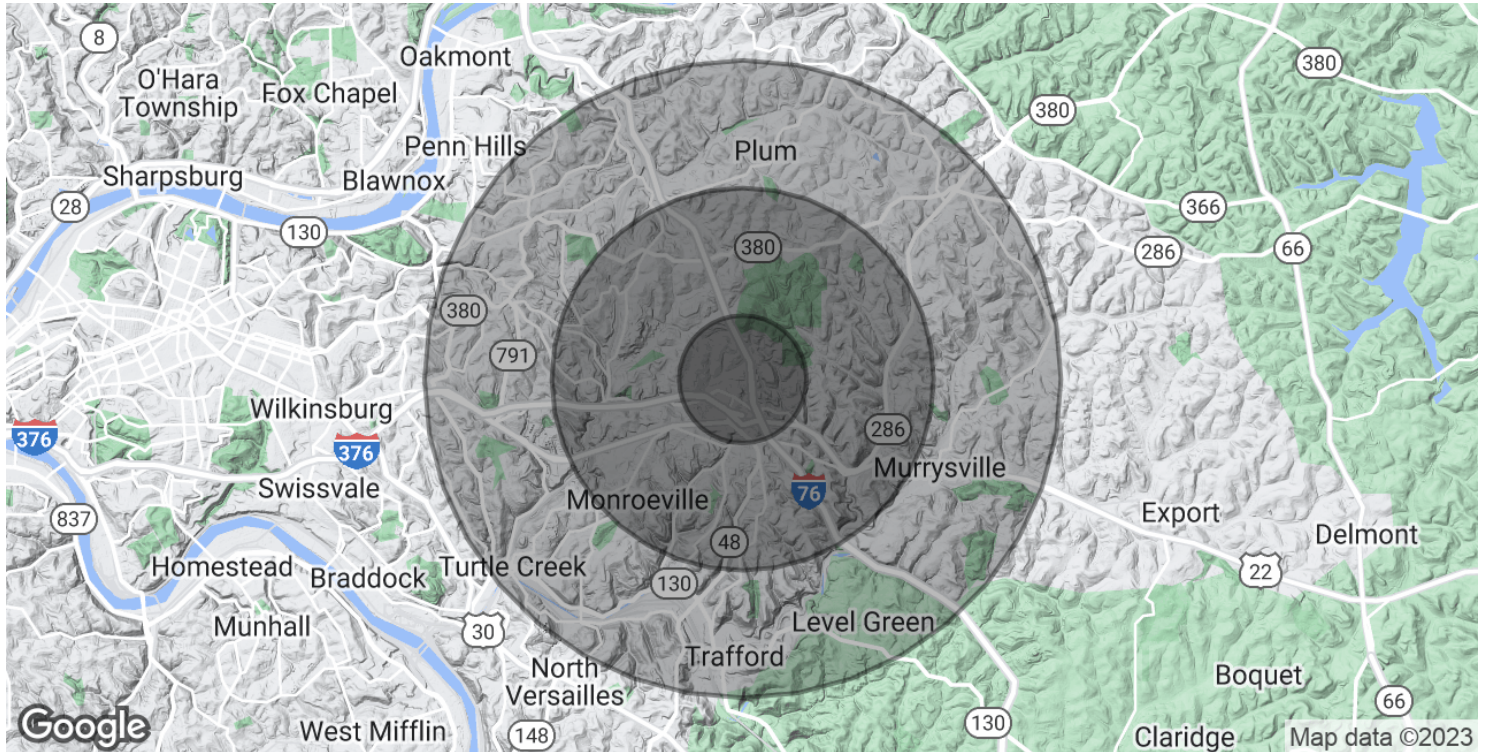
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,468	40,620	111,667
Average Age	45.8	43.7	44.0
Average Age (Male)	42.5	41.6	41.9
Average Age (Female)	48.6	45.6	46.1

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,839	16,807	47,660
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$70,738	\$68,431	\$66,653
Average House Value	\$136,554	\$143,960	\$136,185

\* Demographic data derived from 2020 ACS - US Census

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