



INDUSTRIAL PROPERTY

600 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	2 MILES	3 MILES
Total Households	2,245	8,905	20,090
Total Population	4,567	17,173	42,008
Average HH Income	\$74,830	\$69,376	\$76,814

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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SAMPSON·MORRIS GROUP

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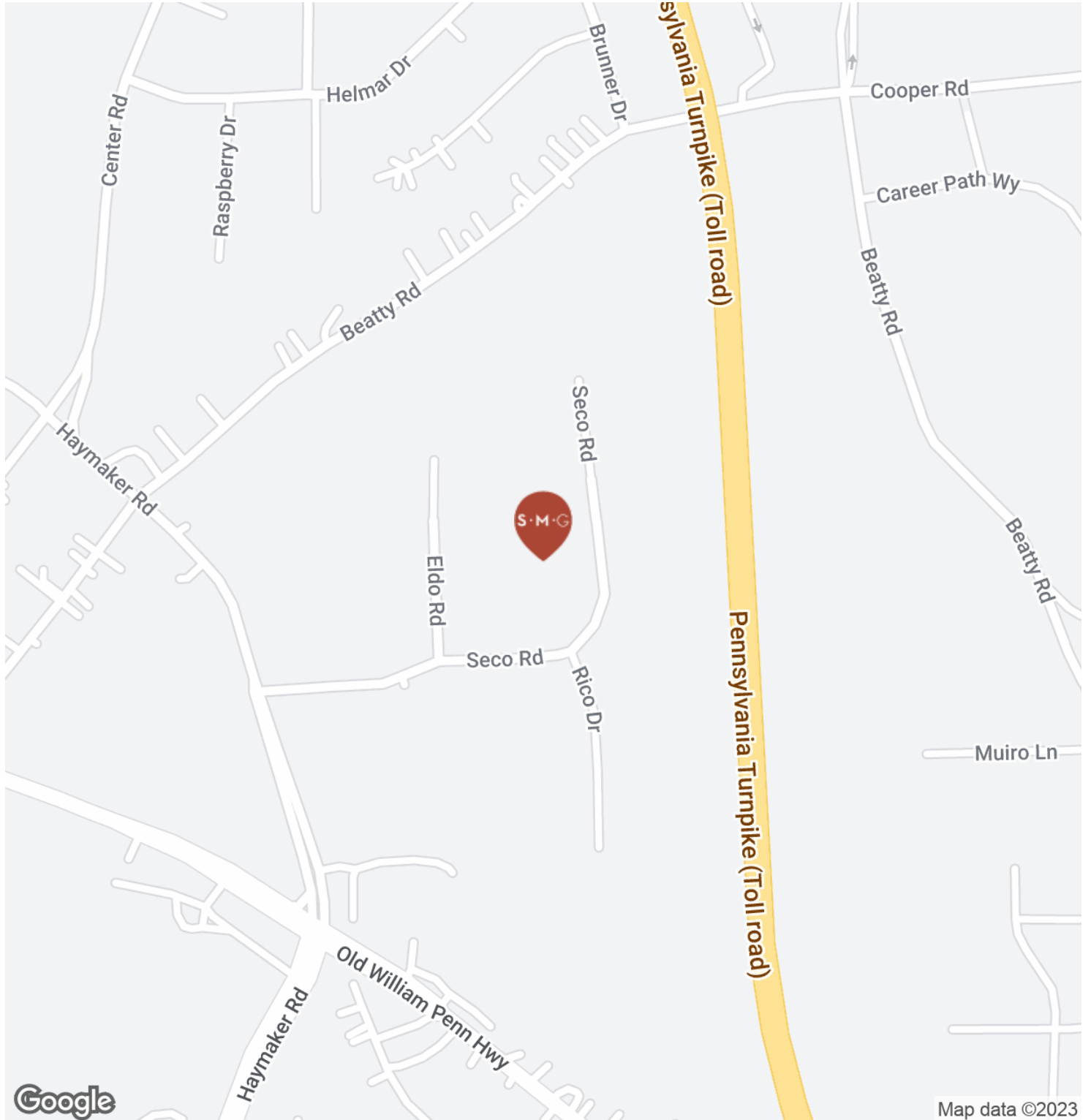
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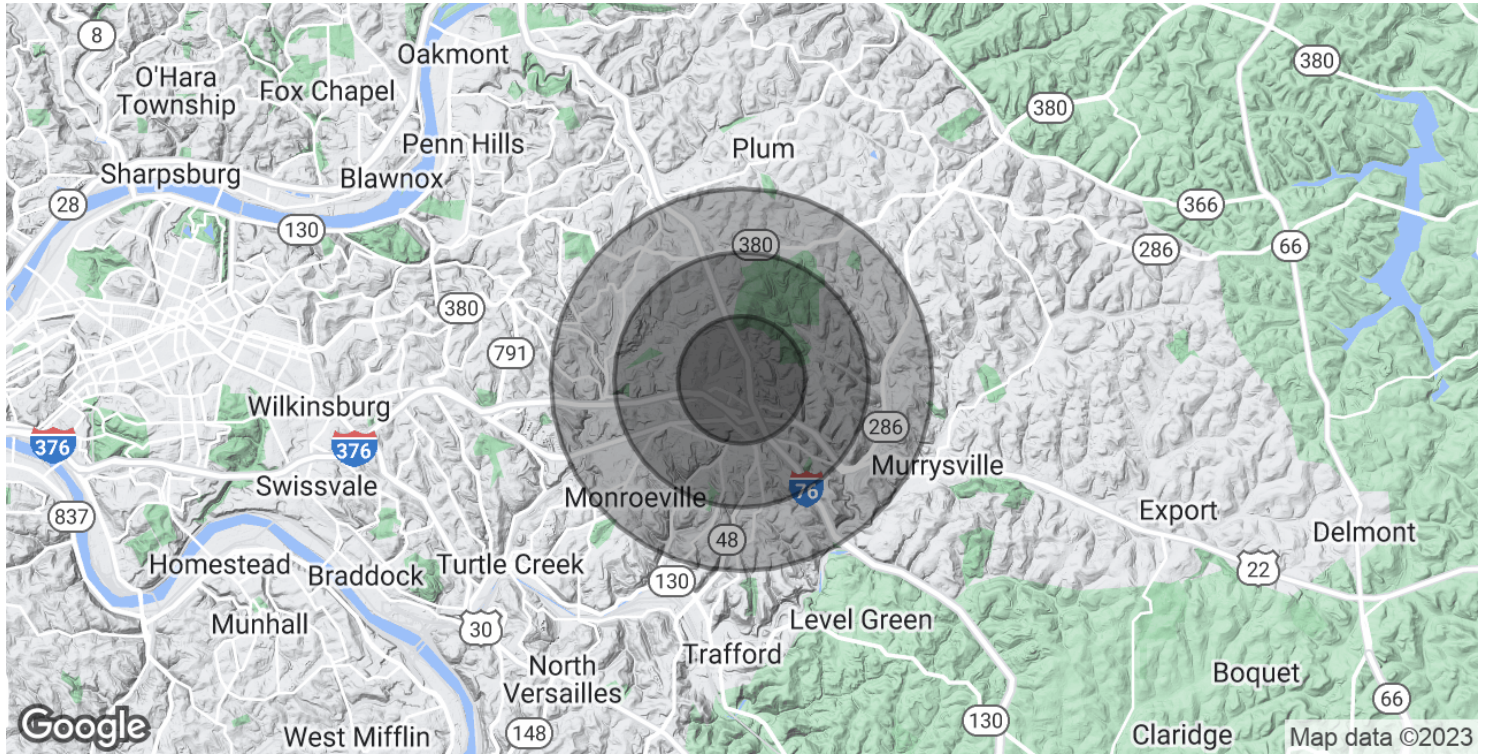
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POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	4,567	17,173	42,008
Average Age	49.2	46.1	45.4
Average Age (Male)	46.8	43.6	43.1
Average Age (Female)	50.5	48.2	47.5

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	2,245	8,905	20,090
# of Persons per HH	2.0	1.9	2.1
Average HH Income	\$74,830	\$69,376	\$76,814
Average House Value	\$140,770	\$137,741	\$150,385

* Demographic data derived from 2020 ACS - US Census

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