



INDUSTRIAL PROPERTY

9000 RICO DRIVE

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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	1,885	16,962	48,633
Total Population	4,526	40,764	113,688
Average HH Income	\$70,059	\$67,885	\$66,111

PROPERTY HIGHLIGHTS

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

CLAYTON MORRIS

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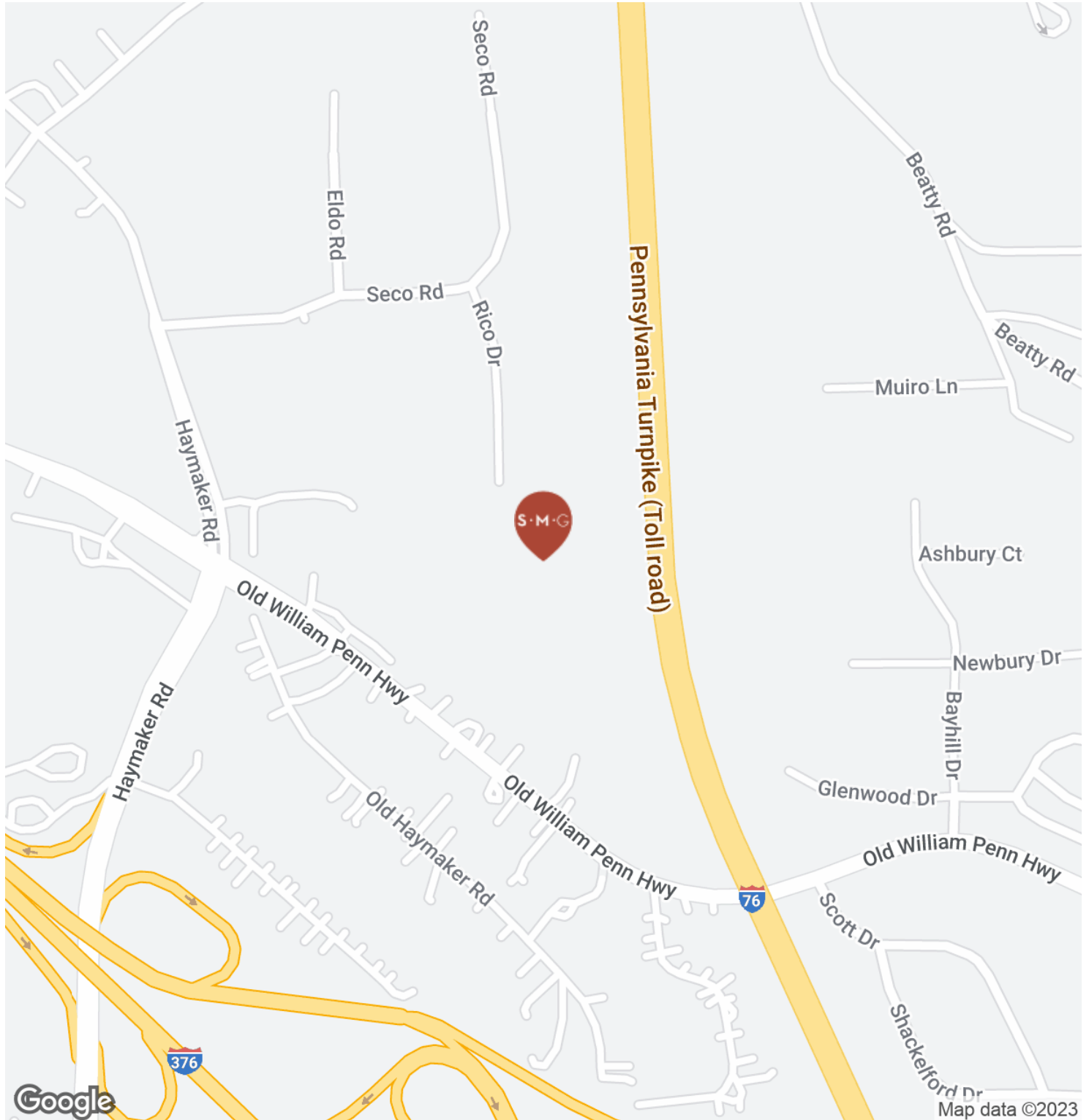
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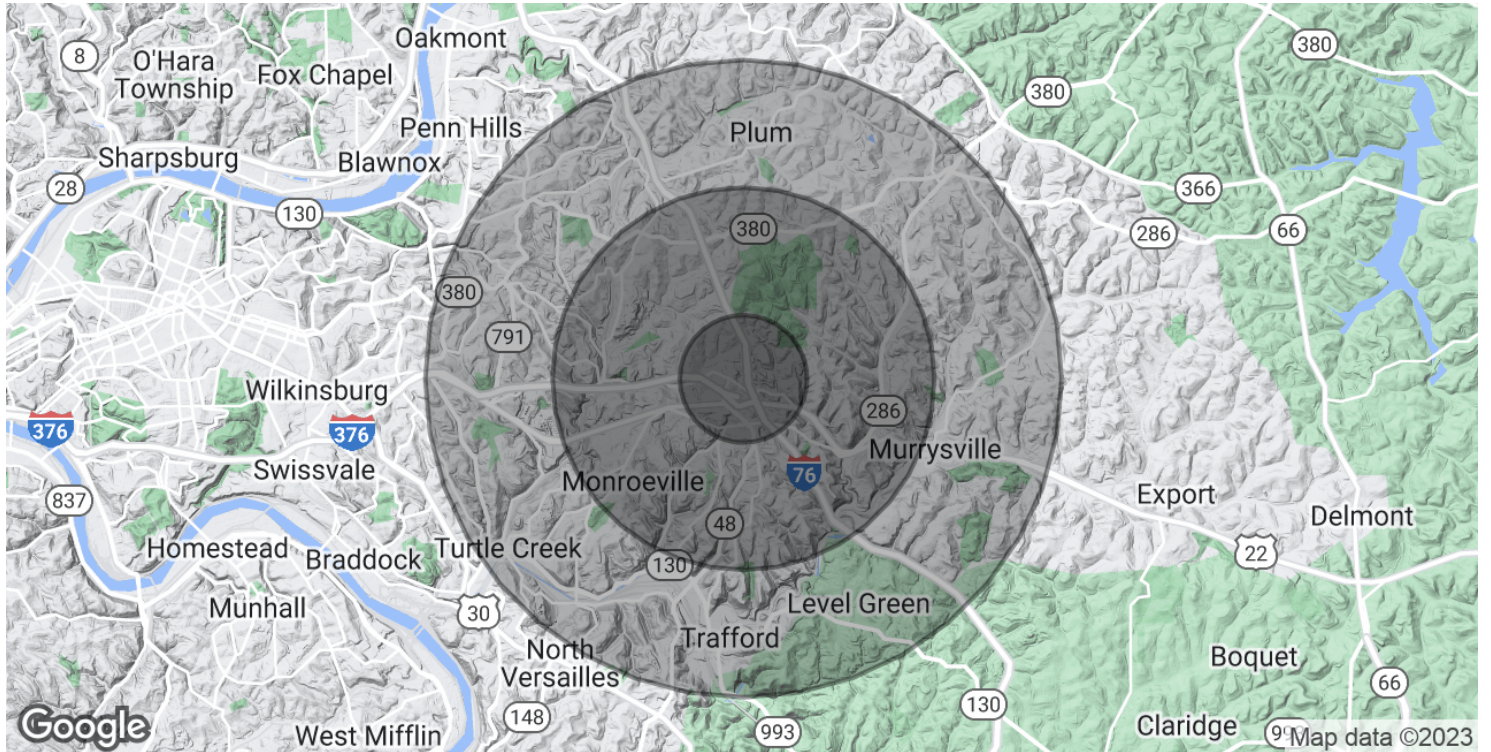
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,526	40,764	113,688
Average Age	45.9	43.8	44.0
Average Age (Male)	42.4	41.6	41.9
Average Age (Female)	49.1	45.7	46.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,885	16,962	48,633
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$70,059	\$67,885	\$66,111
Average House Value	\$137,541	\$144,752	\$134,837

* Demographic data derived from 2020 ACS - US Census

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