

## **Norwin Hills Shopping Center**

8775 Norwin Avenue  
Irwin, PA 15642

Leasing Agent

**Sam Cooper**

Lamar Companies

365 South Street

Morristown, NJ 07960

888.797.1472

**scooper@lamarco.com**

**Property ID: 12881**



## Norwin Hills Shopping Center

8775 Norwin Avenue  
Irwin, PA 15642

### Details

County: Westmoreland  
Type: Neighborhood  
Built: 1980  
Renovated: 1995  
Parking Spaces: 1164

### Sam Cooper

Lamar Companies  
365 South Street  
Morristown, NJ 07960  
888.797.1472 (phone)  
973.285.9236 (fax)  
scooper@lamarco.com



[Demographics \(available online, click here\)](#)

[Area Map \(available online, click here\)](#)

## Comments

### The Center

Norwin Hills is a "U" shaped neighborhood shopping center with four pad sites. The center was constructed in three main phases beginning in 1980, with the final phase completed in 1995. The center is located approximately 20 miles southeast of Pittsburgh, at an exit off the Pennsylvania Turnpike (I-76) and directly off of US Route 30. Irwin is experiencing significant residential growth with several hundred single family homes currently under construction directly adjacent to the center.

### Property Location and Description

This property is located on the southern side of Norwin Avenue and US Route 30 in the City of Irwin, County of Westmoreland, State of Pennsylvania and consists of 25.1092 acres.

### Zoning:

Norwin Hills Shopping Center is zoned C-1.

### Parking Lot:

The paved parking lot contains 1,164 spaces including 43 ADA accessible parking spaces.

Aggressive rent

Incentives offered - free rent

Please see the Supplemental Documents section below for additional material pertaining to this property.

## Tenants

ADP Dental	<b>Aldi Foods</b>	APS Healthcare	Attorney Kober
Beer, Bets and Butts	Children's Institute	China House	Commercial Bank
Cristo Bello Spa	D. Michael Hair Salon	Digestive Care Consultants	Dollar or Less
Don Walter Kitchens	Dr. Zielke	Eckerd Drug	<b>Galaxy Fitness</b>
GNC	Goodwill Industries	Green Mango's	H & R Block
Habitat for Humanity ReStore	HP Business Partners	Lifeline Sleep	Mail Priority

Michel P. Toret  
Radio Shack  
Vargo's Hallmark

Miracle Ear  
Regis Corporation  
Westmoreland Health Group

Norwin Hills Medical Center  
Sherwin Williams  
Wilmore Jewelers

PNC Bank  
Subway  
Your Family Eye Dr.

## Vacancies

800 square ft  
7,200 square ft

1,194 square ft  
24,963 square ft

2,000 square ft  
31,400 square ft

5,840 square ft

**Tenants Roster**

Norwin Hills Shopping Center

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Storetrax ID: 12881

ID#	TENANT	SF	RATE
1	Commercial Bank	3000	
2	Vacant	24963	
3	Aldi Foods	20000	
4	Children's Institute	9398	
5	Cristo Bello Spa	3810	
6	Green Mango's	3810	
7A	Attorney Kober	400	
7	Wilmore Jewelers	1700	
8	Vacant	31400	
9	Vacant	800	
10	Regis Corporation	1200	
11	Vargo's Hallmark	3600	
12	GNC	3000	
13	Vacant	7200	
14A	Norwin Hills Medical Center	35000	
14C	Eckerd Drug	15025	
14D	Habitat for Humanity ReStore	8642	
15	Galaxy Fitness	15237	
16	PNC Bank	3800	
18	Goodwill Industries	15000	
19-20	Vacant	5840	
21	Don Walter Kitchens	2000	
22	Radio Shack	2000	
23	Vacant	2000	
24	HP Business Partners	2000	
25	Dollar or Less	2000	
26	D. Michael Hair Salon	1980	
27	H & R Block	1360	
28	Your Family Eye Dr.	1380	
29	Mail Priority	990	
30	China House	990	
31	Sherwin Williams	4000	
32	Beer, Bets and Butts	1874	
33	Subway	1874	
100	ADP Dental	5000	
101	Westmoreland Health Group	1180	
103	APS Healthcare	2550	
107	Michel P. Toret	1194	
108	Lifeline Sleep	2100	
109	Vacant	1194	
112	Miracle Ear	800	
113	Digestive Care Consultants	1700	
114	Dr. Zielke	1800	