

Thorn Run Crossing

1134-1136 Thorn Run Road, Coraopolis, PA 15108 (Moon Township)

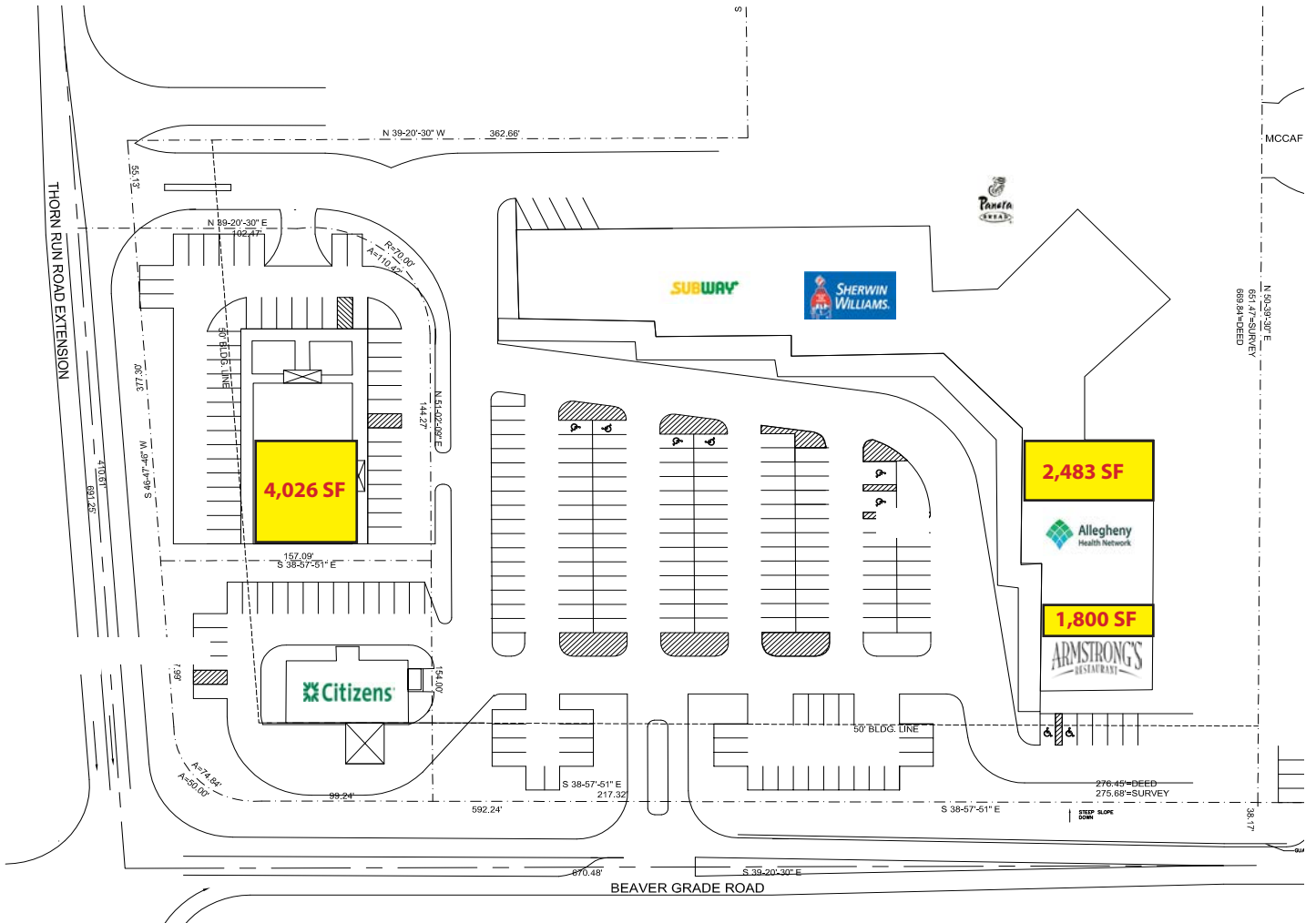


Available Premises

- 1,800 SF
- 2,483 SF
- 4,026 SF

Property Highlights

- Conveniently located at the intersection of Beaver Grade Road and Thorn Run Road, just off the Thorn Run Road exit of Business Route 376
- Co-tenants include Bruegger's Bagels, Citizen's Bank, Nerds to Go, Kip's Ice Cream, Subway, Sports Clips, Suburban Dry Cleaners, Curry Mouth Caribbean Restaurant, Sherwin Williams, Limitless Chiropractic, Pizza Bella, Frames & More, Elite Nails & Tan, Nova Care Rehab, DaVita Dialysis, Heritage Valley Medical Group, and Armstrong's Restaurant



TENANTS

Available	4,026 SF	Limitless Chiropractic	2,018 SF
Bruegger's Bagels	2,000 SF	Pizza Bella	1,312 SF
Citizen's Bank	2,900 SF	Frames & More	2,113 SF
Nerds to Go	642 SF	Elite Nails & Tan	1,174 SF
Kip's Ice Cream	756 SF	Nova Care Rehab	3,932 SF
Subway	1,000 SF	DaVita Dialysis	6,707 SF
Sports Clips	1,444 SF	Available	2,483 SF
Suburban Dry Cleaners	1,000 SF	Heritage Valley Medical Group	4,000 SF
Curry Mouth Caribbean Restaurant	1,446 SF	Available	1,800 SF
Sherwin Williams	4,340 SF	Armstrong's Restaurant	4,000 SF



AREA AVERAGE DAILY TRAFFIC			
Thorn Run Road @ Beaver Grade Road	10,732		
DEMOGRAPHICS			
	1-MILE	3-MILES	5-MILES
Population:	4,470	32,632	70,019
Avg. HH Income:	\$110,119	\$115,013	\$115,995

For more information please contact:

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