

## Thorn Run Crossing

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

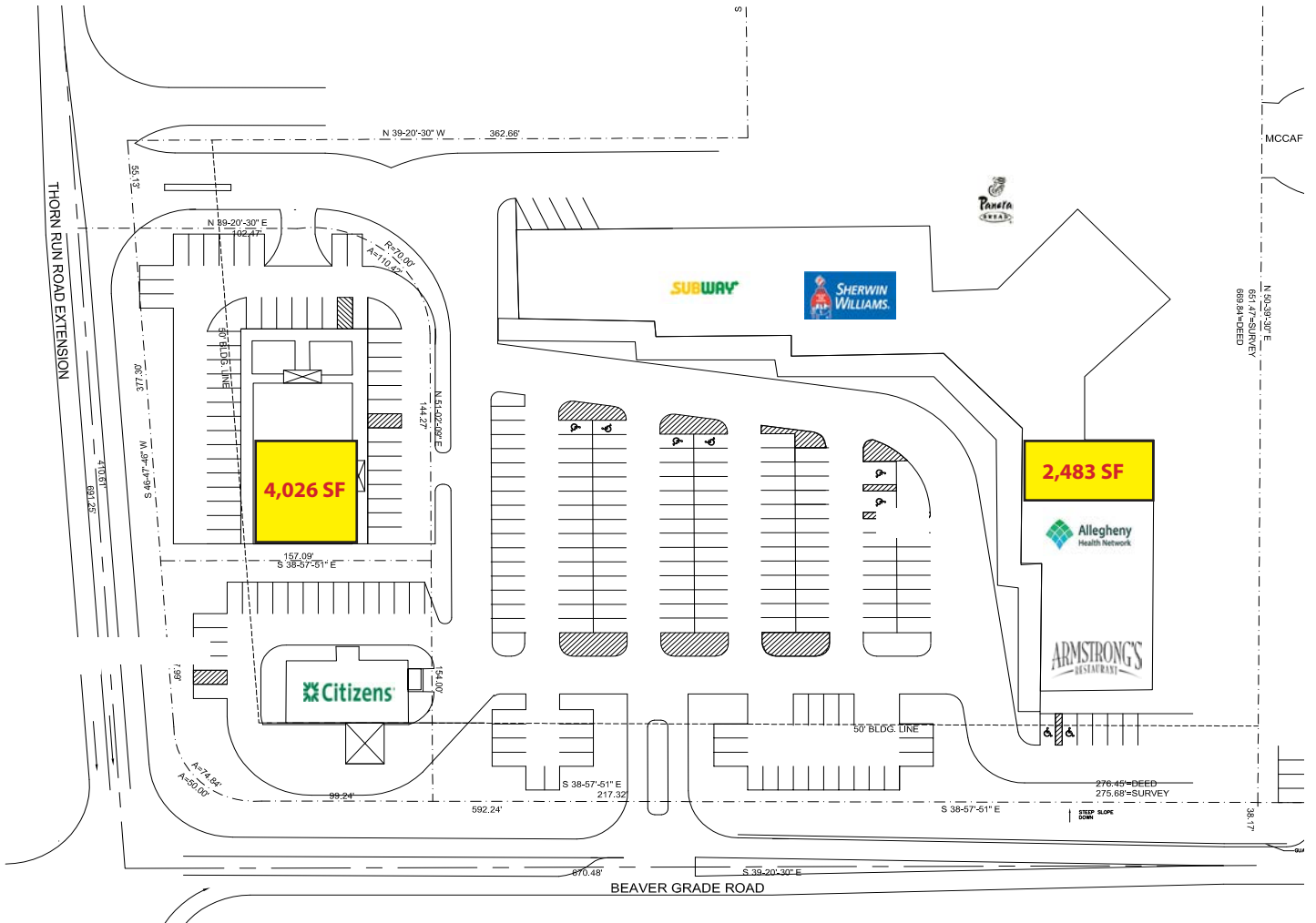


### Available Premises

- 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, Kip's Ice Cream, Edward Jones, Subway, Sports Clips, Suburban Dry Cleaners, Hunan, Sherwin Williams, Limitless Chiropractic, Pizza Bella, Frames & More, Elite Nails & Tan, Nova Care Rehab, DaVita Dialysis, Heritage Valley Medical Group, 3 Minute Fitness, and Armstrong's Restaurant



## TENANTS

<b>Available</b>	<b>4,026 SF</b>	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
Kip's Ice Cream	642 SF	Elite Nails & Tan	1,174 SF
Edward Jones	756 SF	Nova Care Rehab	3,932 SF
Subway	1,000 SF	DaVita Dialysis	6,707 SF
Sports Clips	1,444 SF	<b>Available</b>	<b>2,483 SF</b>
Suburban Dry Cleaners	1,000 SF	Heritage Valley Medical Group	4,000 SF
Hunan	1,587 SF	3 Minute Fitness	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
NET CHARGES			
Total Net Charges	\$7.36/SF		
(CAM - \$3.76/SF; Taxes - \$3.34/SF; Insur - \$0.26/SF)			

For more information please contact:

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