

RETAIL OPPORTUNITY  
**FOR SALE**



3964 WILLIAM PENN HWY. (ROUTE 22), MONROEVILLE, PA 15146

**ASKING PRICE: \$1,100,000**



**PROPERTY FEATURES:**

- **First time offered for Sale - Former Ralph's Army Surplus Store**
- 4,100 ± SF on 0.36 acres in the heart of Monroeville
- Located at the traffic signal of Route 22 (William Penn Hwy) & Duff Road
- Extremely busy intersection with over 30,000 vehicles daily and an additional 10K+ from Duff Road (opposite intersection)
- Great Visibility and easy access
- On-site Parking for 20 plus vehicles plus 4 deeded spaces at Sheetz



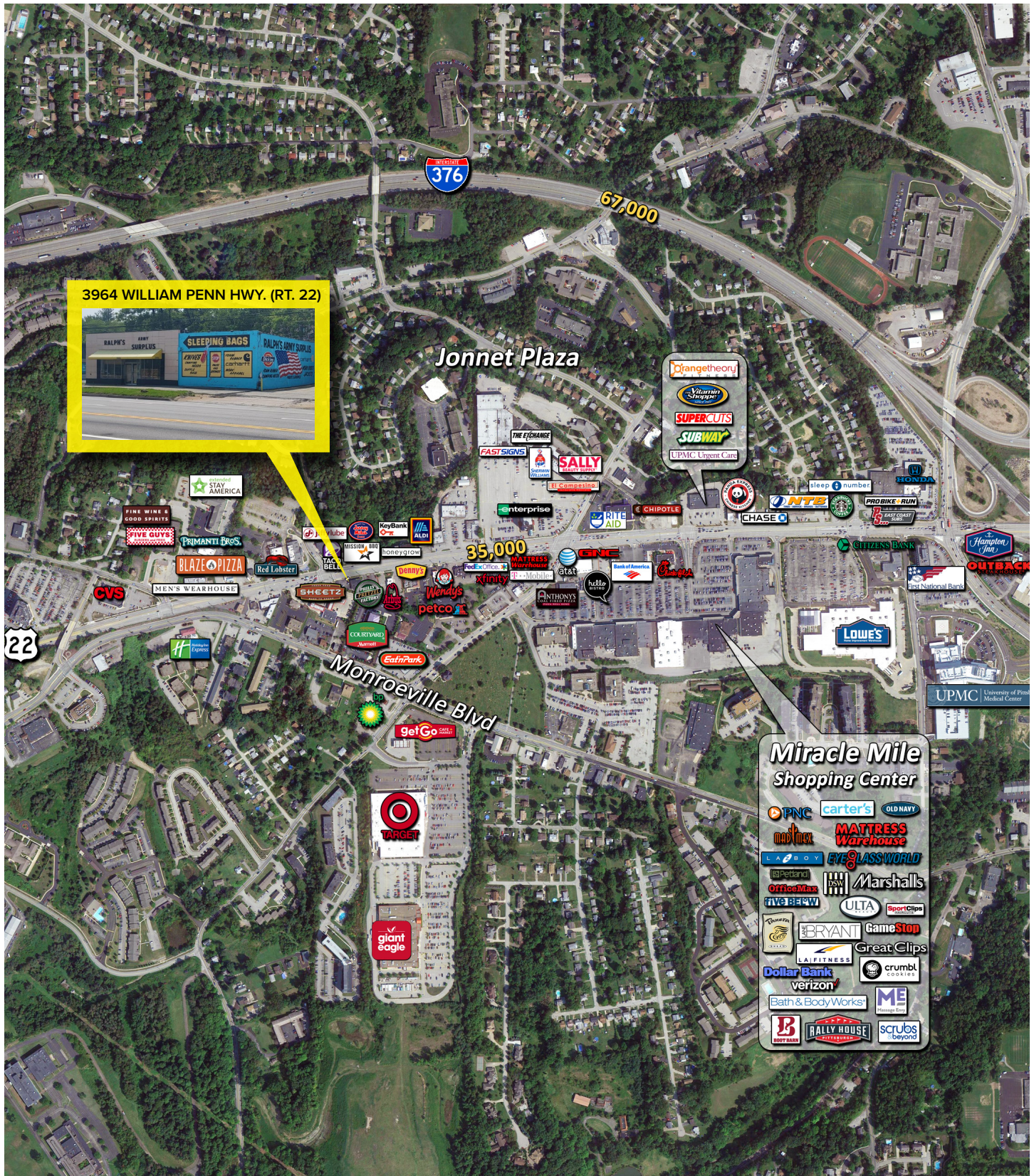
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**HANNA COMMERCIAL REAL ESTATE**  
11 STANWIX ST., SUITE 1024  
PITTSBURGH, PA 15222  
[HANNACRE.COM](http://HANNACRE.COM)

All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental, or other conditions, prior sale lease, financing or withdrawal without notice. Hanna Commercial will make no representation, and assume no obligation, regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property.





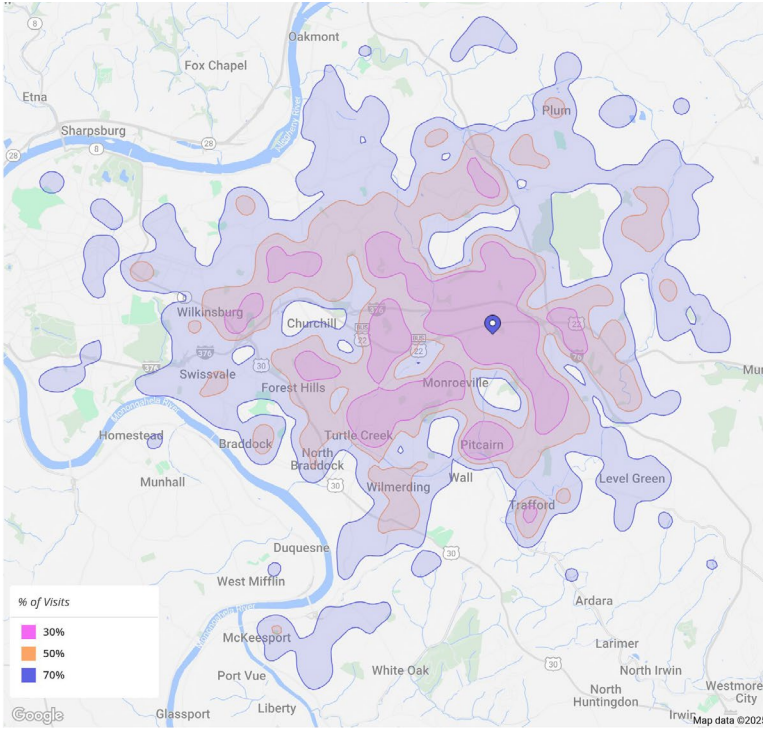
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## VISIT TRENDS *within 500 ft* (PLACER.AI)



Visits	1.7M
Visitors	408K
Visit Frequency	4.22
Avg. Dwell Time	53 min

30 % of Visits 50 % of Visits 70 % of Visits

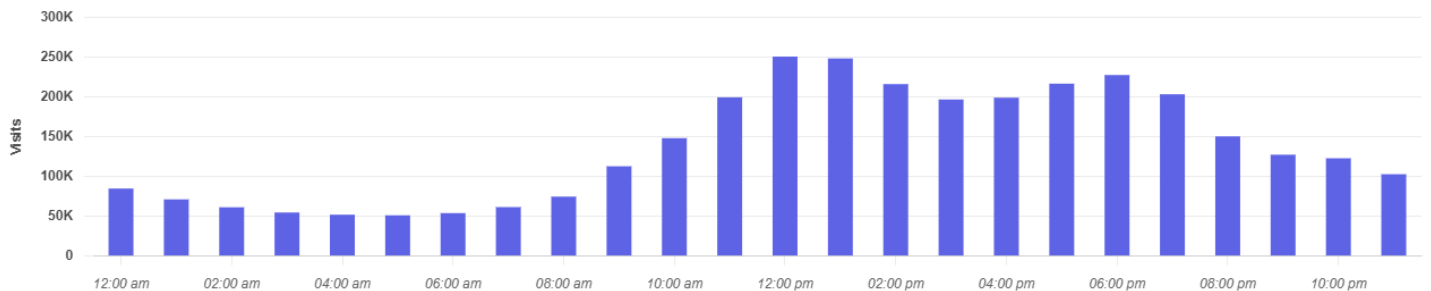
### Overview

Population	38,100	102,092	229,237
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## DAILY VISIT TRENDS



## HOURLY VISIT TRENDS



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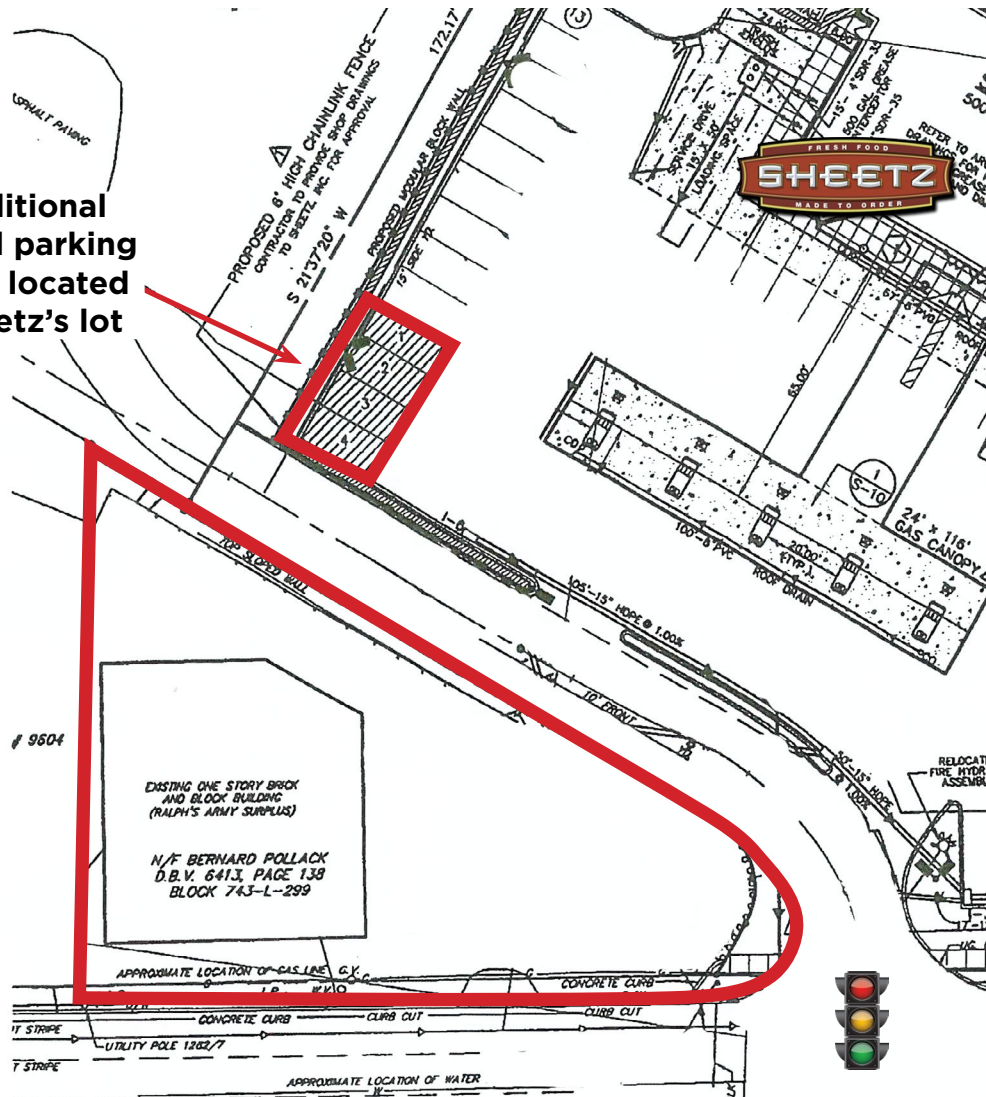
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**4 additional  
deeded parking  
spaces located  
in Sheetz's lot**



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