

THE SHOPPES AT FAIRMONT SQUARE
PRIME CLASS A OFFICE
SPACE FOR LEASE
LIMITED OFFICE STILL AVAILABLE

101 FOWLER RD
WARRENDALE, PA 15086
ROUTE 19 PERRY HIGHWAY

The Shoppes at Fairmont Square

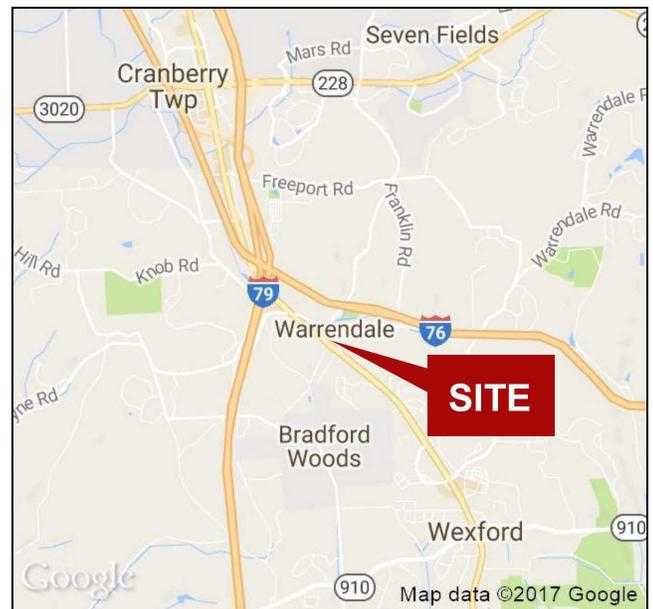


NOW OPEN

Property Features

- CLASS A OFFICE SPACE
- 1ST FLOOR LEASED
- 2ND FLOOR 1,553 S/F AVAILABLE
 - LEASABLE SPACE DIVISIBLE
- JOIN NAPA PRIME STEAKHOUSE
- MINUTES TO I-79 & I-76
- SURROUNDED BY AFFLUENT SUBURBS
- RT19 (PERRY HWY) VISIBILITY

BROKER PROTECTED



Demographics

	1 mi radius	3 mi radius	5 mi radius
Population	2,368	29,418	79,254
Average HH Income	\$144,749	\$169,212	\$146,580

Traffic count: 2012 (25,000 VPD)

Contact Information:

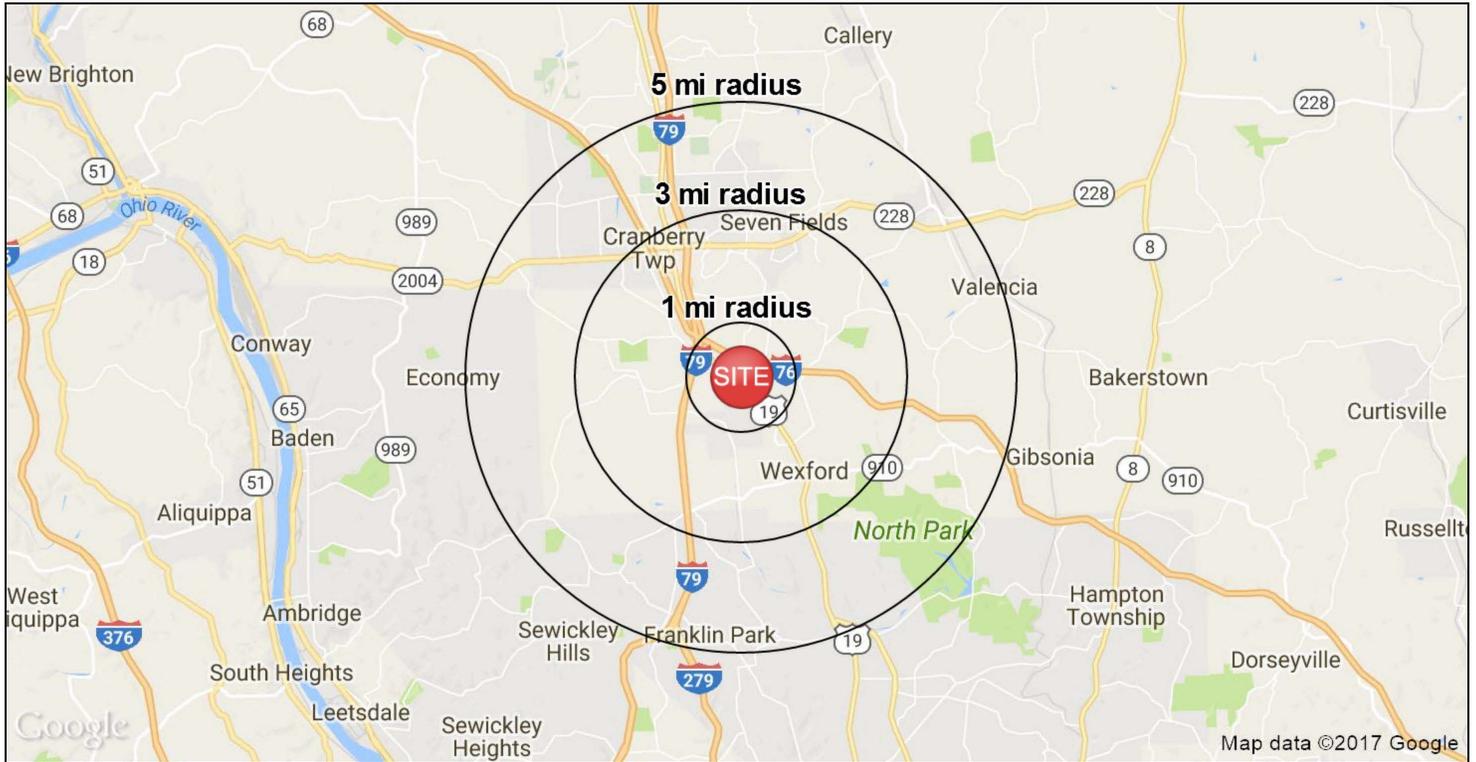
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Population	1 Mile	3 Miles	5 Miles
Estimated Population (2016)	2,368	29,418	79,254
Median Age	39.6	38.4	39.4
Female Median Age	39.8	38.8	40.3
Male Median Age	39.4	38.0	38.6
Households & Income			
Estimated Households (2016)	917	11,079	30,416
Average Household Size	2.6	2.6	2.6
Estimated Average Household Income	\$144,749	\$169,212	\$146,580
Owner-Occupied Median Home Value (2010)	\$243,878	\$278,667	\$257,545
Race (%)			
White	91.5%	90.8%	90.7%
Black or African American	1.6%	1.6%	1.5%
American Indian or Alaska Native	0.3%	0.1%	0.1%
Asian	4.1%	5.7%	6.1%
Hawaiian or Pacific Islander	0.2%	-	-
Other Race	0.6%	0.4%	0.4%
Two or More Races	1.7%	1.4%	1.3%
Ethnicity			
Hispanic or Latino Population	3.1%	2.6%	2.3%