

**H. WAYNE WEINSTEIN, INC.**

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*Commercial Real Estate*

**9725 LINCOLN HIGHWAY  
IRWIN, PA 15642**

- PROPERTY OFFERED:** Dunkin' Donuts Facility. Dunkin' Donuts Is Replacing Their Facility With A Larger Modern Facility With A Drive-Thru.
- PRICE:** \$325,000
- SITE SPECIFICATIONS:** Irregular Shape Site On Northwest Corner of Route 30 & 10<sup>th</sup> Street. This Is The Far Side Of A Traffic Light. The Site Is About 12,000 Square Feet Of Land With 170 Feet Of Frontage On Route 30.
- SITE IMPROVEMENTS:** There Is A Building Of Approximately 2,100 Square Feet, 70 Feet Long & 30 Feet Deep. The Front And One Side Are Glass. The Balance Of The Site Is Paved And There Are 18 Parking Spaces. There Is A Right Turn In And Right Turn Out Entrance On Route 30, Close To The Intersection, And There Are 2 Full In And Out Curbcuts, One On Route 30 And One On 10<sup>th</sup> Street.
- TAXES:** The Real Estate Taxes On This Property Are Currently \$5,050.00.
- AREA DESCRIPTION:** This Is A Dynamic, Growing Area With High Traffic. There Are Several Shopping Centers And Many Frontage Users. Some Of The Larger Facilities Are Kohls, Target, Walgreen's, Giant Eagle, etc.. Being Built In The Near Future Are Several Hotels And A Wal-Mart. There Is A PA Turnpike Interchange About One Half Mile East Of This Site.

**DO NOT CONTACT PRESENT OCCUPANT OR EMPLOYEES.**

H. Wayne Weinstein, Inc. and/or Its Agents Shall  
Not Be Liable For Any Inaccurate Information Herein.