

LEASE RETAIL/OFFICE

139 S. PENNSYLVANIA AVENUE GREENSBURG, PA 15601



HIGHLIGHTS

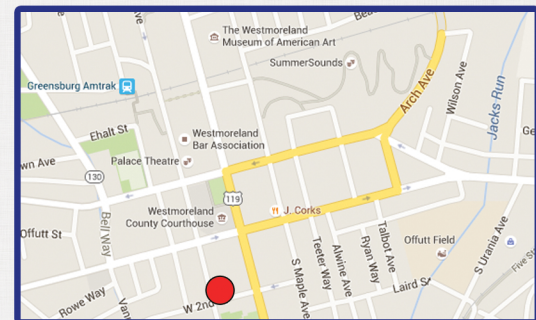
- Located in the heart of Downtown Greensburg in the Historic Shopping District
- Mix of office space and retail available. Aggressive build to suit options with longer term lease
- Close proximity to various public parking lots
- Open floor plan with ability to add windows on ground floor
- Traffic Count: 2,076 +/- vehicles per day
- Walk Score: Very Walkable (86)
- Size of building: 3,000 +/- square feet
 - Space Available: 315-3,000 +/- square feet

ASKING PRICE:

\$8-15 per square foot + utilities

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2022 Population	13,331	44,048	71,507
Avg. HH Income	\$54,292	\$71,030	\$72,634



PRC
COMMERCIAL

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