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RE/MAX SELECT REALTY

400 Broad Street, Suite 2006,
Sewickley, PA 15143

COMMERCIAL DEVELOPMENT OPPORTUNITY

119 WILLOW CROSSING ROAD, GREENSBURG, PA 15601



PRESENTED BY:

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DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from RE/MAX Select Realty and it should not be made available to any other person or entity without the written consent of RE/MAX Select Realty.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence.

The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to RE/MAX Select Realty.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation.

RE/MAX Select Realty has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, RE/MAX Select Realty has not verified, and will not verify, any of the information contained herein, nor has RE/MAX Select Realty conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein.

Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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PROPERTY INFORMATION

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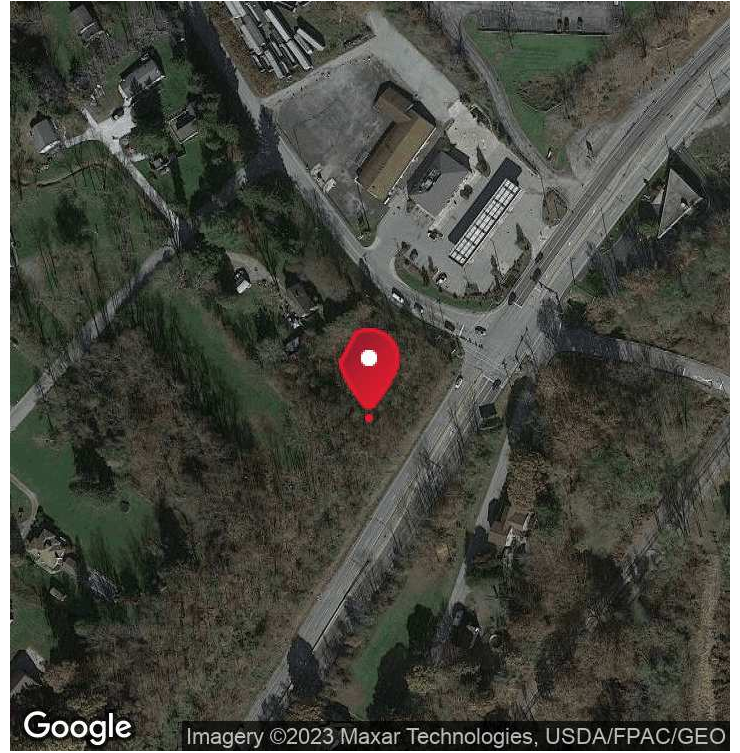
EXECUTIVE SUMMARY

AERIAL PHOTOS

AERIAL PHOTOS

AERIAL PHOTOS

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$595,000
Lot Size:	1.14 Acres
Price / Acre:	\$521,930
Zoning:	Local Commercial
Market:	Pittsburgh
Submarket:	Greensburg

PROPERTY OVERVIEW

Development opportunity on a 1.14-acre corner lot along Route 119 in Greensburg, PA 15601. This parcel is positioned for great visibility and traffic count. Access to traffic lights and all public utilities available. The "Local Commercial" zoning district of Hempfield Township is wide-ranging, accommodating commercial retail, fast food restaurant, financial, medical, and more. Nearby businesses include regional and international retailers. Close proximity to major transportation routes, Pennsylvania Turnpike and Route 30. Minutes to Greensburg's Business District and Arnold Palmer Regional Airport.

PROPERTY HIGHLIGHTS

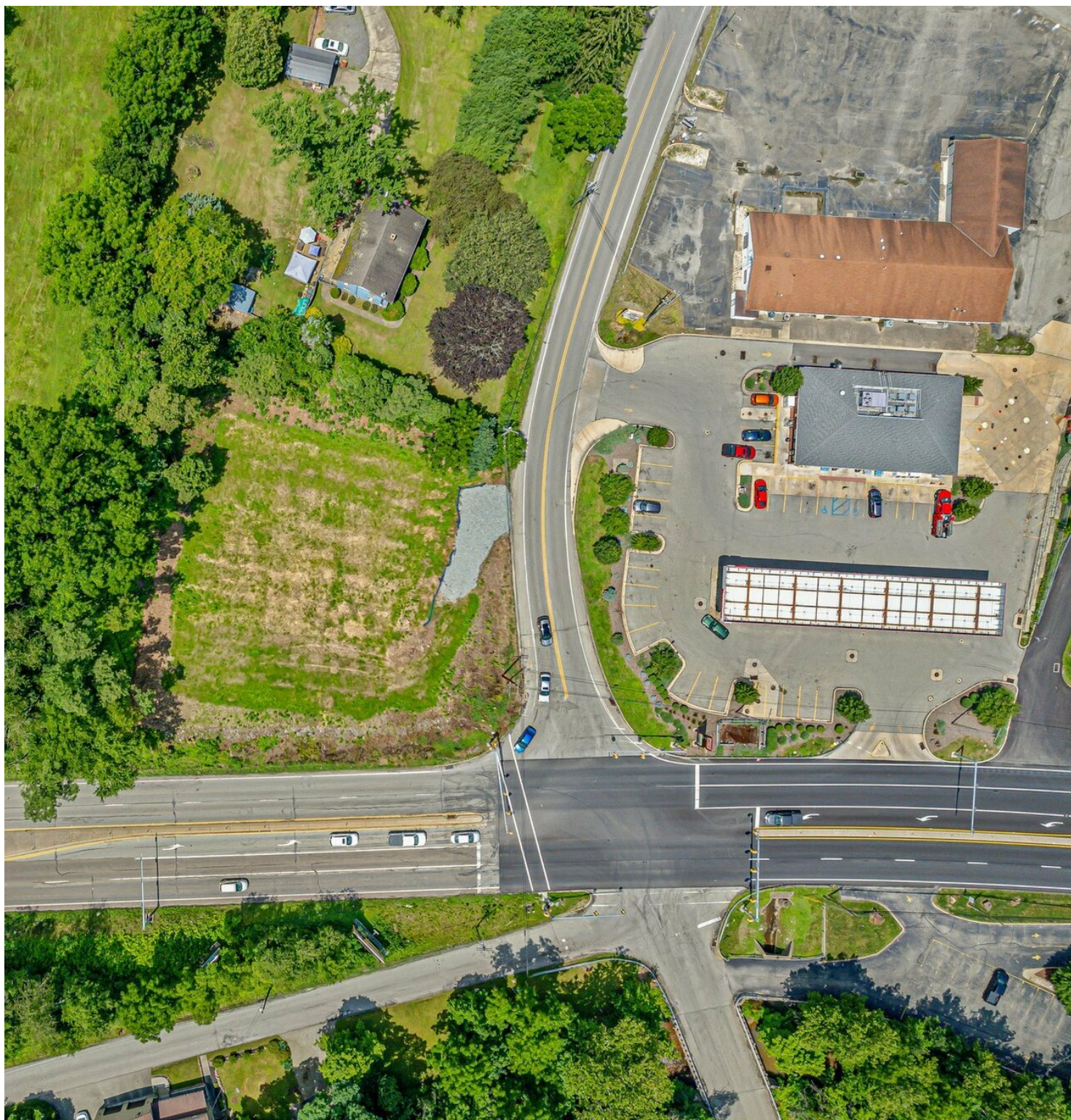
- Corner Lot with Light Access
- All Public Utilities
- High Visibility and Traffic Count
- Wide Range of Uses

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AERIAL PHOTOS



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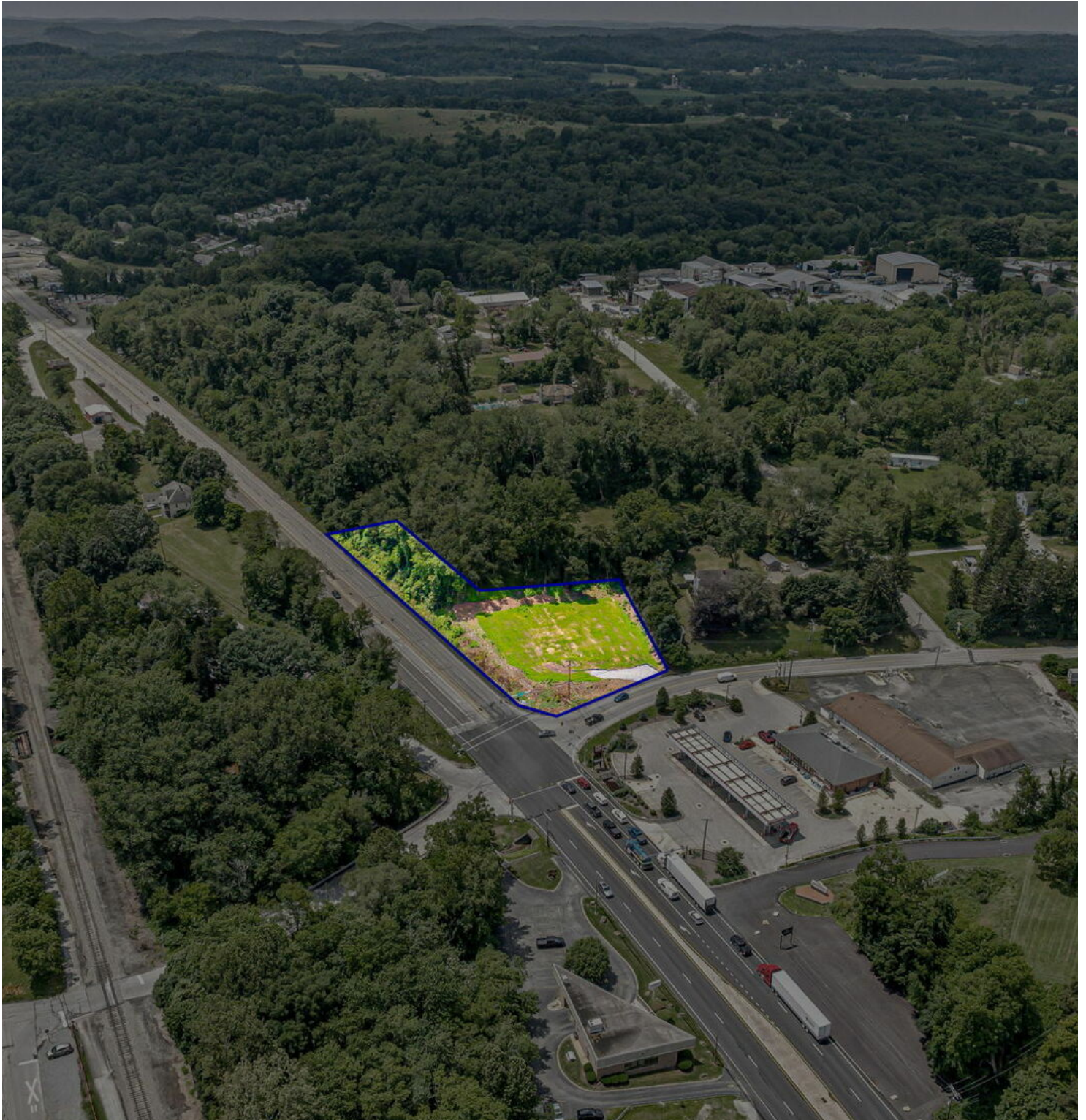
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AERIAL PHOTOS



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//AERIAL PHOTOS



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LOCATION INFORMATION

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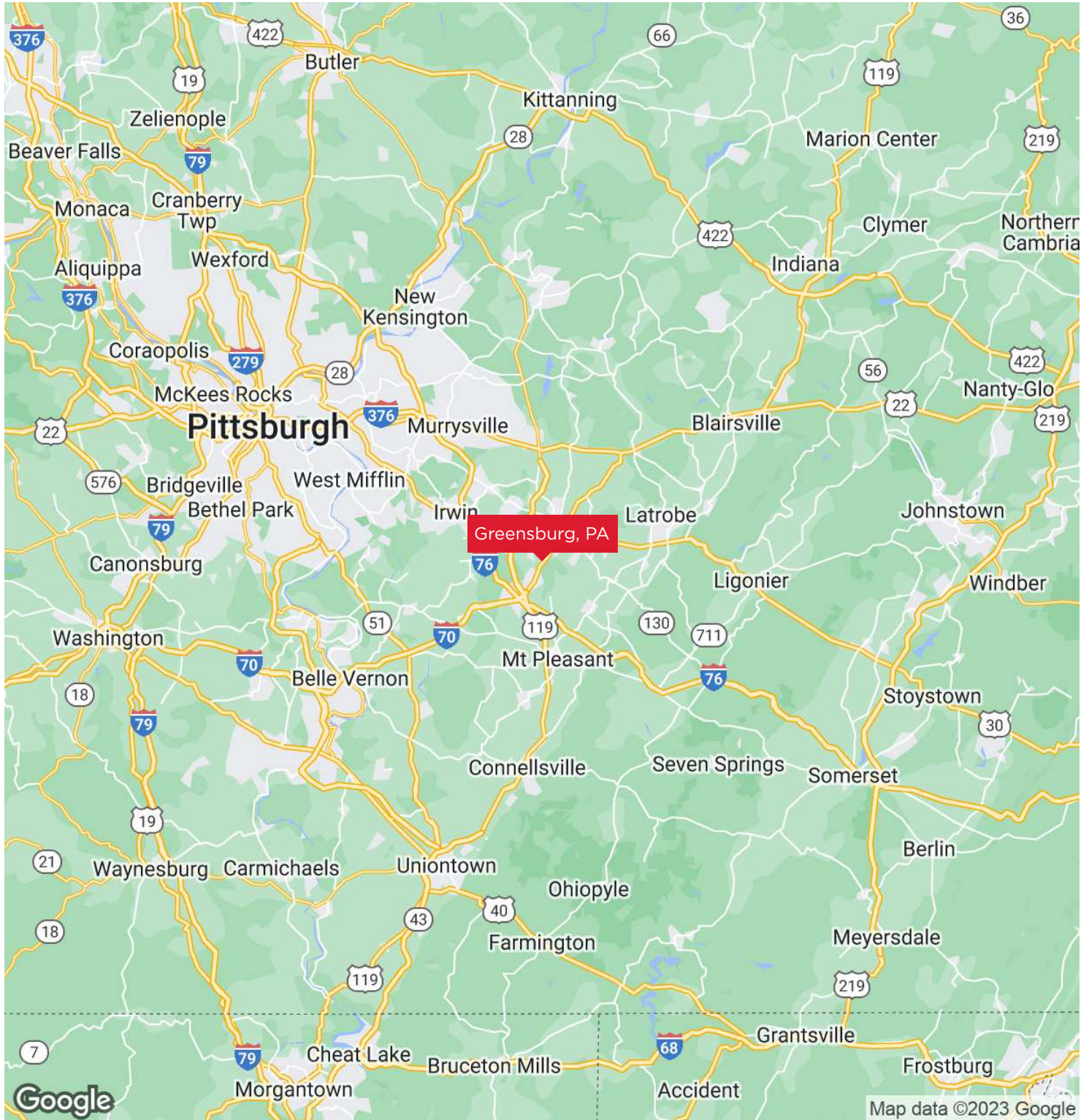
REGIONAL MAP

LOCATION MAP

RETAILER MAP

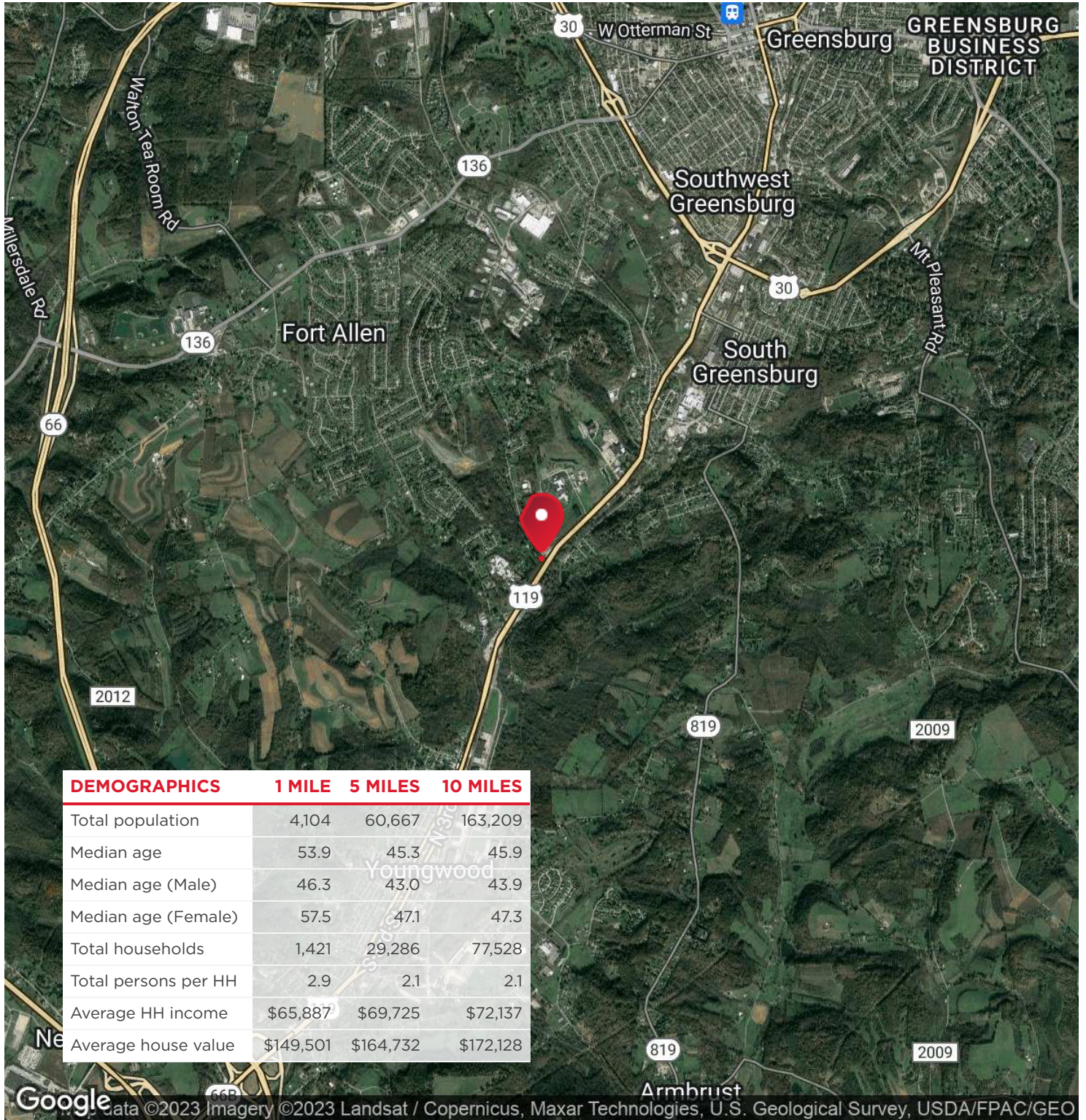
CITY INFORMATION

REGIONAL MAP



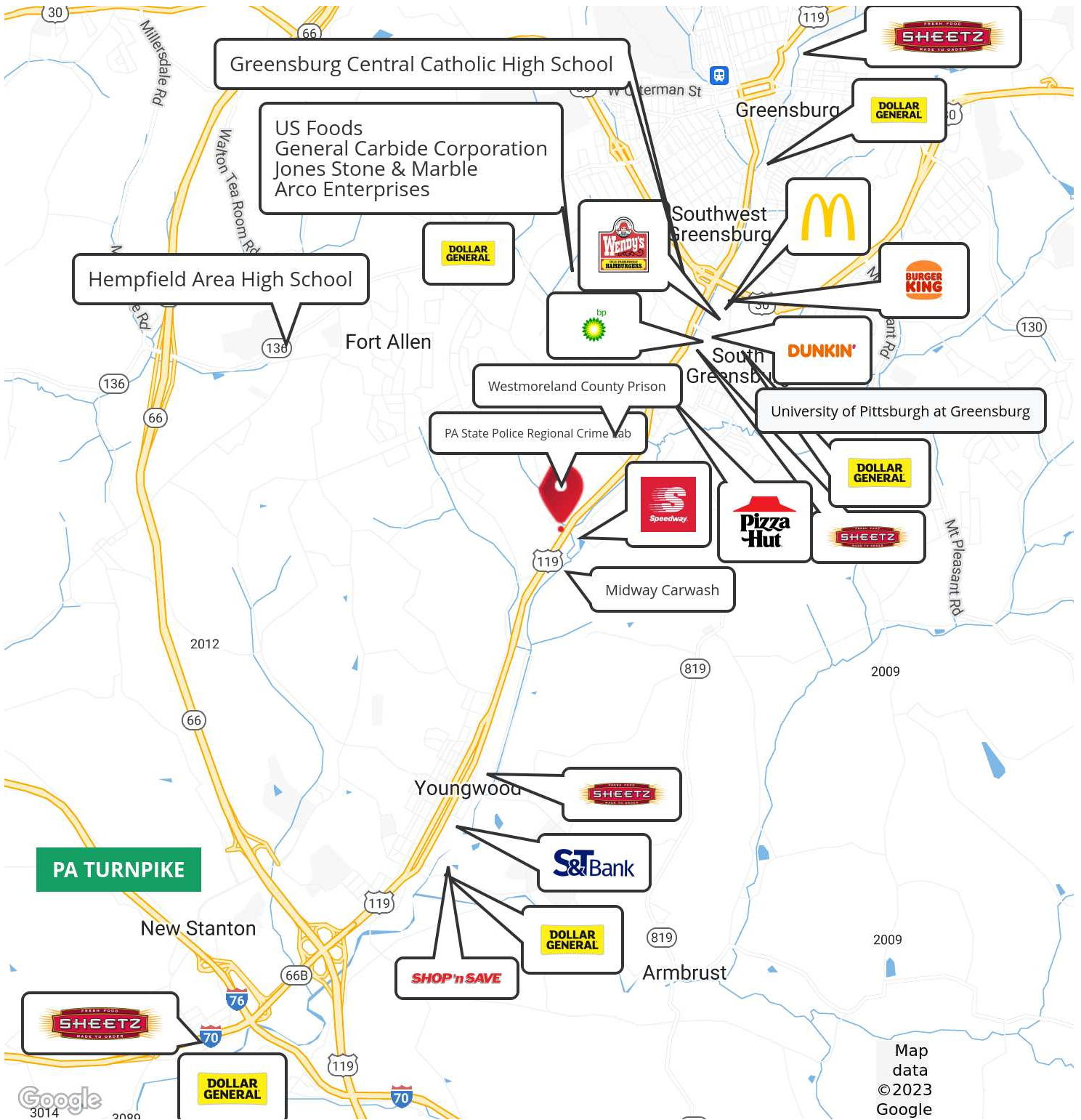
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LOCAL MAP



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RETAILER MAP

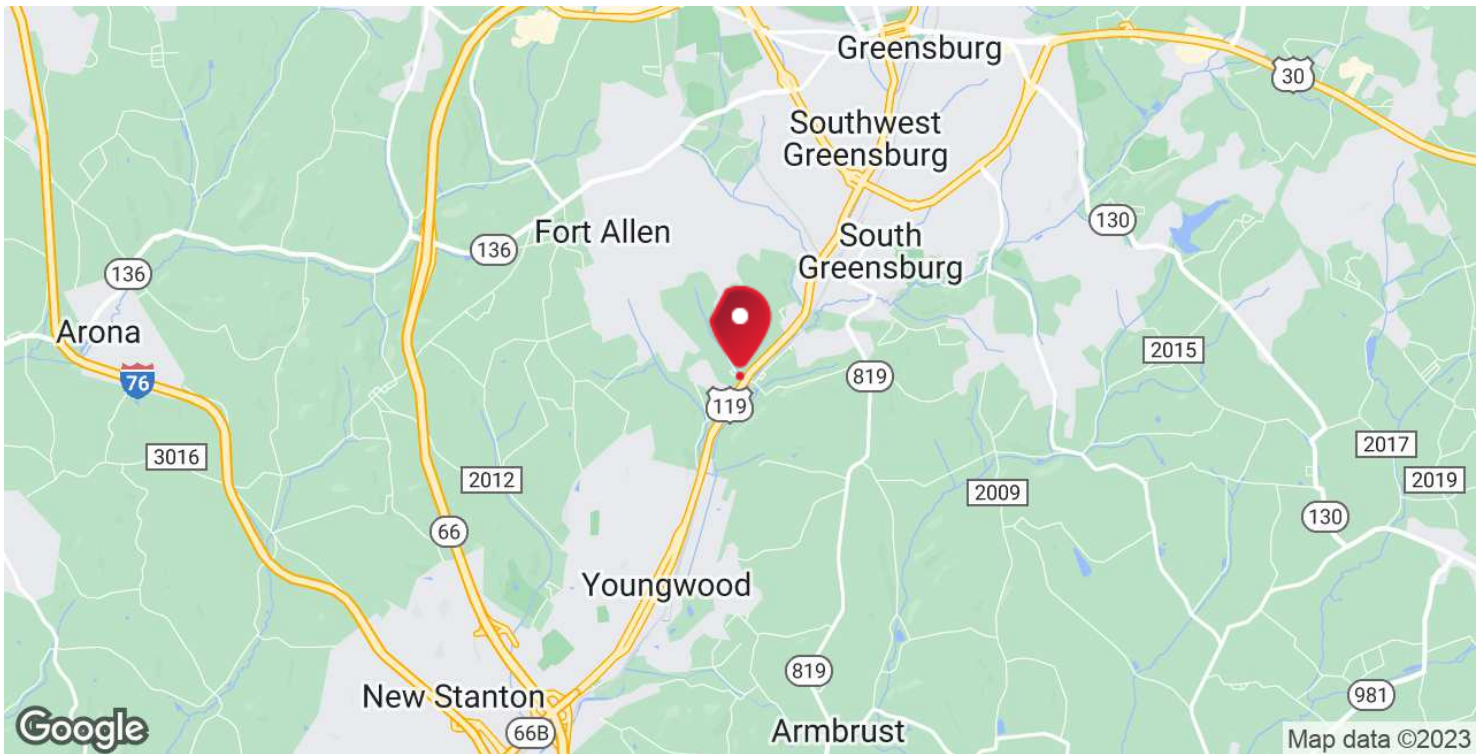


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CITY INFORMATION



WESTMORELAND COUNTY

Nestled in the southwestern part of Pennsylvania, Westmoreland County stretches across an area of diverse topography. The county encompasses a harmonious blend of rolling hills, picturesque valleys, and sprawling farmlands. The commercial infrastructure in Westmoreland County is well-developed and continuously evolving. The county features a range of commercial real estate options, including office spaces, retail centers, industrial parks, and mixed-use developments. Westmoreland County's commercial real estate market presents an attractive investment opportunity with its robust economy, strategic location, and supportive business environment.

HEMPFIELD TOWNSHIP

Hempfield Township is centrally located in Westmoreland County, Pennsylvania, offering excellent connectivity and accessibility. Situated within close proximity to major transportation routes, including highways and interstates, the township provides convenient connections to neighboring towns, cities, and regional markets. Its strategic location also ensures ease of access to Pittsburgh. As of the latest available data, the township has a population of approximately 41,585 (2020 Census), with steady growth projected in the coming years. This population base provides businesses with a substantial customer pool and potential workforce.

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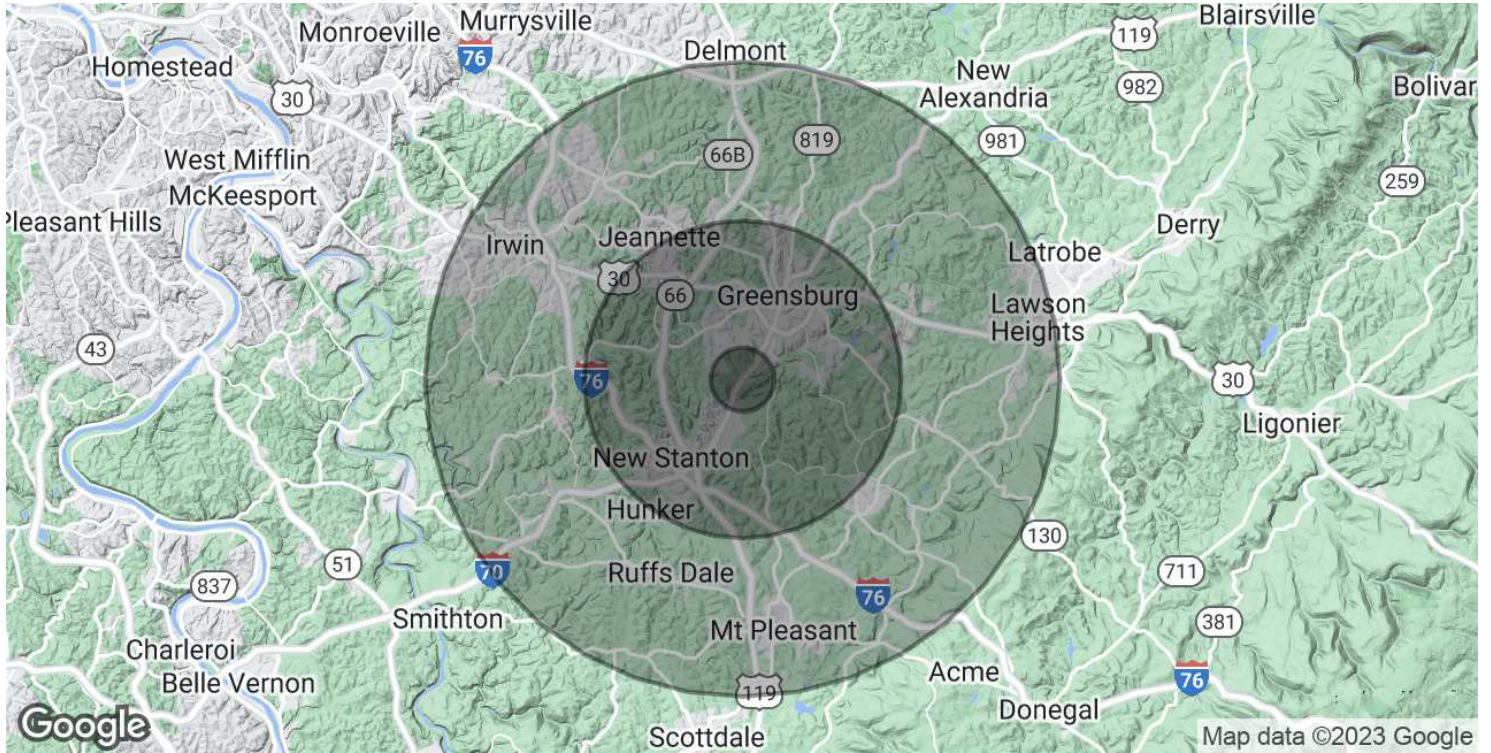
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DEMOGRAPHICS

IN THIS SECTION

DEMOGRAPHICS MAP & REPORT

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,104	60,667	163,209
Average Age	53.9	45.3	45.9
Average Age (Male)	46.3	43.0	43.9
Average Age (Female)	57.5	47.1	47.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,421	29,286	77,528
# of Persons per HH	2.9	2.1	2.1
Average HH Income	\$65,887	\$69,725	\$72,137
Average House Value	\$149,501	\$164,732	\$172,128

* Demographic data derived from 2020 ACS - US Census

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ADVISOR
BIOS

IN THIS SECTION

ADVISOR BIO 1

//ADVISOR BIO 1

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PROFESSIONAL BACKGROUND

As a RE/MAX® commercial advisor in Pittsburgh, Pennsylvania, I'm dedicated to helping my clients achieve their real estate goals. Whether you are buying or selling a property or just curious about the local market, I would love to offer my support and services. I know the local community — both as an advisor and a neighbor — and can help guide you through the nuances of our local market. With access to top listings, a worldwide network, exceptional marketing strategies and cutting-edge technology, I work hard to make your real estate experience memorable and enjoyable.

MEMBERSHIPS

NAR (National Association of Realtors)

RAMP (Realtor Association of Metropolitan Pittsburgh)

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