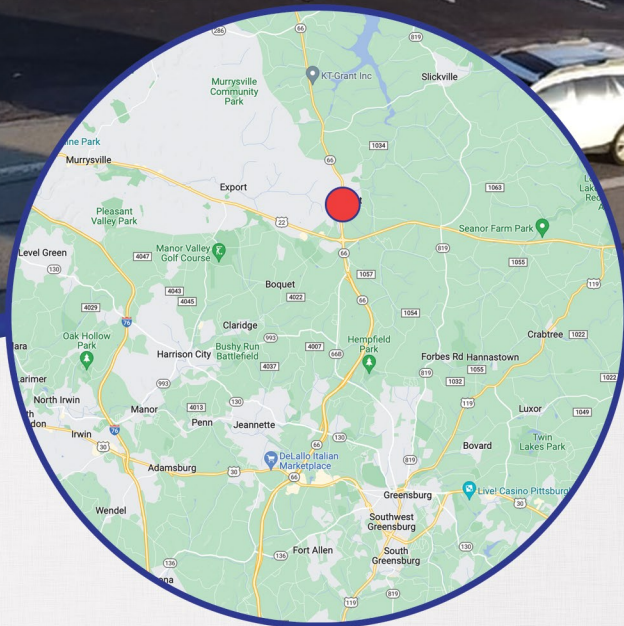


LEASE OFFICE/RETAIL

64 GREENSBURG STREET, DELMONT, PA 15626



HIGHLIGHTS

- Prime retail or office space located on high traffic corridor of Route 66 in Delmont. Only a couple of miles from Greensburg and Murrysville.
- Great access right off of Rt. 66
- Parking Ratio: 4 spaces per 1,000 sf
 - Ability to add extra parking
- Current Layout: former car dealership showroom and offices
- Traffic Count: 15,601 +/- vehicles per day
- Zoning: C-1
- Size of building: 5,550 +/- sq. ft.

ASKING RATE: \$16 psf + utilities

DEMOGRAPHICS

	2 Mile	5 Mile	10 Mile
2022 Population	7,112	23,990	170,202
Avg. HH Income	\$83,301	\$101,083	\$86,024



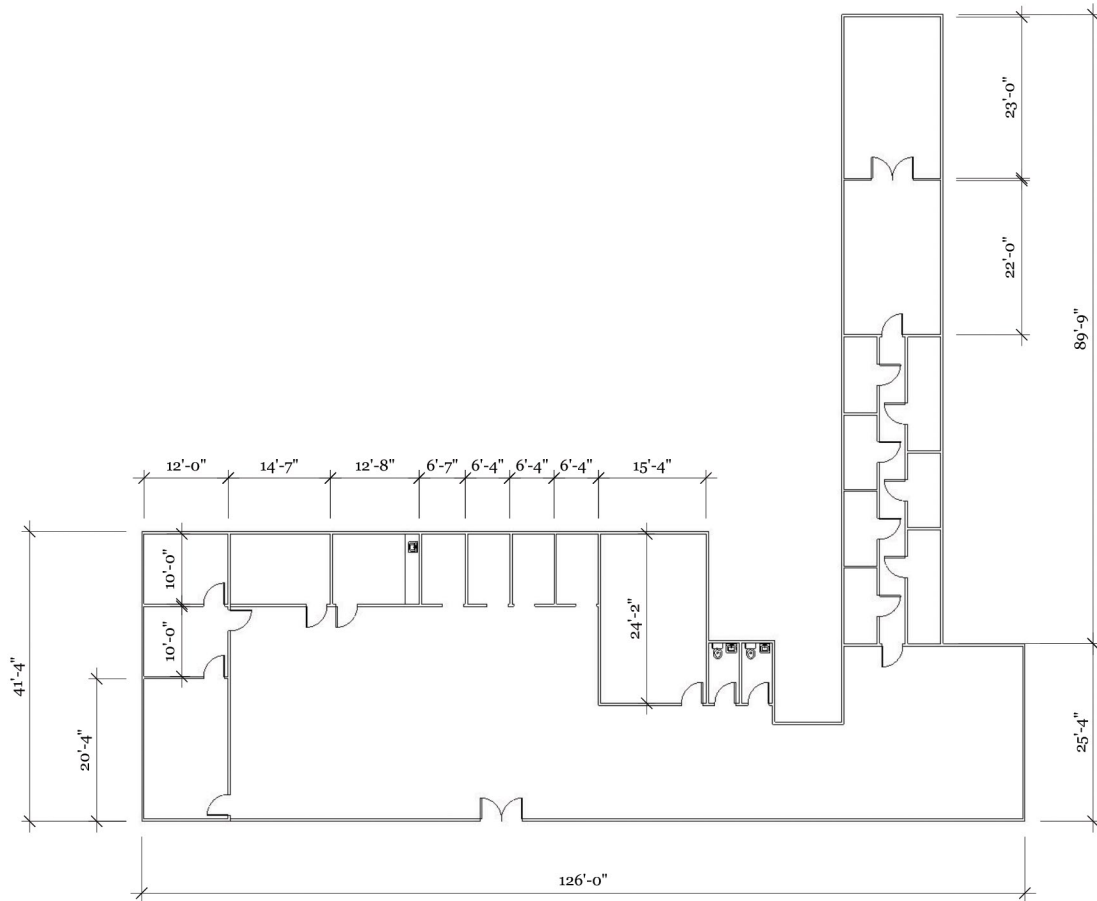
Brad Ring • Agent • 412-261-6532 x224 • brad@prudentialrealty.com

PRC COMMERCIAL • 3700 SOUTH WATER STREET, SUITE 105 • PITTSBURGH, PA 15203 • PRUDENTIALREALTY.COM

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Floor Plan

(As-Builts)



5,550 +/- square feet
 * drawings are not 100% accurate. Used for illustration purposes only

64 E. Pittsburgh Street Delmont, PA 15626

Floor Plan

REVISIONS

MM/DD/YY	REMARKS
1 --/--/--	...
2 --/--/--	...
3 --/--/--	...
4 --/--/--	...
5 --/--/--	...

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