



## LEASE OFFERING MEMORANDUM

# CrossRoads Plaza

1075 SOUTH MAIN STREET

Greensburg, PA 15601

### PRESENTED BY:

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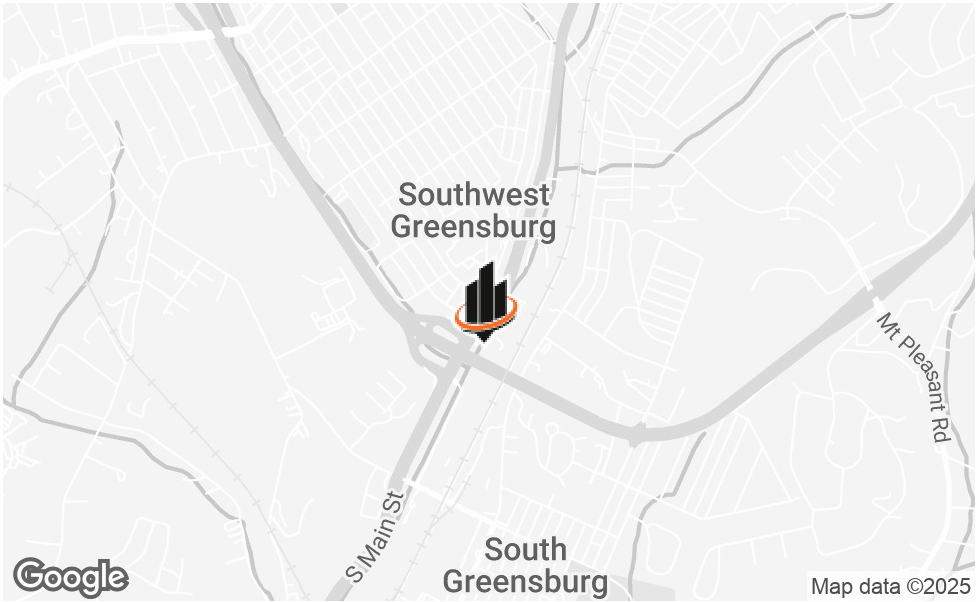




**SECTION 1**  
**Property  
Information**



EXECUTIVE SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$14.50 NNN
BUILDING SIZE:	38,000 SF
AVAILABLE SF:	2,240 - 6,720 SF
LOT SIZE:	3.51 Acres
ZONING:	C-1

PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present office and retail space available for lease in Cross Roads Plaza located at 1075 South Main Street in Greensburg, PA. The property features ample parking and customizable interior layouts. Located in a prime retail corridor with high visibility and accessibility.

PROPERTY HIGHLIGHTS

- 2,240 SF, 4,480 SF, and 6,720 SF available
- Fully built-out and ready for immediate occupancy
- Retail and turnkey medical office options available
- Ample parking
- High traffic location
- Located on Rt 119 with 8,686 cars passing per day, and visible from Rt 30 with 36,507 cars passing per day

ADDITIONAL PHOTOS

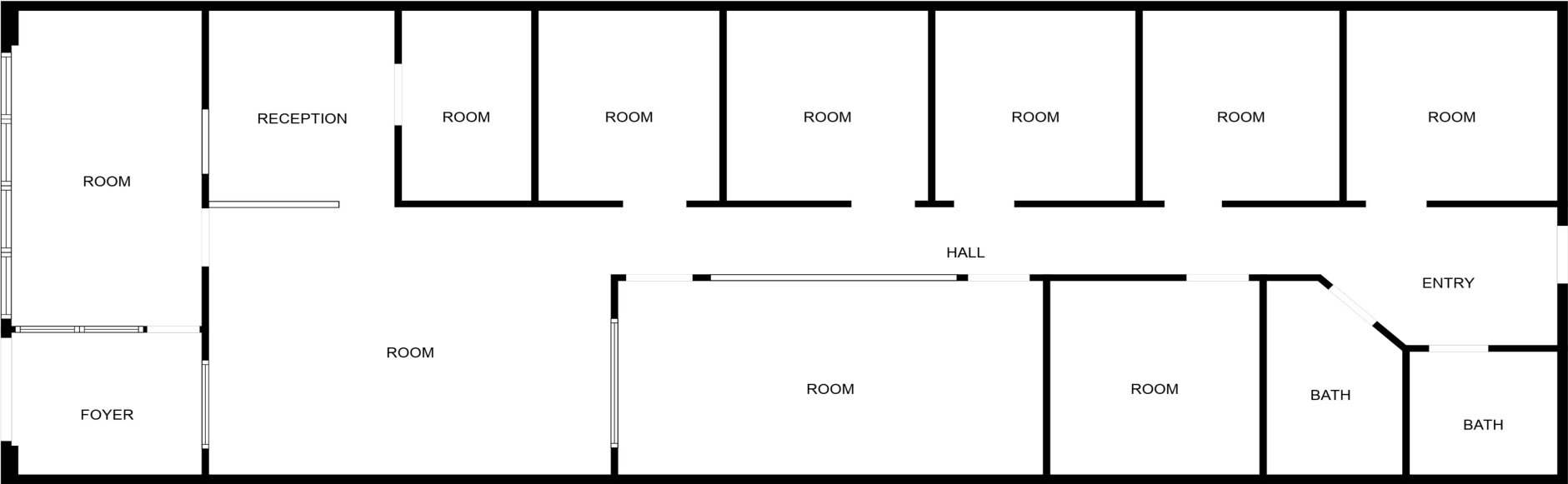




INTERIOR PHOTOS



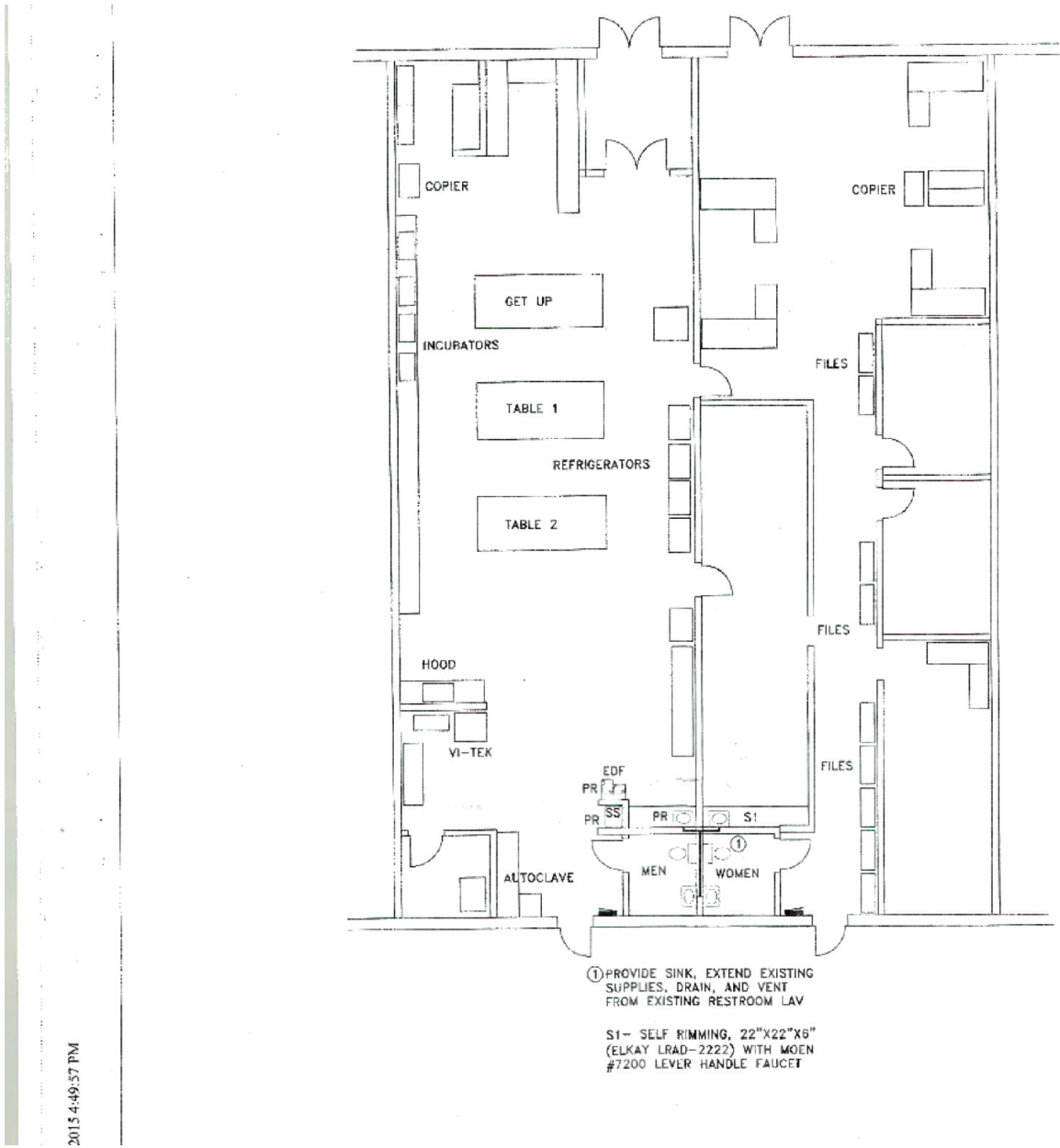
FLOOR PLAN | SUITE 102 - 2,240 SF



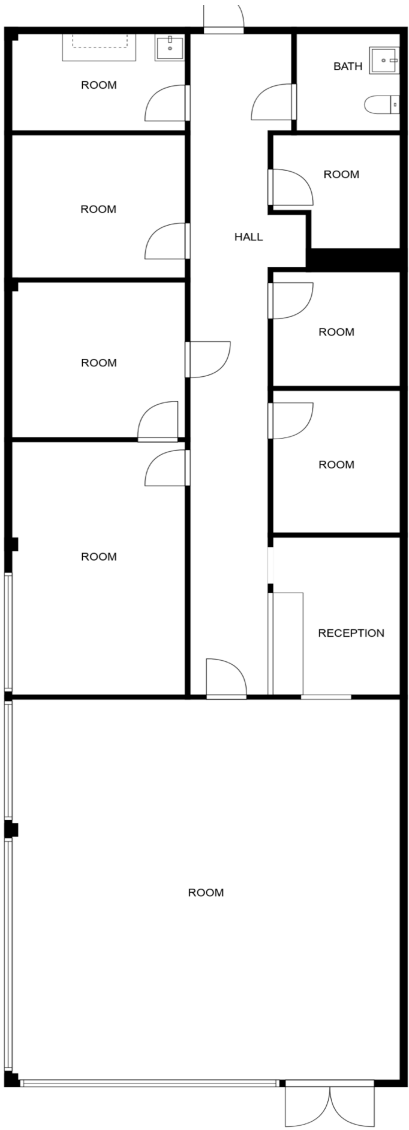
FLOOR PLAN CREATED BY CURSIO LAB. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



FLOOR PLAN | SUITE 104-106



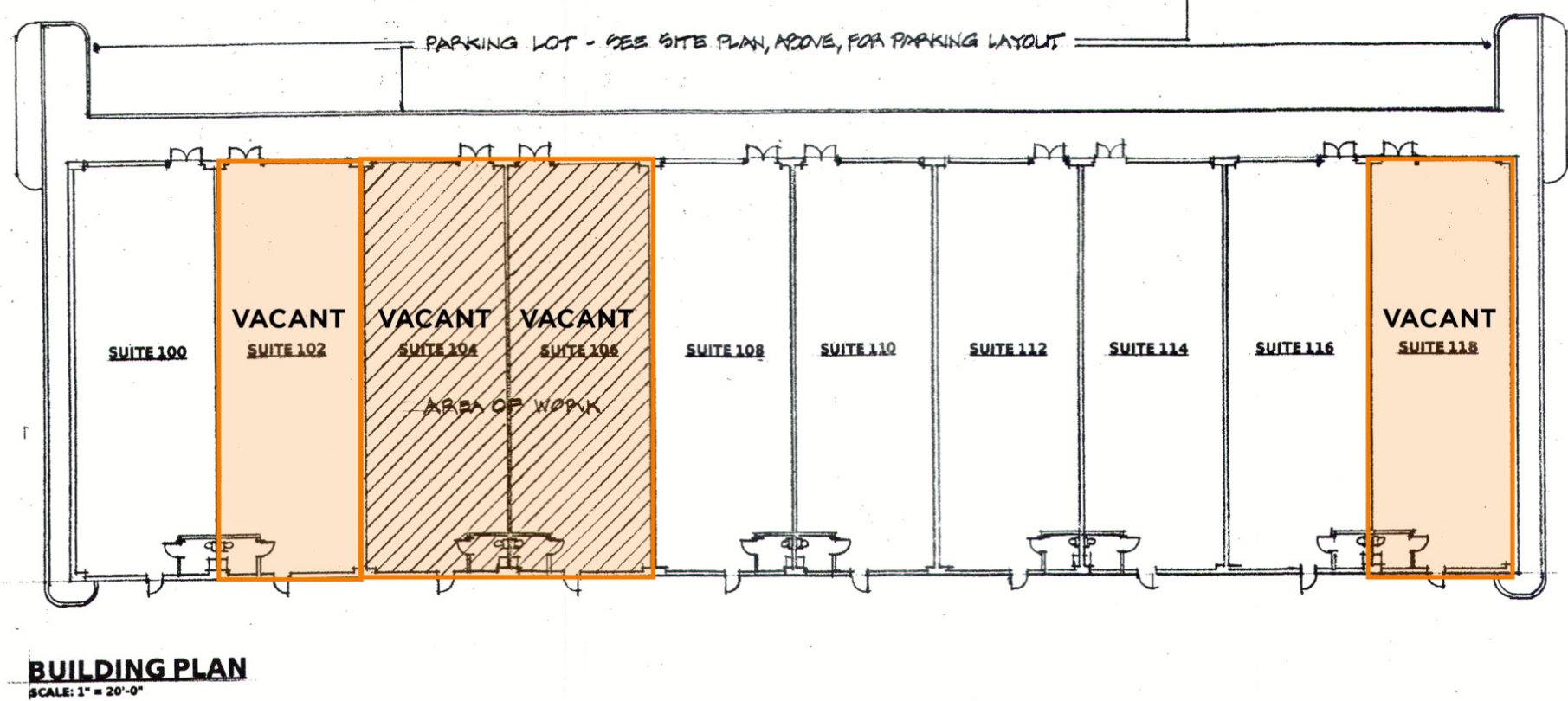
FLOOR PLAN | END CAP - 2,240 SF



FLOOR PLAN CREATED BY CURSIO360 APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED



BUI PLAN



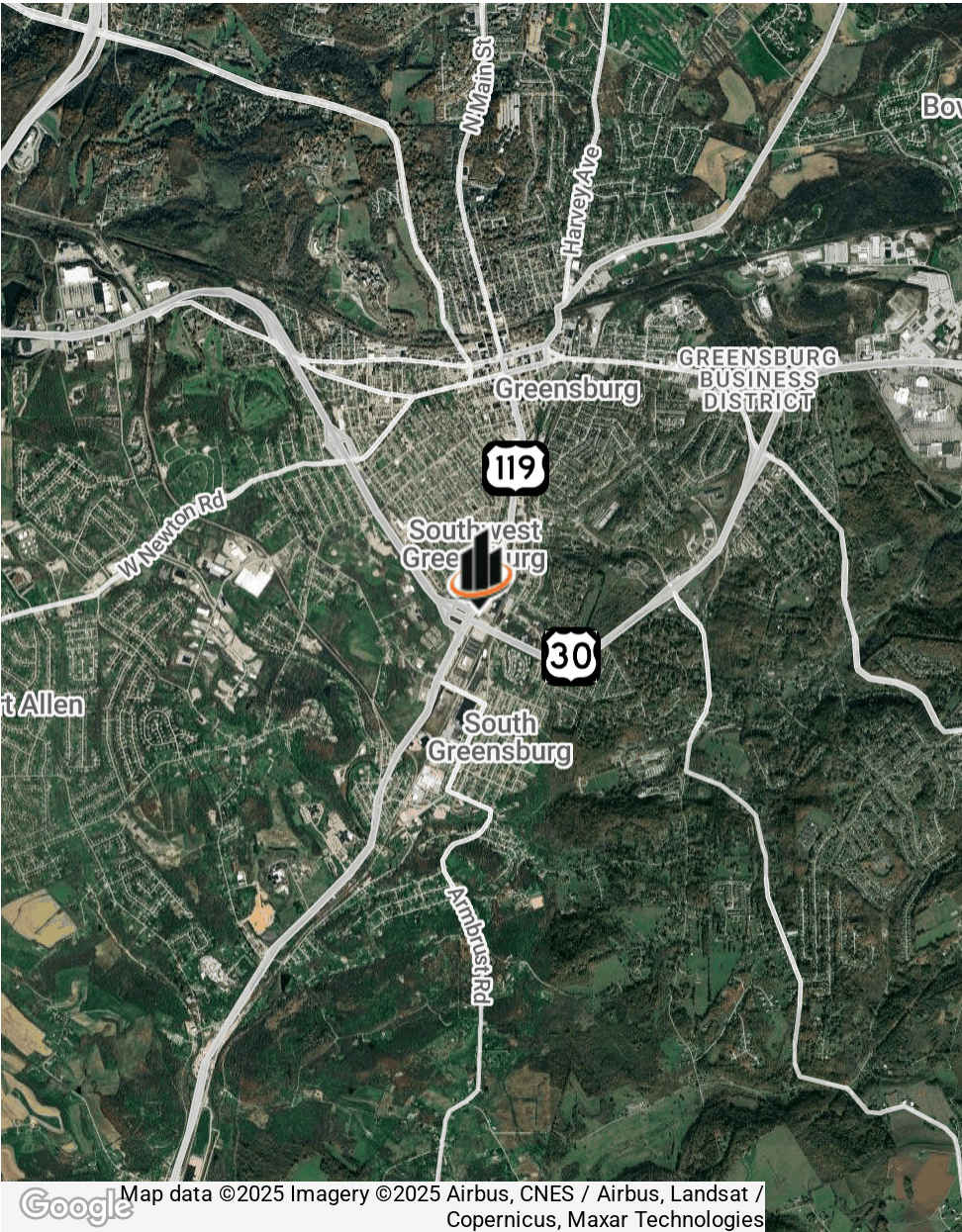
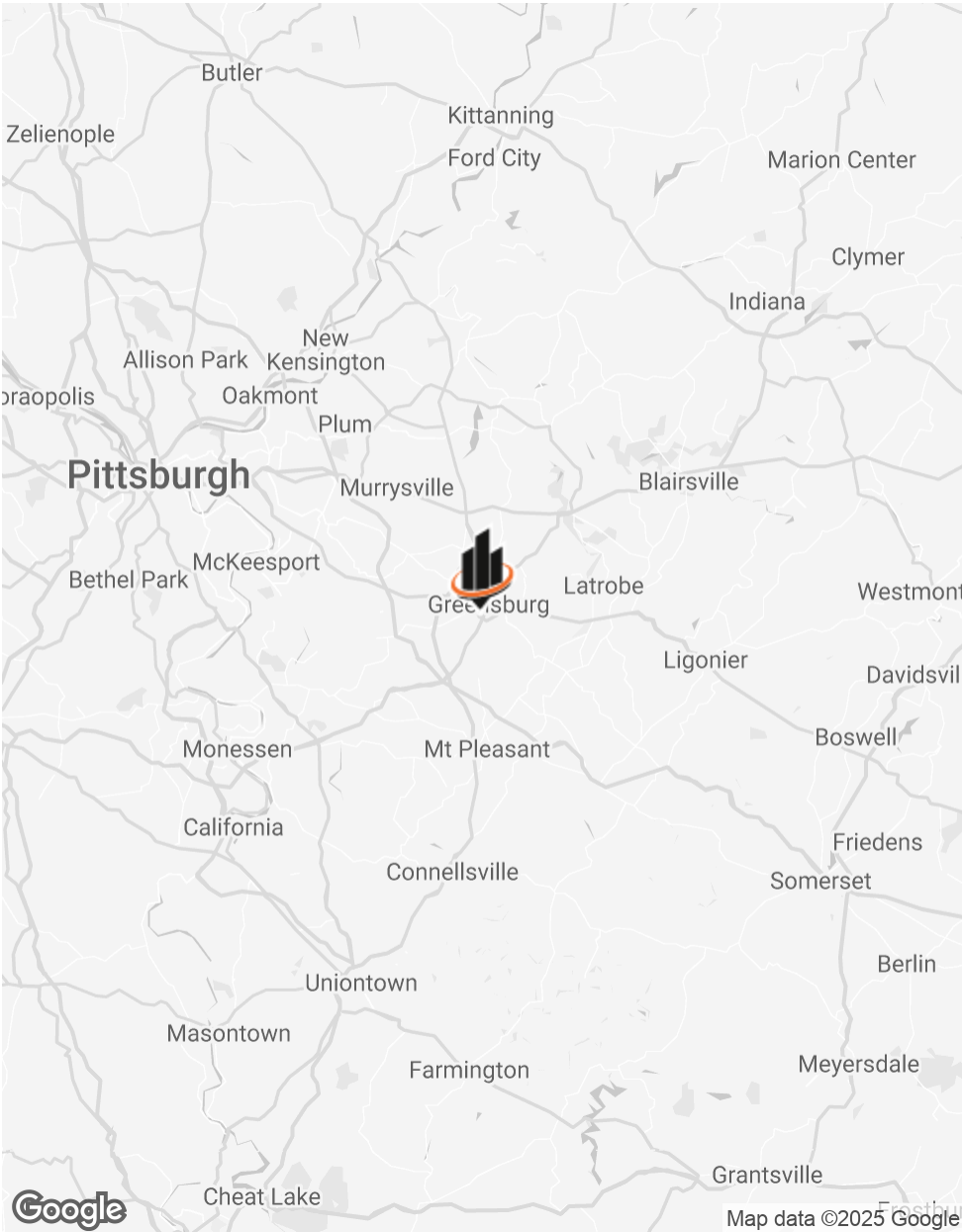


SECTION 2

Location  
Information



LOCATION MAPS



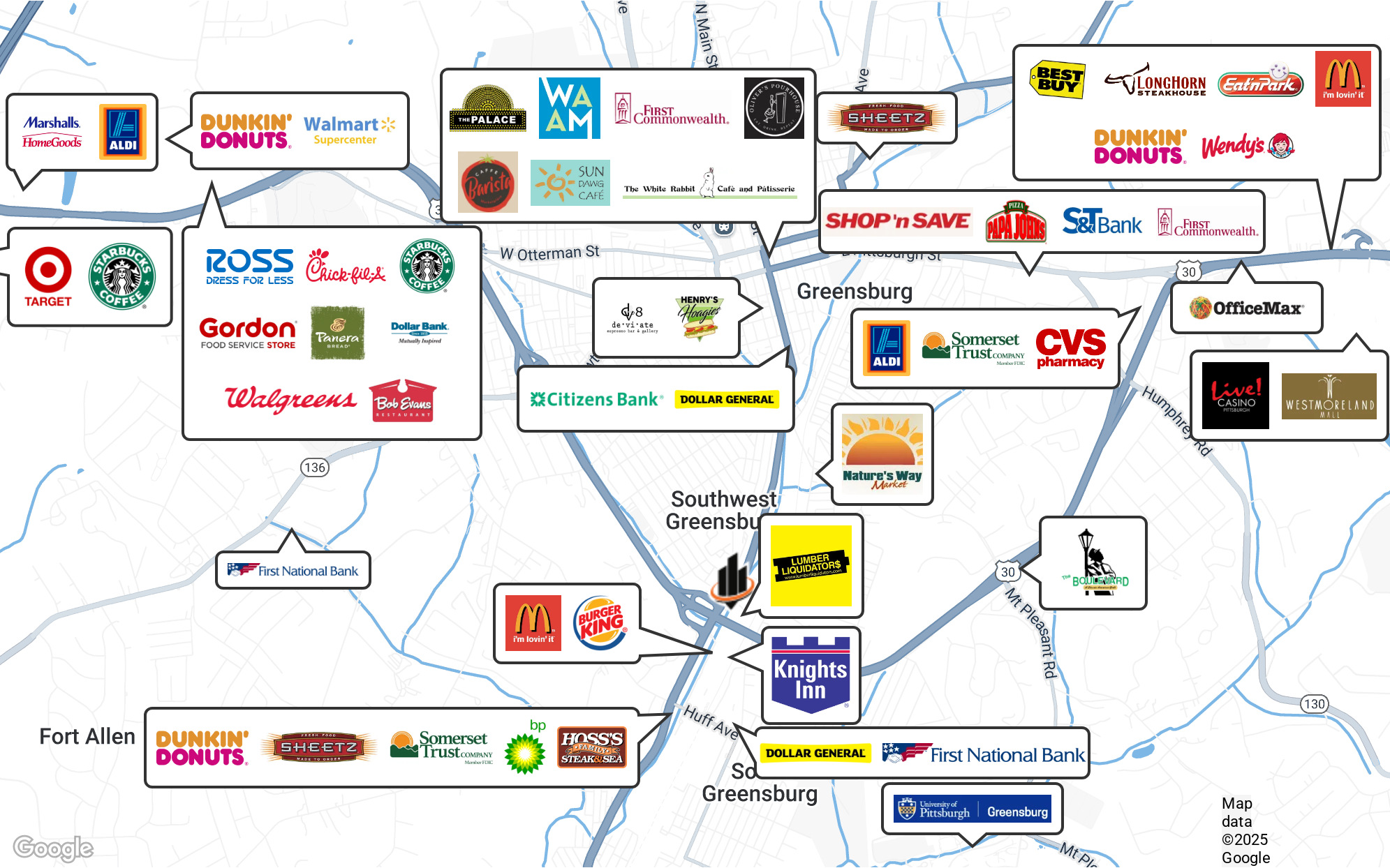


AERIAL MAP





RETAILER MAP

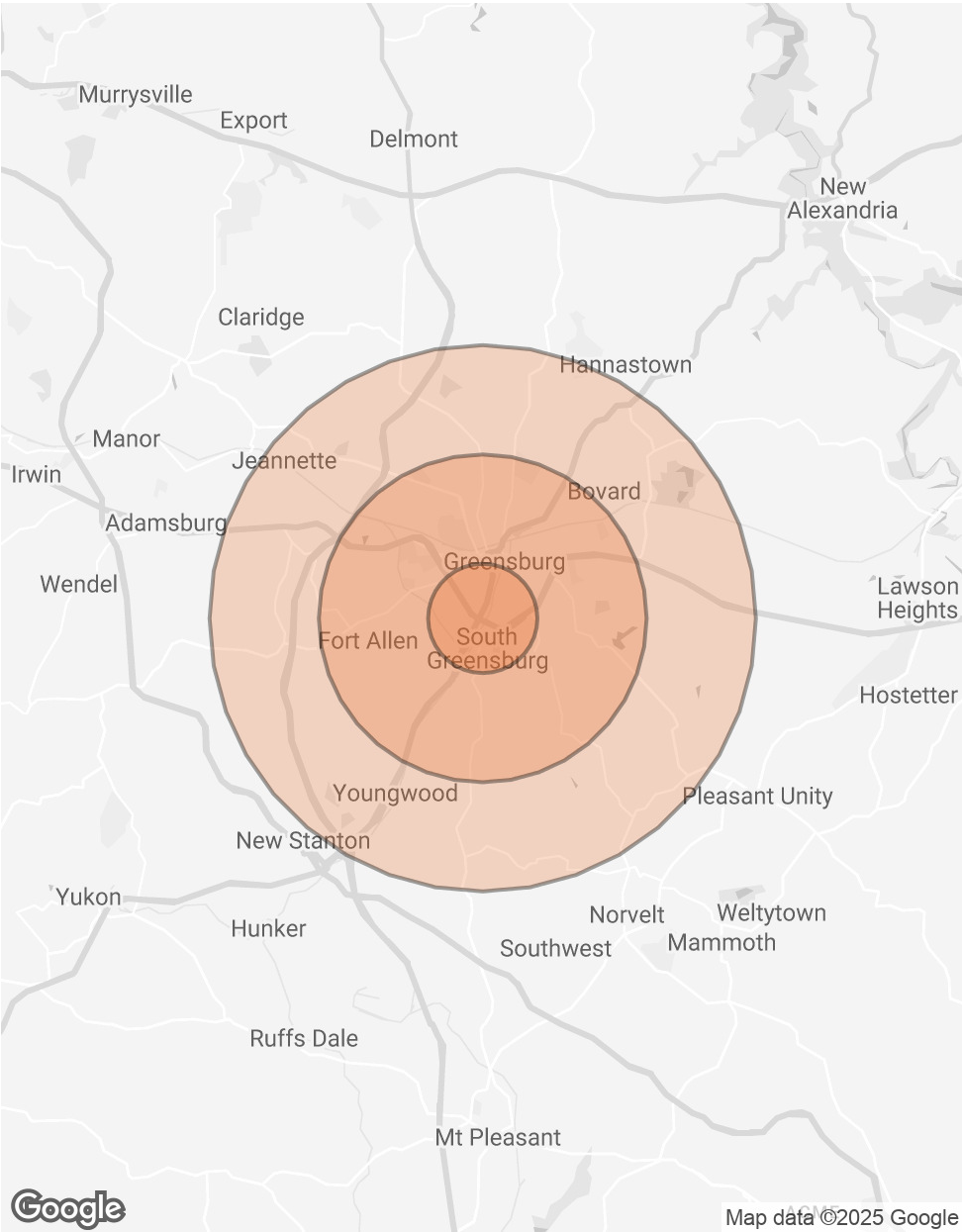


# DEMOGRAPHICS MAP & REPORT

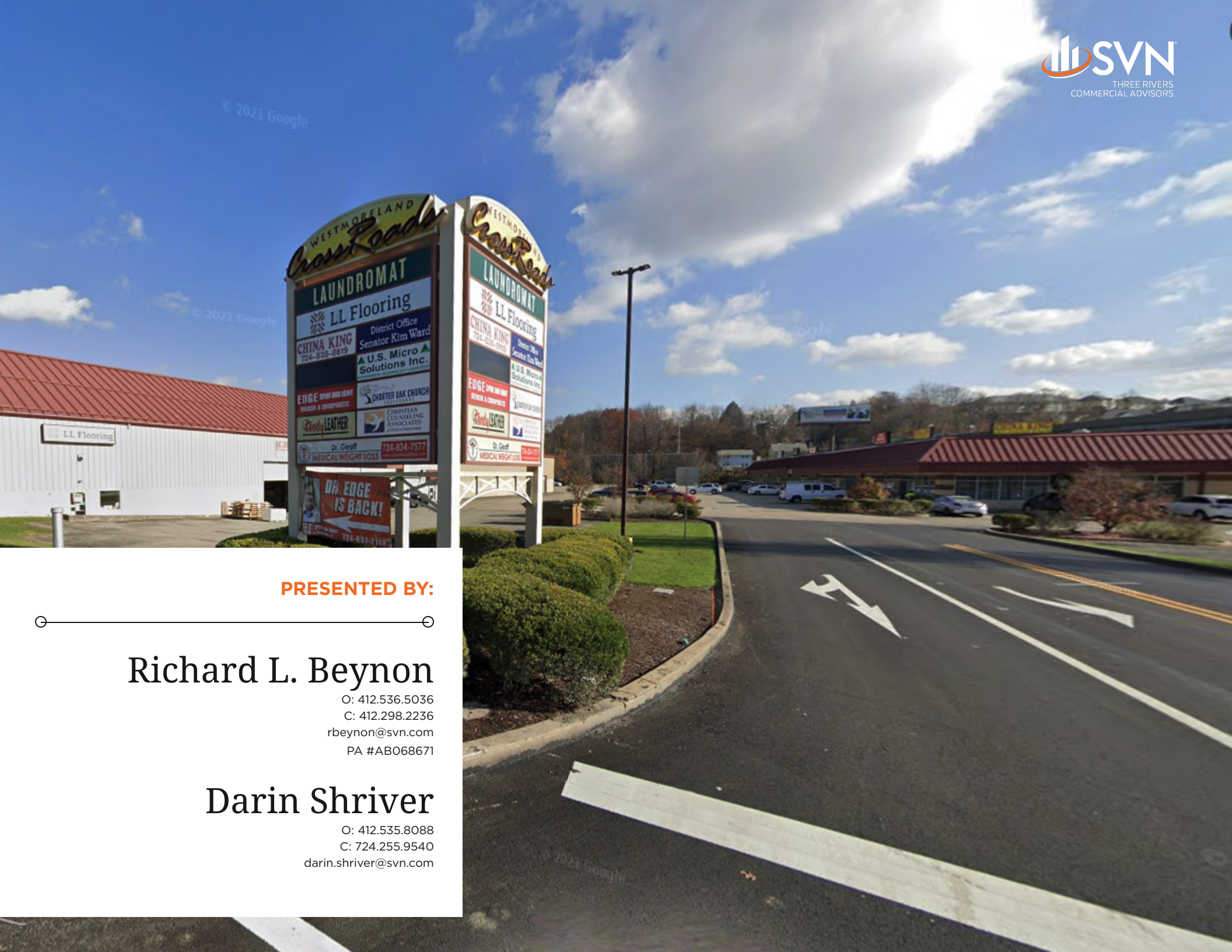
POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,769	41,102	70,536
AVERAGE AGE	44	46	46
AVERAGE AGE (MALE)	43	44	44
AVERAGE AGE (FEMALE)	46	48	47

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,631	18,080	31,021
# OF PERSONS PER HH	2.1	2.3	2.3
AVERAGE HH INCOME	\$74,126	\$86,372	\$88,606
AVERAGE HOUSE VALUE	\$187,501	\$240,325	\$244,593

Demographics data derived from AlphaMap







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