

LEASE OFFICE/RETAIL

12 E. Otterman Street, Greensburg, PA 15601

HIGHLIGHTS

- Updated three story mixed-use building located on E. Otterman Street. Within short walking distance to Westmoreland County Courthouse. Within close proximity to Seton Hill University, Westmoreland Hospital, and various other retail and professional office spaces.
- Public/leased parking lot located in rear of building
- Zoning: C2
- Traffic Count: 9,506 +/- vehicles per day
- Size of building: 7,500 +/- sq.ft.
- Space Available
 - 1st Floor Retail: 686 +/- sq.ft.
 - 2nd Floor Office: 2,000 +/- sq.ft.
 - 3rd Floor Office: 700 +/- sq.ft.

ASKING RATE:

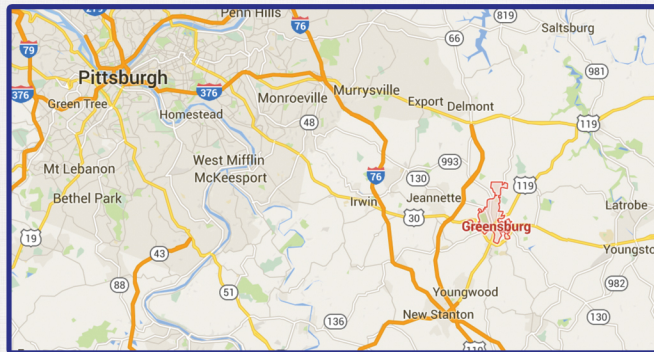
- Retail: \$10 psf (gross lease)
- Office: \$8 psf (gross lease)

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2017 Population	13,532	45,300	73,889
Med. HH Income	\$39,815	\$53,174	\$55,085



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