

# SALE LAND

1027 GEORGES STATION ROAD  
GREENSBURG, PA 15601



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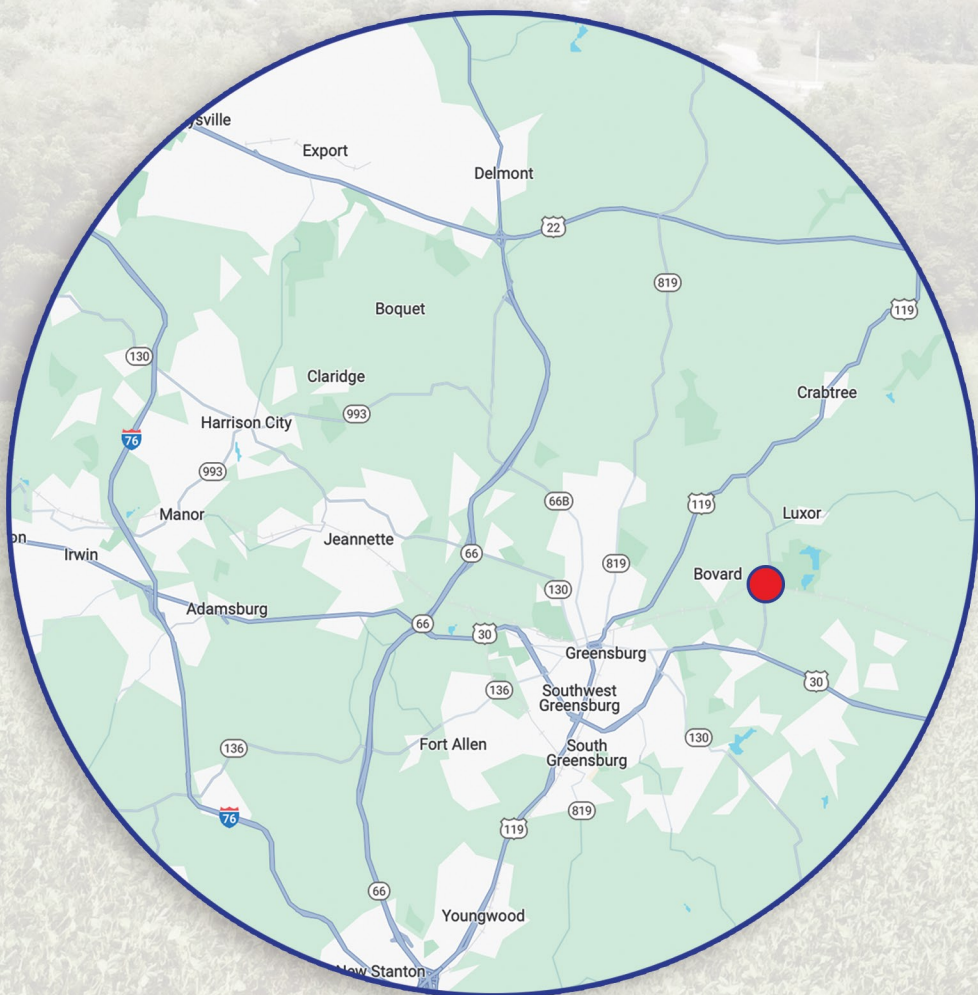


- Prime 45.83 +/- acre development opportunity located in Hempfield Township with close access to Route 30 (10,572 +/- vehicles per day)
- Gently sloping terrain primed for future development
- Within close proximity to numerous retail outlets which include: Westmoreland Mall, Live! Casino, Starbucks, Barnes n' Noble, Giant Eagle, Chick-fil-a, Dick's Sporting Goods, etc.
- All public utilities on site
- Possible rail access via Norfolk Southern

- County: Westmoreland
- Township: Hempfield
- Zoning: Light Industrial / Agricultural
- Lot & Block: 50-16-00-0-025; 50-16-00-0-027; 50-16-00-0-333

**SALES PRICE: \$1,400,000 (0-025 / 0-027) & \$500,000 (0-333)**





Population	1 Mile	3 Miles	5 Miles
Total Population	826	23,814	55,977
2028 Population	796	23,546	55,345
Average Age	53.50	47.80	45.80

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	354	10,556	23,921
# of persons per HH	2.1	2.1	2.1
Average HH Income	\$106,420	\$93,802	\$86,239
Median House Value	\$187,704	\$211,719	\$199,757



20  
+/- Acres

25  
+/- Acres

**HEMPFIELD TOWNSHIP PROPOSED ZONING**

Agricultural	Highway Industrial	Institutional
Rural Residential	Light Industrial	
Suburban Residential	Regional Commercial	
Corridor Residential	Local Commercial	
Village Residential	Neighborhood Commercial	