

LEASE OFFICE

4893 ROUTE 30 GREENSBURG, PA 15601



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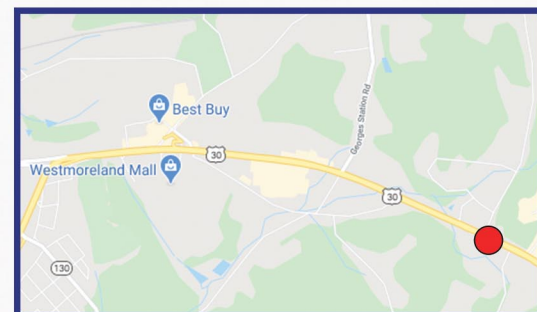
HIGHLIGHTS

- Two story professional office building on the border of Hempfield and Unity Township. Great visibility with Route 30 frontage. Short drive away from Greensburg's retail corridor: Westmoreland Mall, Casino, Starbucks, Barnes and Noble, Chick-fil-a, etc.
- Abundant on-site parking
- Size of building: 9,000 +/- square feet
- Traffic Count: 31,145 +/- vehicles per day
- Suites can be combined to occupy the entire lower level
- Suites Available: Suite 1: 1,732 +/- sf
Suite 2: 567 +/- sf
Suite 3: 2,200 +/- sf

- ASKING PRICE: \$14 psf + utilities

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2019 Population	2,974	17,956	57,902
Med. HH Income	\$106,500	\$77,455	\$61,790

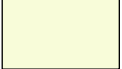


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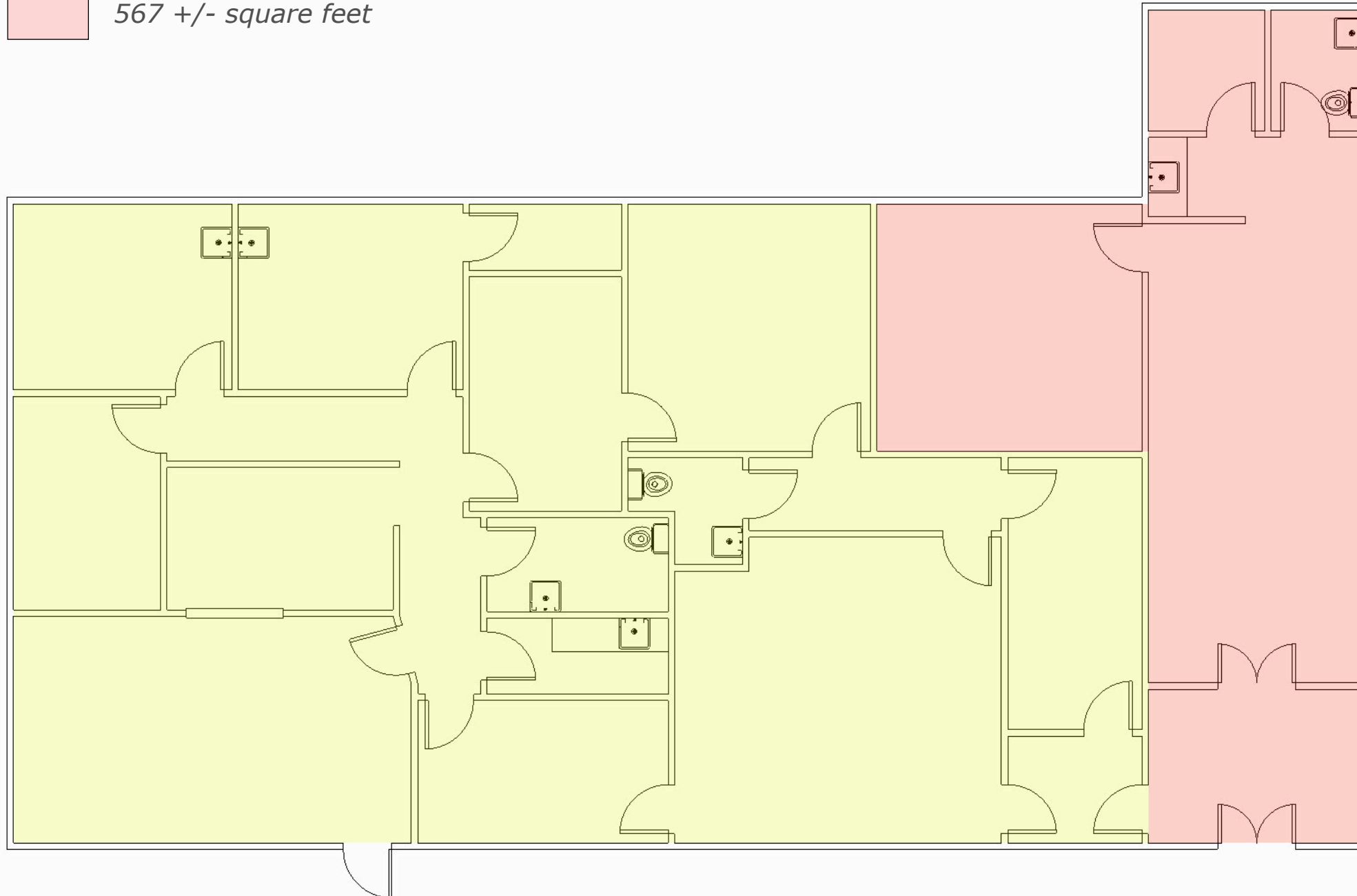
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 1,732 +/- square feet

 567 +/- square feet



App. 2,299 useable square feet
* Dimensions are not 100% accurate / Only for illustration purposes

4893 US Route 30 (lower level)

Greensburg, PA 15601

