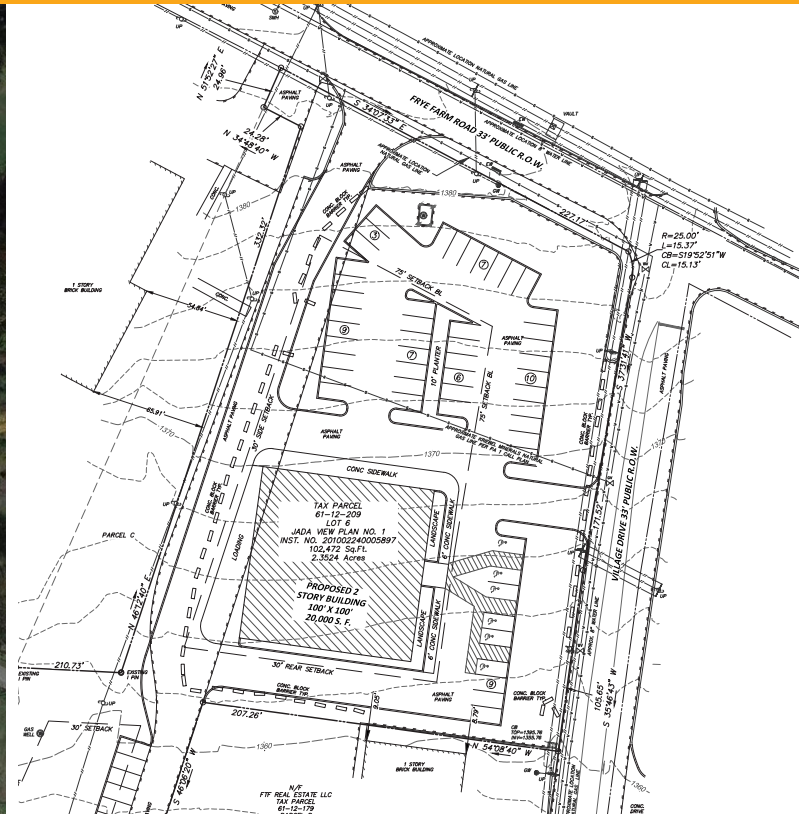


GROUND LEASE OR BUILD-TO-SUIT

218 Frye Farm Road
Greensburg, PA 15601

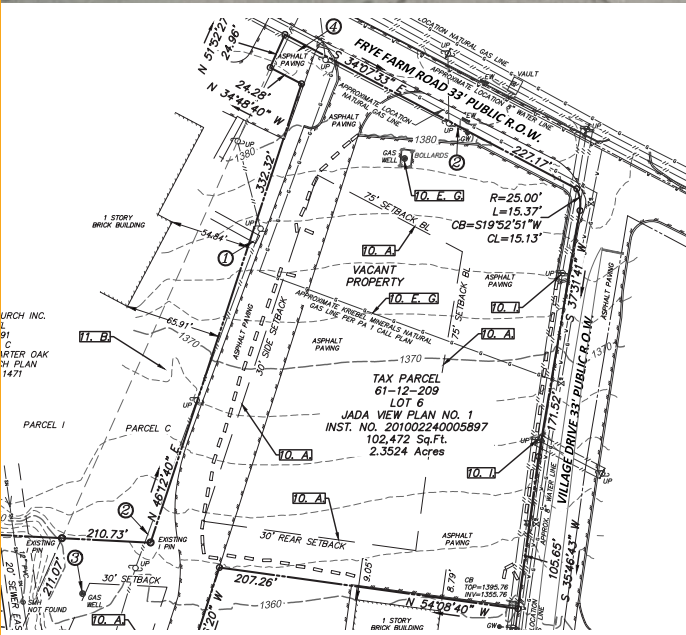


Property Features

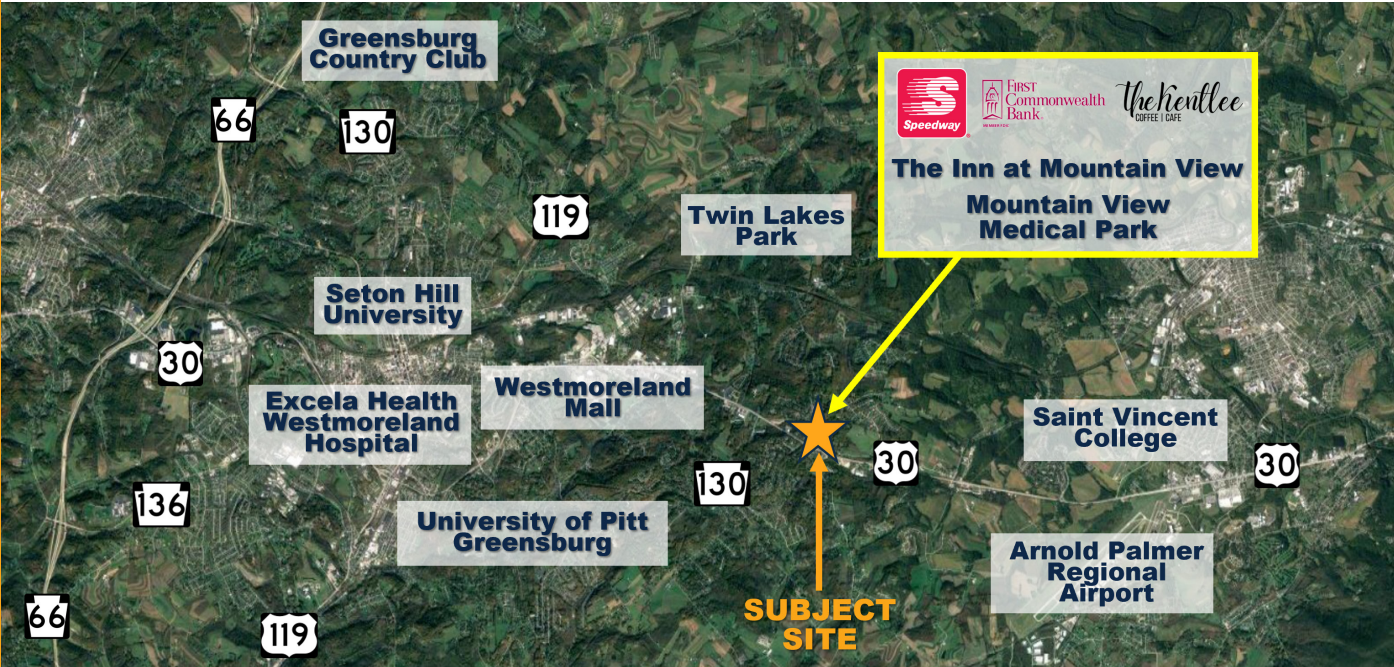
- Approximately 2.35 Usable Acre site available for ground lease or build-to-suit opportunity
- Can accommodate up to 20,000 SF of commercial space in a newly proposed building
- Will consider various uses including retail or office
- Asking Lease Rate: Call for Details
- 5 parking spaces per 1,000 SF
- Close proximity to UPMC Hillman Cancer Center, UPMC Children's Community Pediatrics Mountain View, Excelsa Health Mt. View Family Medicine, Forefront Dermatology, PA Physical Medicine, Mountain View Dental, Mountain View Veterinary Care, Speedway, First Commonwealth Bank, The Kentlee, and The Inn at Mountain View
- Nearby highways include US Route 30, PA Route 130, PA Route 136, US Route 119, PA Route 66, and PA Turnpike
- Approximately 7.5 miles from PA Route 66 & 11.5 miles from PA Turnpike

For More Information, Please Contact:

Jessica Jarosz
jjarosz@century-realty.com
412.235.7233



Demographics		
	3 Miles	5 Miles
Population	17,578	60,715
Total Households	6,897	25,551
Average Household Income	\$94,797	\$74,825



Ownership has provided the property information to the best of its knowledge, but Century Realty does not guarantee that all information is accurate. All property information should be confirmed before any completed transaction.