

LEASE OFFICE

101 N. MAIN STREET GREENSBURG, PA 15601



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2023 Population	13,706	44,719	72,382
Avg. HH Income	\$62,758	\$73,285	\$74,847

HIGHLIGHTS

- Newly renovated office building on one of the busiest intersections in Downtown Greensburg
- Located in the Central Business District one block from Westmoreland County Courthouse
- Multiple Tenants consisting of attorneys, cpa's, and various professional services
- ADA accessible with elevator access to all floors
- City parking located within close proximity
- Traffic Count: 9,547 +/- vehicles per day
- Size of building: 20,000 +/- square feet
- Space Available: 1st Floor: 850 +/- square feet
2nd Floor: 1,700 +/- square feet
900 +/- square feet
- LEASE RATE: \$13-15 psf (utilities included)



Brad Ring • Agent • 412-261-6532 x224 • brad@prudentialrealty.com

PRC COMMERCIAL • 3700 SOUTH WATER STREET, SUITE 105 • PITTSBURGH, PA 15203 • PRUDENTIALREALTY.COM

All information furnished regarding this property for sale, rental, or financing is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease, financing or withdrawal without notice. PRC Commercial will make no representation and assume no obligation regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property that will ultimately be leased or purchased.