

LEASE RETAIL/OFFICE

320 S. PENNSYLVANIA AVENUE GREENSBURG, PA 15601



HIGHLIGHTS

- Unique space available on Downtown Greensburg's S. Pennsylvania Avenue
- Located within the Shopping District; main corridor of Greensburg's Night Market
- Close proximity to Westmoreland Hospital, Westmoreland County Courthouse, and various other shops and retail
- Associated parking lot located across the street in addition to an abundant amount of on-street parking
- ADA accessible with high ceilings ranging from 12'-7 to 14'-1; plenty of natural sunlight
- Traffic Count: 2,766 +/- vehicles per day
- Zoning: C-2
- Space Available: 1,500 - 5,000 sf
- **ASKING RATE: \$15 psf + utilities**

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2023 Population	13,801	45,989	73,282
Avg. HH Income	\$61,517	\$73,538	\$74,903



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- Owner willing to build-to-suit
- Space available ranges from 1,475 - 5,000 square feet
- Building can accommodate a wide range of build outs
 - Exposed brick walls with wood flooring



