

LEASE OFFICE

1225 S. MAIN STREET GREENSBURG, PA 15601



HIGHLIGHTS

- Prime office space in the heart of Westmoreland County. Located in Greensburg (Hempfield Township), this property offers easy access off of Route 30 and Route 119
- Close proximity to Westmoreland Hospital, County Courthouse, and various other shops and retail (Dunkin Donuts, McDonald's, Burger King, Live! Casino, Westmoreland Mall, etc.)
- Smaller units that have attractive floor plans; ADA accessible
- Abundant on-site parking
- Traffic Count: 18,383 +/- vehicles per day
- Size of Building: 56,000 +/- square feet
- Space Available: 350 +/- square feet
1,000 +/- square feet

- LEASE RATE: \$18 - \$20.57 psf + utilities

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2024 Population	8,503	40,453	71,366
Avg. HH Income	\$67,718	\$80,657	\$82,663



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