

# LEASE OFFICE/RETAIL

231 S. MAIN STREET GREENSBURG, PA 15601



## HIGHLIGHTS

- Newly renovated building with beautiful common areas
- Private Parking lot associated w/ building
- Parking ratio 1/1000 square feet
- Size of commercial space: app 20,000 sq.ft.
- Located in the heart of Downtown Greensburg. Within close proximity to the Westmoreland County Courthouse, Seton Hill University, Westmoreland Hospital, and various other retail and professional office spaces.
- High Traffic - Great Visibility
- Traffic Count: 12,082 +/- vehicles per day

## Available:

- Retail: 1,800 +/- sq.ft.
- Office: 200 sf - 4,000 +/- sq.ft.

## LEASE RATE:

- Retail: \$15 per sq.ft. + electric
- Office: \$12 - 20 per sq.ft. (gross lease)

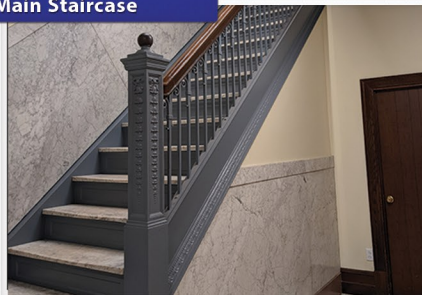
## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2023 Population	13,046	44,133	71,568
Avg. HH Income	\$53,969	\$71,121	\$72,702

Hallway



Main Staircase



Restroom



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