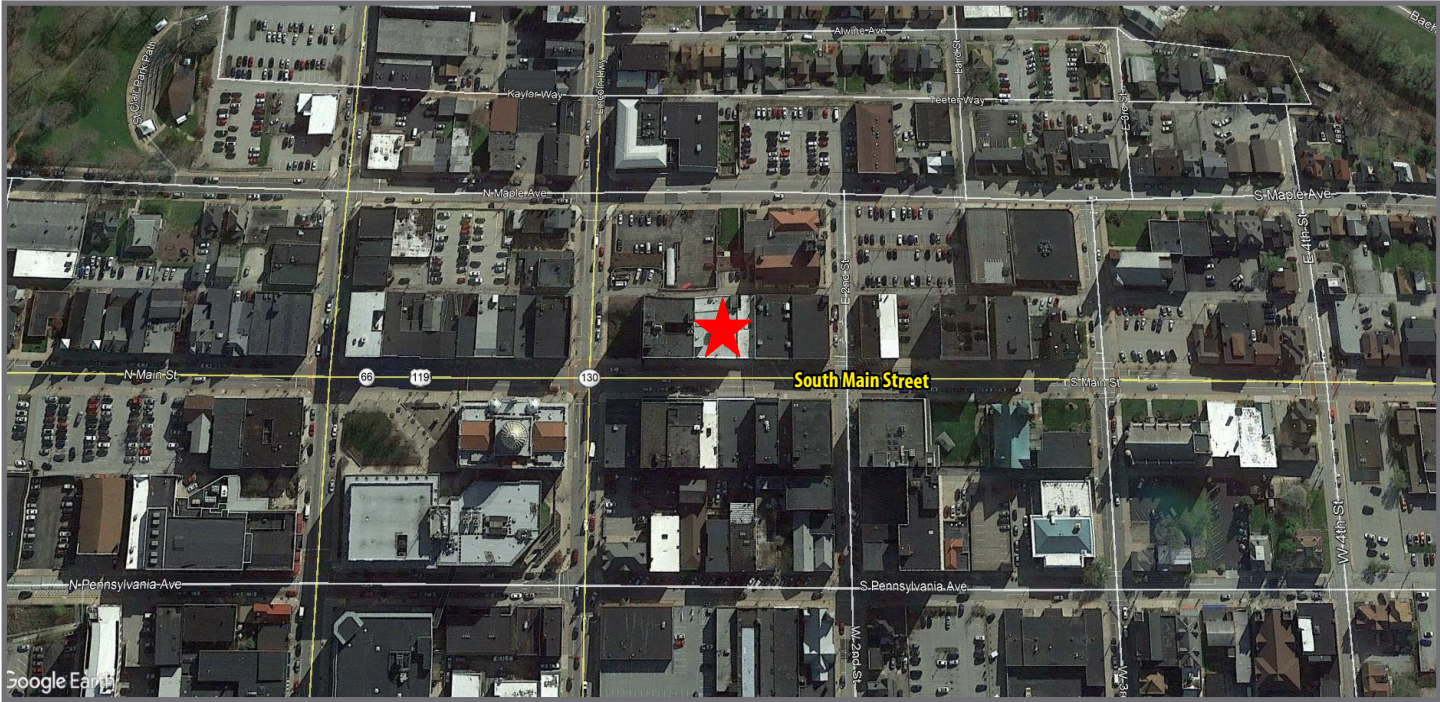




AVERAGE DAILY TRAFFIC			
9,618 Vehicles Daily - South Main Street			
DEMOGRAPHICS			
	1-MILE	3-MILES	5-MILES
Population	14,295	45,494	73,079
Avg. HH Income	\$61,832	\$73,416	\$74,890



For more information please contact:

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125 South Main Street

Greensburg, PA 15601-3101



Building **Size**

23,086 SF - Total Building
(Three (3) Floors Plus Basement)

Site **Size**

0.1494 Acres

Parcel **ID**

10-04-03-2-010 (Westmoreland County)

Real Estate **Taxes**

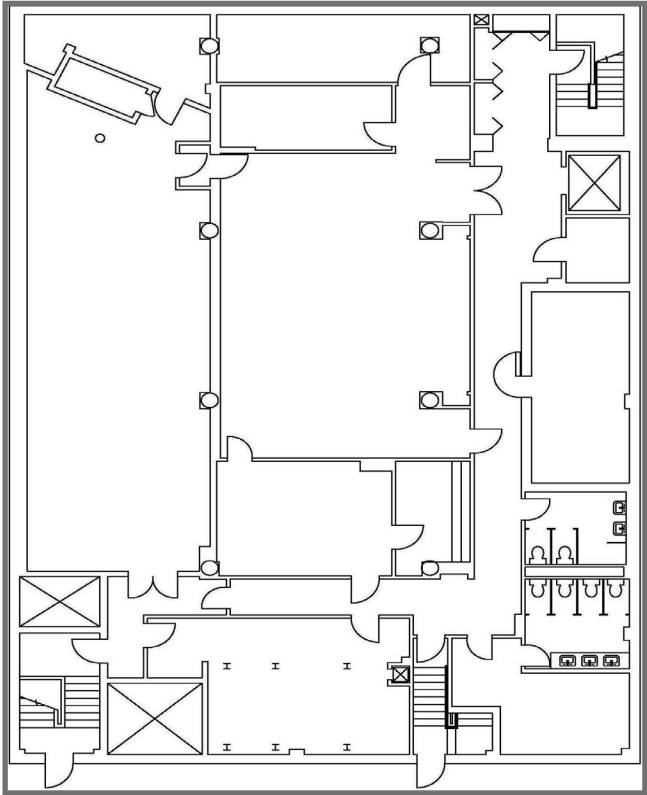
\$14,965/Year (2023)

Property **Highlights**

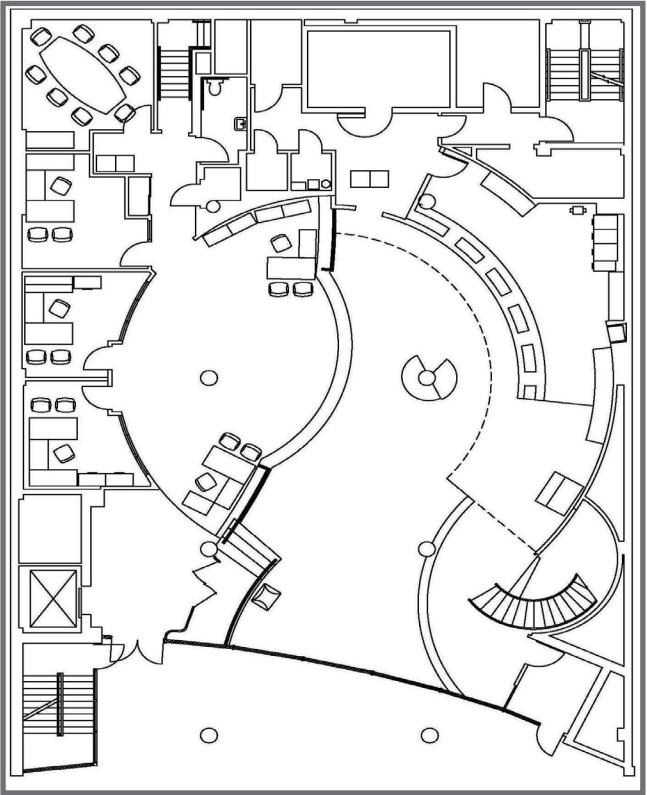
- Well maintained building with large front windows for plenty of natural light
- Potential for office, medical or service retail users
- Central location in Greensburg's business district
- Nearby Universities include Seton Hill and University of Pittsburgh Greensburg
- Zoning - C-2 (Business District)

Sale **Price**

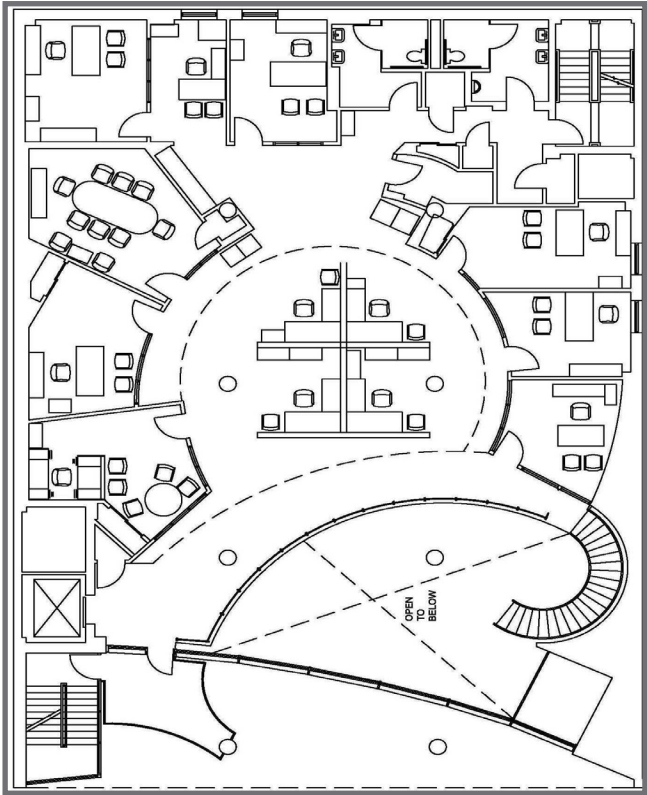
REDUCED - \$425,000.00



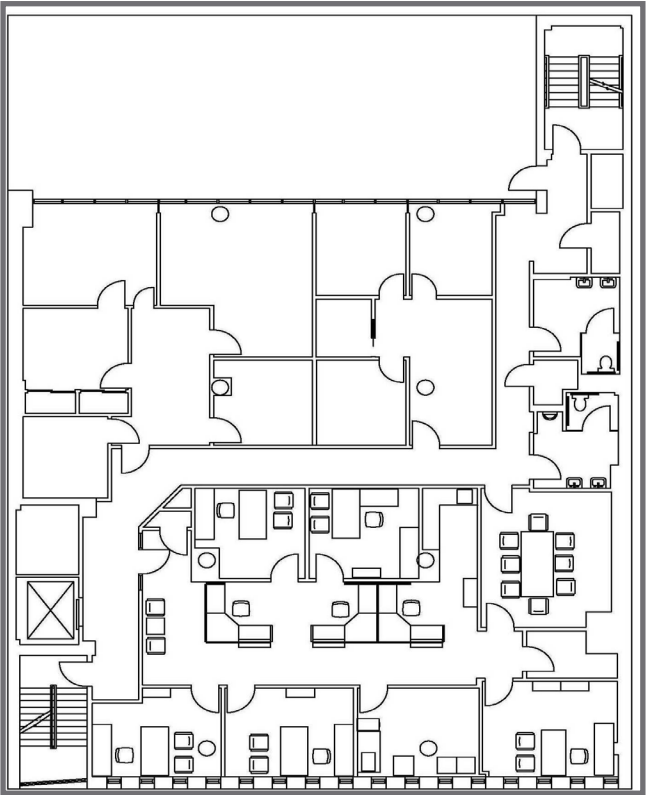
Basement



First Floor



Mezzanine Level



Second Floor

