

SALE LAND (83.67 +/- acres)

1546 BUSINESS ROUTE 66
GREENSBURG, PA 15601



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- Prime 83.67 +/- acre development opportunity located in Penn Township w/ Business Route 66 frontage (10,572 +/- vehicles per day)
- Wooded natural terrain.
- Within close proximity to numerous retail outlets which include: Walmart, Lowes, Starbucks, LA Fitness, Marshalls, Target, Home Depot, etc.
- Close proximity to PA Turnpike, Route 66 interchange and Route 22
- All public utilities on site

- County: Westmoreland
- Township: Penn
- Zoning: Commercial Corridor / Mixed Density Residential
- Lot & Block: 55-15-00-0-251

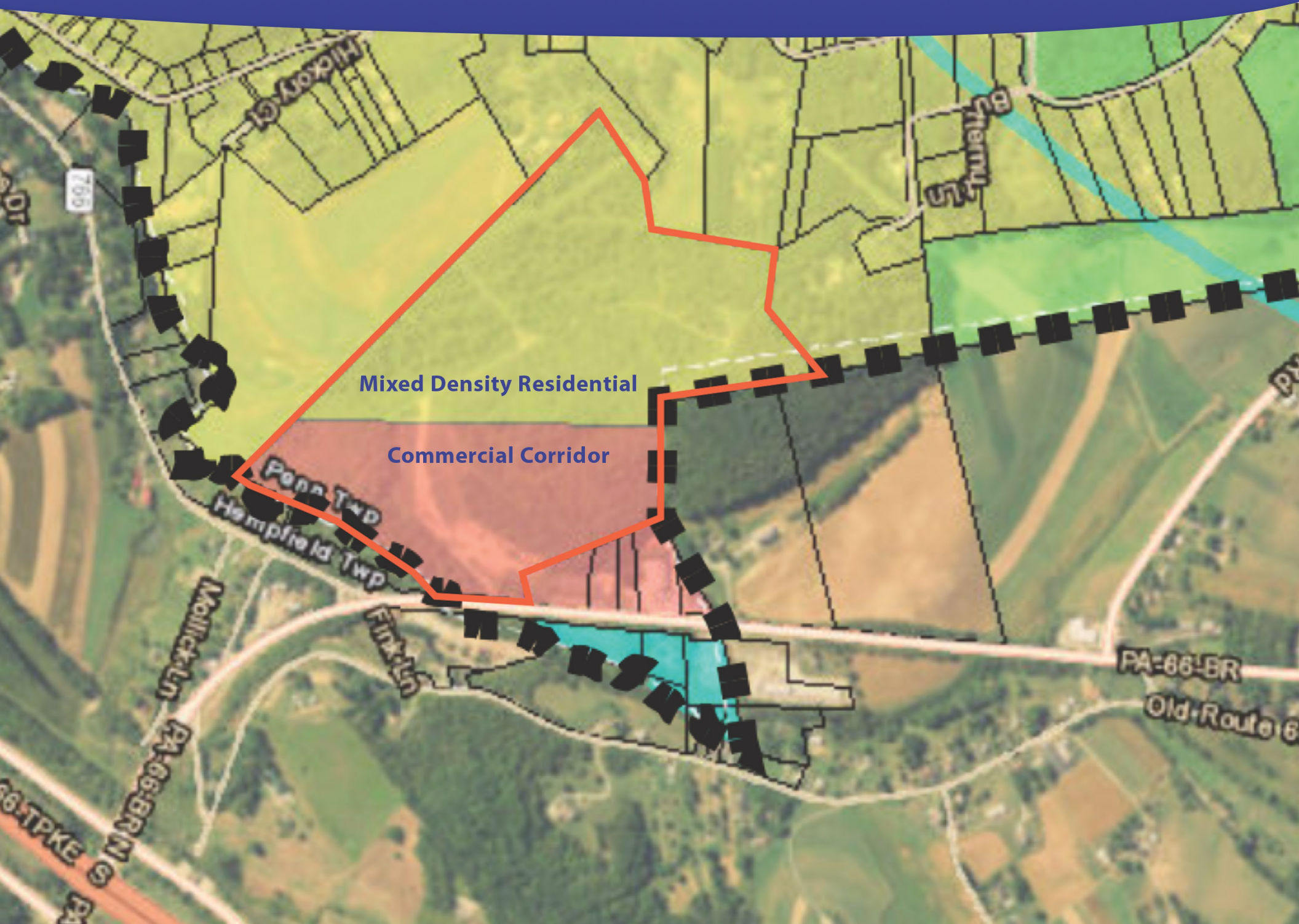
SALES PRICE: \$2,000,000





Population	1 Mile	3 Miles	5 Miles
Total Population	1,028	20,221	68,950
2028 Population	1,008	20,039	68,696
Average Age	50.30	45.80	45.90

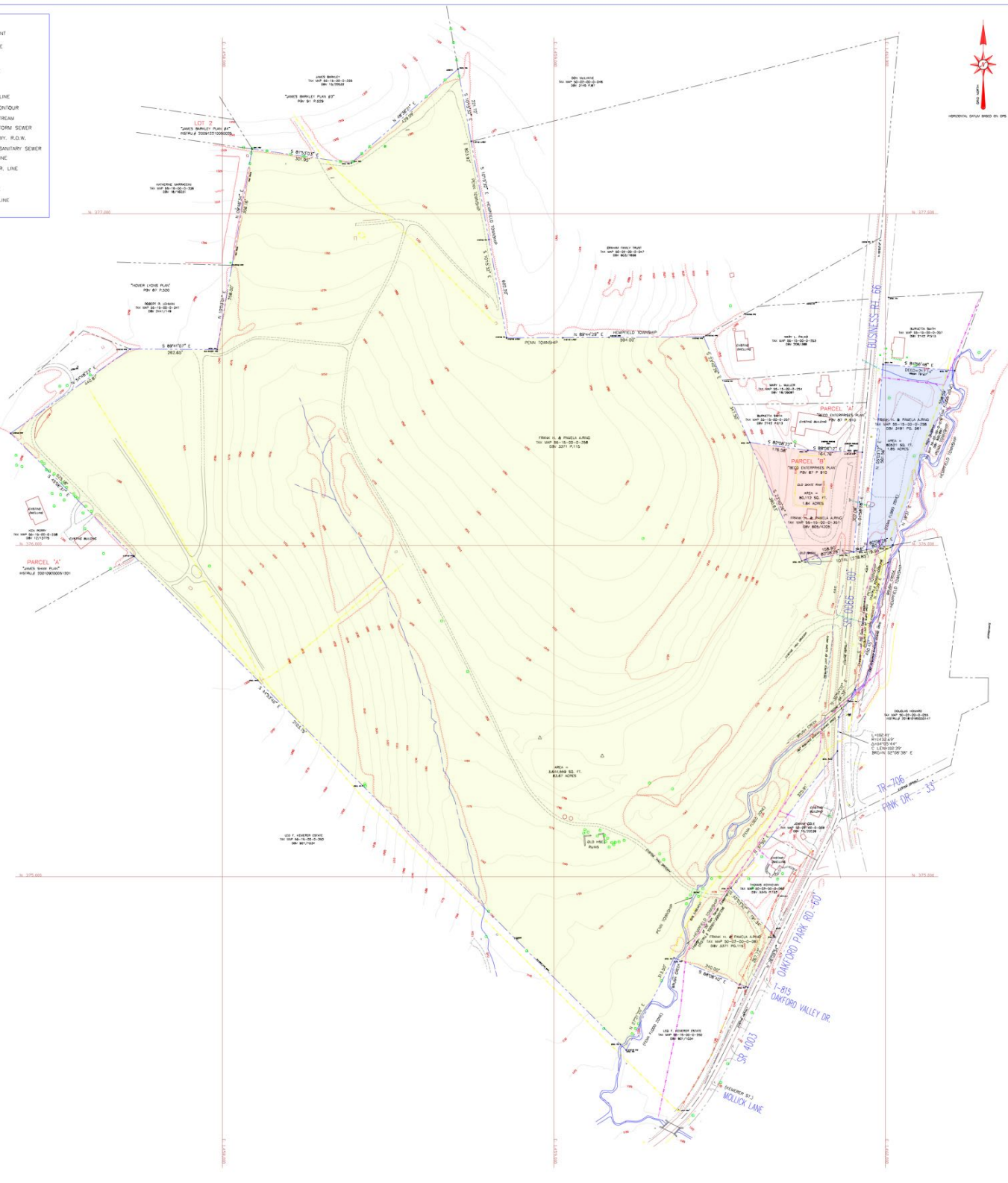
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	423	8,725	30,319
# of persons per HH	2.4	2.20	2.20
Average HH Income	\$95,966	\$75,275	\$84,409
Median House Value	\$215,929	\$165,484	\$182,509



Mixed Density Residential

Commercial Corridor

- LEGEND:**
- FIRE HYDRANT
 - UTILITY POLE
 - MANHOLE
 - LARGE TREE
 - INLET
 - PROPERTY LINE
 - EXISTING CONTOUR
 - EXISTING STREAM
 - EXISTING STORM SEWER
 - EXISTING HWY. R.O.M.
 - PROPOSED SANITARY SEWER
 - O/H PARLINE
 - BURIED PWR. LINE
 - GAS LINE
 - WATER LINE
 - TOWNSHIP LINE



RECUSSION:
 ALL INFORMATION CONTAINED HEREIN IS BASED ON A SURVEY MADE BY THE SURVEYOR AND HIS FIELD NOTES AND PLANS AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.

NOTICE TO ALL OWNERS/PURCHASERS:
 1) This map is based on the most accurate information available to the surveyor at the time of the survey. It is not intended to be a warranty of title or a guarantee of accuracy.
 2) The surveyor is not responsible for any errors or omissions in this map.
 3) This map is not to be used for any purpose other than that for which it was prepared.
 4) The surveyor is not responsible for any errors or omissions in this map.

ALL THE GROUP MEMBERS:
 THE SURVEYOR HAS BEEN LICENSED BY THE STATE OF PENNSYLVANIA AND IS A MEMBER OF THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS. THE SURVEYOR HAS BEEN LICENSED BY THE STATE OF PENNSYLVANIA AND IS A MEMBER OF THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS.



DATE: 03-15-2020
 SCALE: 1" = 100'
 DRAWN BY: RRD
 DWG. FILE: 19-0060
 SHEET NO. 1 OF 1

SURVEY OF PROPERTY
 PREPARED FOR
FRANK H. & PAMELA A. RING
 SITUATE IN
 PENN TWP./HEMPFIELD TWP. - WESTMORELAND CO., PA.
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	83.67 Acres
	1.84 Acres
	1.85 Acres

Old Route 66 (Penn Township)

Topography Map

