

LEASE OFFICE

82 HUFF AVE. GREENSBURG, PA 15601



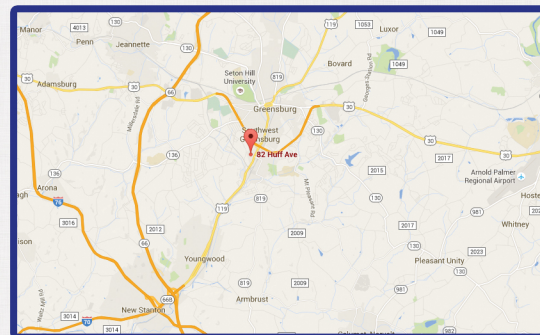
2ND FLOOR ENTRANCE

HIGHLIGHTS

- Two story professional office building located in S. Greensburg right off of U.S. Route 30 and within minutes to New Stanton exit of PA Turnpike
- New construction / Build-to-Suit opportunity; ADA compliant
- Situated on top of hill with great views and abundant natural light
- Abundant parking available
- Current Tenants: TLC Childcare, Felicite Day Spa, & Therapists
- Traffic Count: 12,000 +/- vehicles per day
- Size of building: 10,000 +/- square feet
 - Space Available: 2,500 +/- square feet on second floor
- **ASKING PRICE: \$19 per square foot + gas & electric**

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2016 Population	9,183	42,062	73,390
Med. HH Income	\$50,852	\$51,721	\$54,425



PRC
COMMERCIAL

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