

SALE/LEASE

4589 STATE ROUTE 136, GREENSBURG, PA 15601



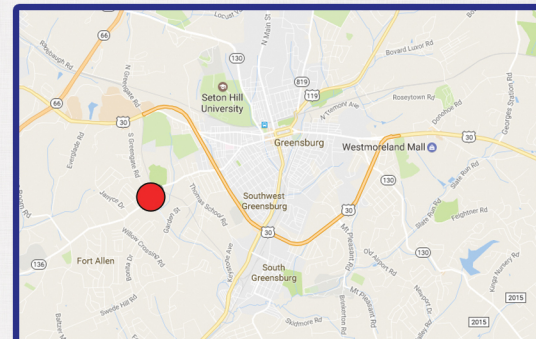
HIGHLIGHTS

- Former Shop N' Save grocery store located in high traffic corridor of Route 136. Located within minutes of Greensburg's retail corridor
- Site size: approximately 5.86 acres
- Traffic Count: 12,018 +/- vehicles per day
- Size of building: 42,000 +/- square feet
 - ADA accessible
 - Fully Sprinklered
 - Three loading docks in rear
 - Abundant Parking
 - High Visibility
 - High Ceilings
- Lot & Block: 50-20-12-0-038
- Zoned: Neighborhood Commercial (Hempfield Township)

- SALE PRICE: \$1,500,000 **- LEASE PRICE: \$5.95 + NNN**

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2017 Population	10,722	45,127	73,926
Med. HH Income	\$38,491	\$53,016	\$54,679



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