

FOR SALE

Prime Commercial Land

South Greengate Road
Greensburg PA 15601



Property Highlights:

- SITE:**
- Prime 20.3+/- acre development opportunity located along Route 30 corridor; utilities located on-site
 - Directly across from retail outlets that include: Walmart, Starbucks, LA Fitness, Chipotle, Jo-Ann Fabrics, etc.
 - Close proximity to Route 66 interchange & PA Turnpike

SIZE: 20.3+/- acres undeveloped land

ZONING: Regional Commercial; numerous permitted uses (i.e. hotel, retail, gas station, etc.)

LOT & BLOCK: 50-14-00-0-232

TRAFFIC COUNT: 36,000+/- vehicles on Route 30

ASKING PRICE: \$1.8 Million

Demographics

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2015 Population	2,742	45,575	79,361
Median HH Inc.	\$50,972	\$47,271	\$51,625



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