

# SALE DEVELOPMENT

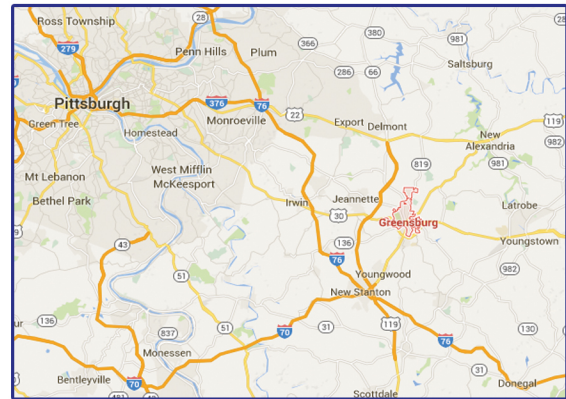
154 S. GREENGATE ROAD GREENSBURG, PA 15601



**BRADRING**  
COMMERCIAL BROKER



← INCLUDES 35,000 +/- SF  
OFFICE / WAREHOUSE



## HIGHLIGHTS

- Prime 39 +/- acre development opportunity located along retail corridor of Route 30 in Greensburg
- Retail outlets include: Walmart, Lowe's, Starbucks, LA Fitness, Marshalls, Target, Home Depot, etc.
- Close proximity to PA Turnpike and Route 66 interchange
- Traffic Count along Route 30: 30,000 +/- vehicles per day
- Zoned: Regional Commercial; includes but not limited to the following uses:
  - Gas Station, Grocery Store, Hotel, Planned Shopping Center, Professional Office, Hospital, Apartments, etc
- Potential exists for access onto Route 30 via West Hills Drive and South Greengate Road
- All public utilities available on site

**ASKING PRICE: \$3,948,000**

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2017 Population	2,624	46,310	78,114
Med. HH Income	\$48,172	\$49,438	\$53,744



**CONTACT:**  
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