

SALE/LEASE HISTORIC BUILDING

1 N. Main Street, Greensburg, PA 15601



HIGHLIGHTS

- Former Barclay Bank located on the corner of N. Main Street & E. Pittsburgh Street
- Size of building: app 12,500 sq.ft.
 - 5,000 +/- per floor
 - 2,500 +/- mezzanine
- Open floor plan
- Public/leased parking lot located in rear of building
- Zoning: C2
- Taxes: \$11,718
- Located in the heart of the Downtown Greensburg Business District directly across from the Westmoreland County Courthouse. Within close proximity to Seton Hill University, Westmoreland Hospital, and various other retail and professional office spaces.
- High Traffic - Great Visibility
- Traffic Count: 12,082 +/- vehicles per day

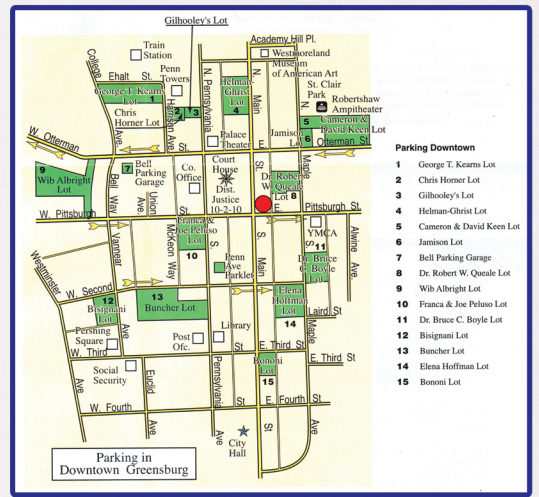
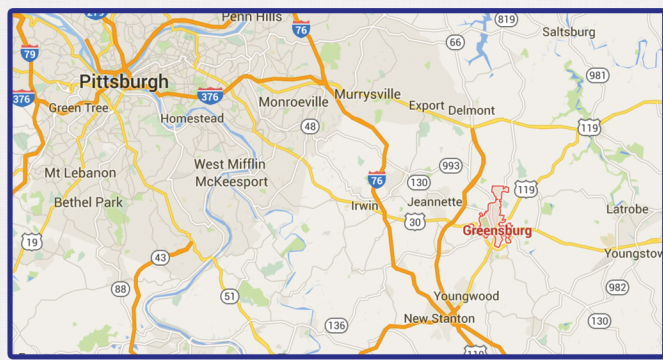
- LEASE RATE: **negotiable**
- SALES PRICE: **\$395,000**

DEMOGRAPHICS

| | 1 Mile | 3 Mile | 5 Mile |
|-----------------|----------|----------|----------|
| 2018 Population | 13,593 | 44,711 | 72,991 |
| Med. HH Income | \$39,126 | \$54,539 | \$55,883 |



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