



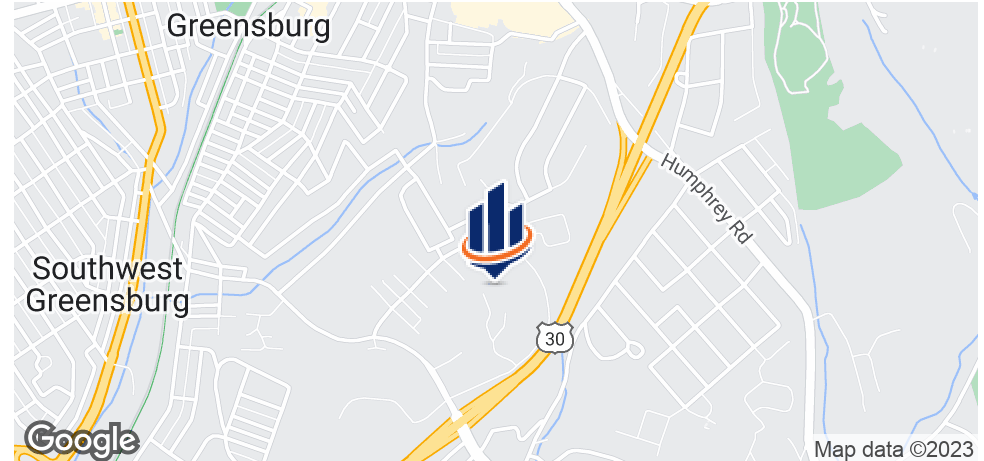
6.07 ACRES GREENSBURG COMMERCE PARK

TOWNE SQUARE DR
GREENSBURG, PA 15601

Jason Campagna
Managing Director
412.535.5756
jason.campagna@svn.com



Property Summary



OFFERING SUMMARY

| | |
|-------------|---------------------|
| Sale Price: | \$2,125,500 |
| Lot Size: | 6.07 Acres |
| Zoning: | Commercial Land |
| Market: | Westmoreland County |
| Submarket: | Greensburg |
| Price / SF: | \$8.04 |

PROPERTY OVERVIEW

SVN | Three Rivers Commercial Advisors is pleased to present 6.07 commercial acres located in a premier location in the heart of the heavily traveled Route 30 near Greensburg, PA. Located in the Greensburg Commerce Park with high visibility from Route 30, with over 38,000 cars per day, near Gander Mountain and Hampton Inn. 2 miles from University of Pittsburgh/Greensburg and Seton Hill University.

PROPERTY HIGHLIGHTS

- Prime 6 Acre Commercial Site
- All Utilities on Site
- Table Top Level Idea for Commercial Development
- Route 30 Signage Possibility

Additional Photos



1 LOCATION INFORMATION

Towne Square Dr
Greensburg, PA 15601

Location Overview



PENNSYLVANIA

Pennsylvania is officially a Commonwealth, a word which comes from Old English and means the "common weal" or well-being of the public. In Pennsylvania, all legal processes are carried out in the name of the Commonwealth, although the word does not appear on the State Seal. The commonwealth borders Delaware to the southeast, Maryland to the south, West Virginia to the southwest, Ohio to the west, Lake Erie and the Canadian province of Ontario to the northwest, New York to the north, and New Jersey to the east. It is also one of the 13 original founding states.

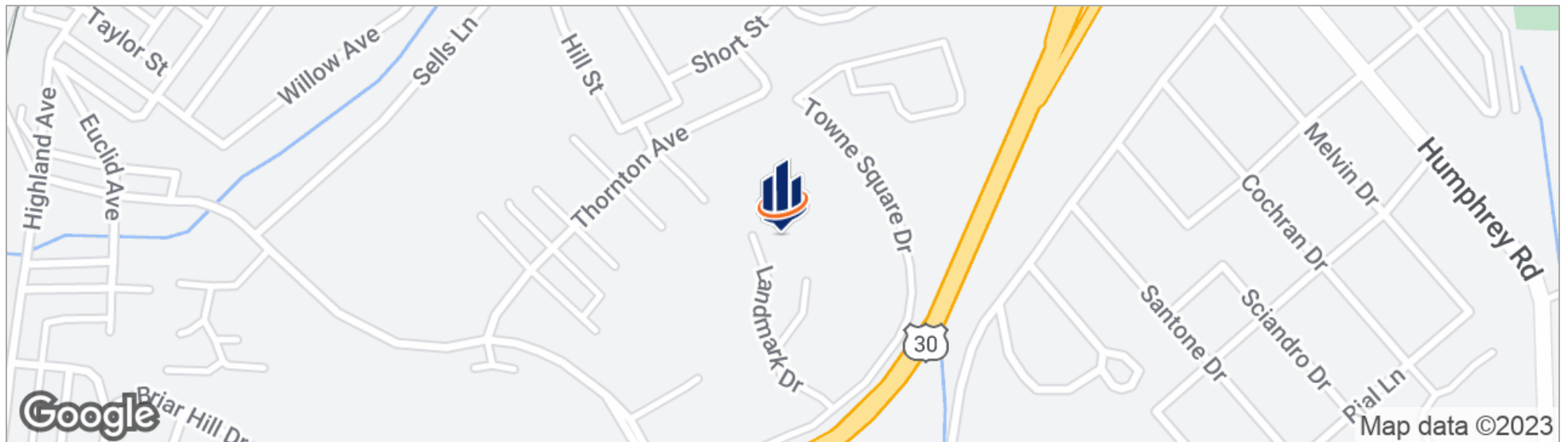
WESTMORELAND COUNTY

Westmoreland County is the second largest county in the south-western part of Pennsylvania. Cut from Lancaster, Northumberland, and later Bedford Counties, Westmoreland County was founded in 1773 and was the first county in the colony of Pennsylvania in which its entire territorial boundary was located west of the Allegheny Mountains. The vibrant county enjoys natural beauty, a great historical legacy, a thriving economy and pleasant communities. The county has 7 different colleges and universities, four state parks and 19 public school districts. It consists of 7 cities with the county seat being Greensburg, 37 boroughs and 21 townships.

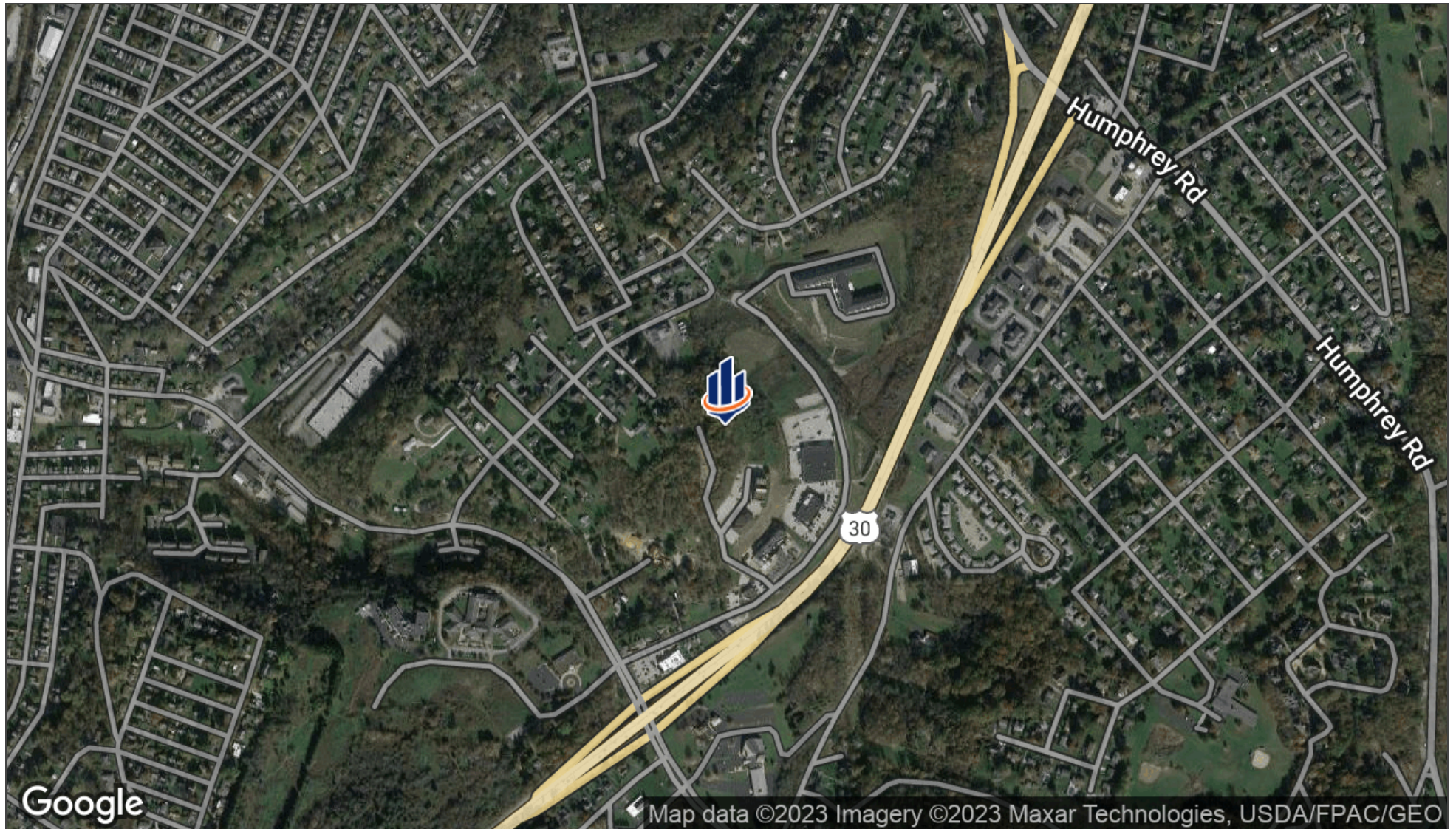
GREENSBURG

Greensburg is a city in and the county seat of Westmoreland County, located 30 miles southeast of Pittsburgh. It is part of the Pittsburgh Metro Area and lies within the Laurel Highlands and the ecoregion of the Western Allegheny Plateau. Greensburg is a major business, academic, tourism and cultural center in Western PA. The city ranks seventh in Pennsylvania in daytime growth, behind Pittsburgh, Philadelphia, Harrisburg, King of Prussia, Lancaster, and State College. The city is currently composed of eight wards, and two of its neighborhoods have been designated as U.S. historic districts, the Greensburg Downtown Historic District and the Academy Hill Historic District. Greensburg is home to the 14th Quartermaster Detachment, a famous Desert Storm Unit. There is also a National Guard Armory just outside the main City. The immediate vicinity of Greensburg contains two major universities; Seton Hill University and the University of Pittsburgh at Greensburg.

Location Maps



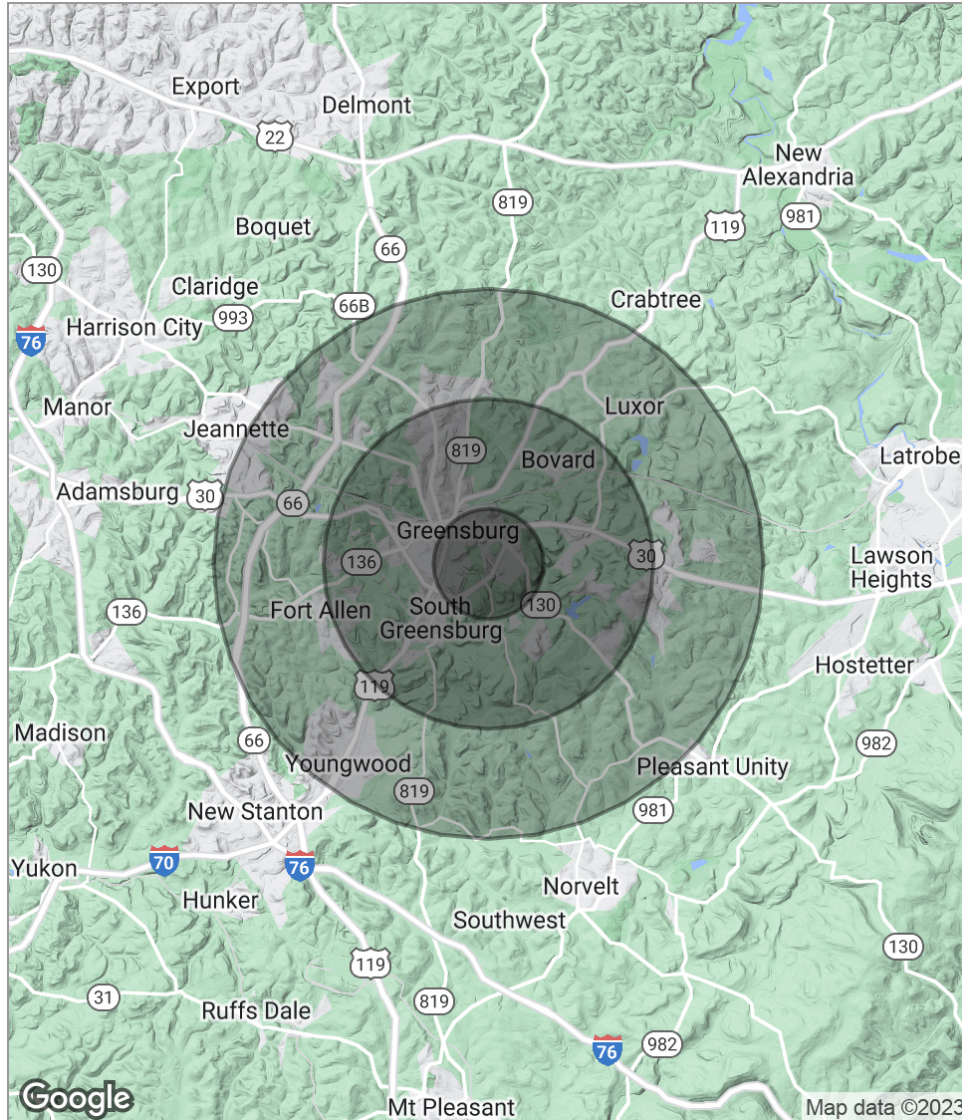
Aerial Map



Retailer Map



Demographics Map



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total population | 7,505 | 43,470 | 73,601 |
| Median age | 44.6 | 42.3 | 43.0 |
| Median age [Male] | 39.8 | 39.9 | 41.0 |
| Median age [Female] | 49.7 | 45.9 | 45.9 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total households | 3,510 | 19,085 | 31,054 |
| # of persons per HH | 2.1 | 2.3 | 2.4 |
| Average HH income | \$61,872 | \$59,401 | \$63,665 |
| Average house value | \$193,737 | \$175,710 | \$182,482 |

** Demographic data derived from 2020 ACS - US Census*

2 ADVISOR BIOS

Towne Square Dr
Greensburg, PA 15601

Advisor Bio & Contact 1

JASON CAMPAGNA

Managing Director



6 PPG Place, Suite 550
Pittsburgh, PA 15222
T 412.535.5756
C 724.825.3137
jason.campagna@svn.com
PA #RM424399

PROFESSIONAL BACKGROUND

Jason Campagna serves as a managing partner and senior advisor for SVN | Three Rivers Commercial Advisors specializing in multi-family housing. Jason prides himself on understanding the nuances and analysis of multiple unit apartment dwellings.

Jason advises on commercial real estate property types such as multifamily, retail, shopping centers and office buildings. The bulk of his transactions are multifamily buildings ranging in size from 4 plexes upwards to 100+ units

Proficiencies include: 1031 I.R.S. Tax Deferred Exchanges; cash flow analysis calculations, re-positioning analysis and renovation and forecasting.

Born and raised in the South Hills area. Jason graduated from Slippery Rock University with a B.S. of Environmental Science and minor in Business Administration. Jason is a licensed real estate agent in Pennsylvania.

EDUCATION

Canon McMillian H.S. - 1993

Slippery Rock University B.S. Environmental Science - 1998