

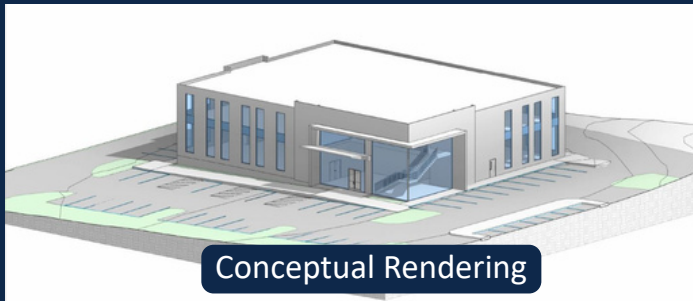
FOR SALE

218 Frye Farm Road
Greensburg, PA 15601



ASKING PRICE: \$640,000

**PRIME 2.35 ACRE DEVELOPMENT SITE READY FOR YOUR VISION
OFFICE, MEDICAL, RETAIL OR MIXED-USE | SITE PLAN CONCEPT FOR 20K SF OFFICE**



PROPERTY FEATURES:

- Approximately 2.35 Usable Acre site available for development
- Suitable for Owner-User, Investor or Developer
- Conveniently located off of US Route 30 with an estimated 32,000 vehicles per day
- Close proximity to UPMC Hillman Cancer Center, UPMC Children’s Community Pediatrics Mountain View, Excelsa Health Mt. View Family Medicine, Forefront Dermatology, PA Physical Medicine, Mountain View Dental, Mountain View Veterinary Care, Speedway, First Commonwealth Bank, The Kentlee, and The Inn at Mountain View
- Nearby highways include US Route 30, PA Route 130, PA Route 136, US Route 119, PA Route 66, and PA Turnpike
- Approximately 7.5 miles from PA Route 66 & 11.5 miles from PA Turnpike
- Seller able to provide the following to save buyer time and money:
 - Alta Survey, Phase I & Phase II Environmental Traffic Impact Study Reports
 - Renderings and floor plans of conceptual 20,000 SF medical office building

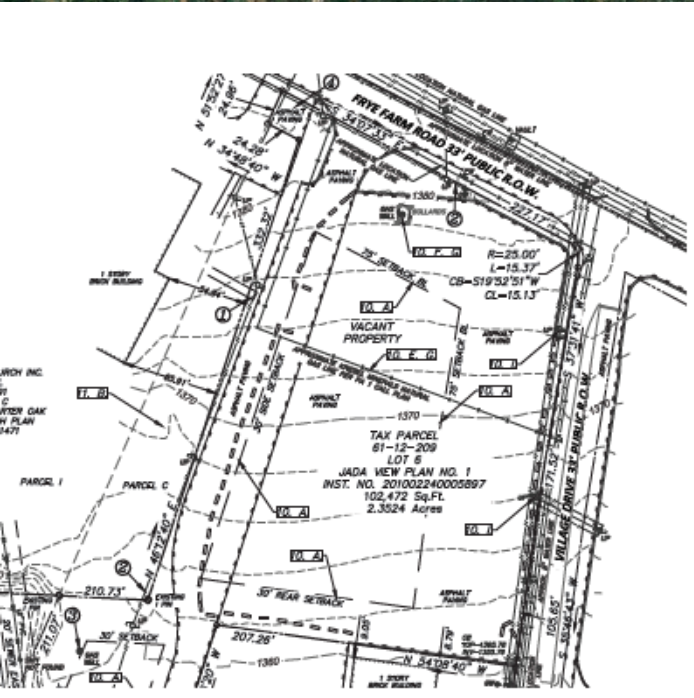
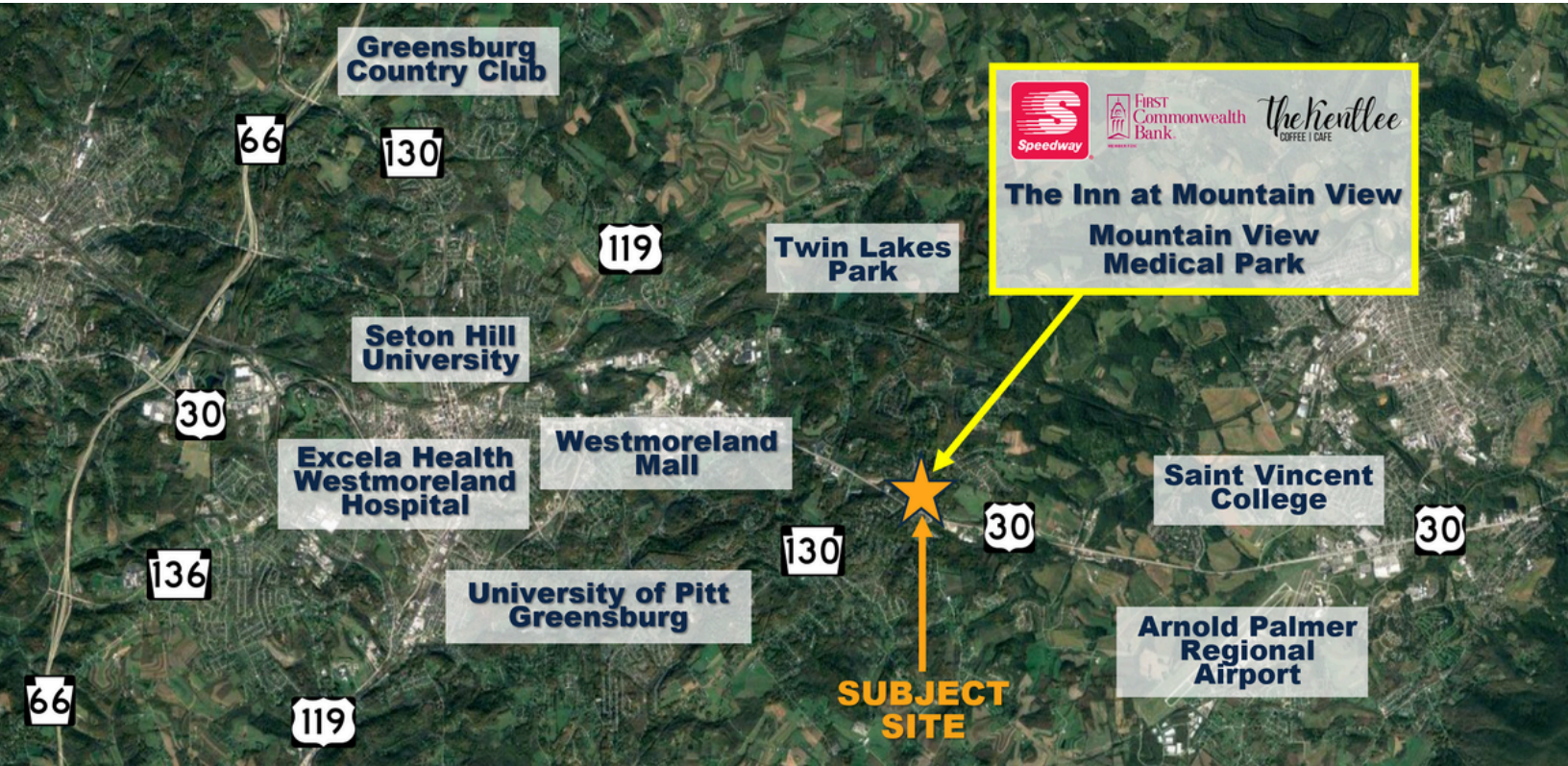
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FOR SALE

218 Frye Farm Road
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Demographics	3 Miles	5 Miles
Population	17,578	60,715
Total Households	6,897	25,551
Avg. Household Income	\$94,235	\$74,825

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