



LEASE OFFERING MEMORANDUM

CrossRoads Plaza

1075 SOUTH MAIN STREET

Greensburg, PA 15601

PRESENTED BY:

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

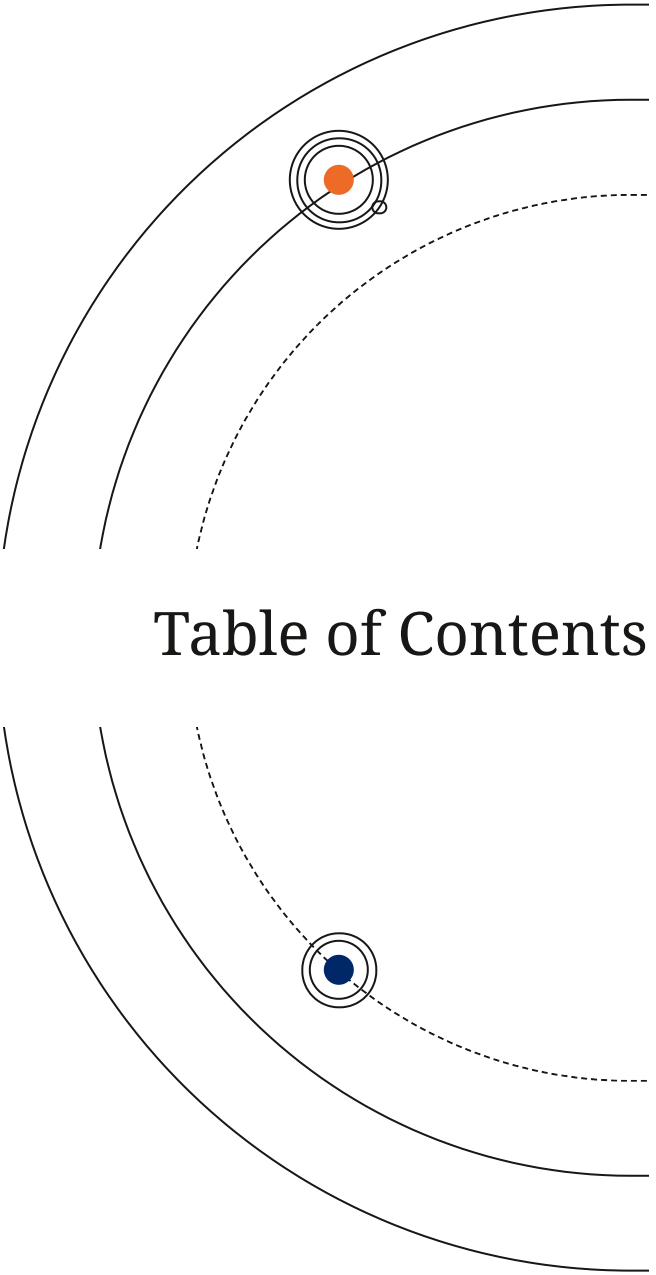


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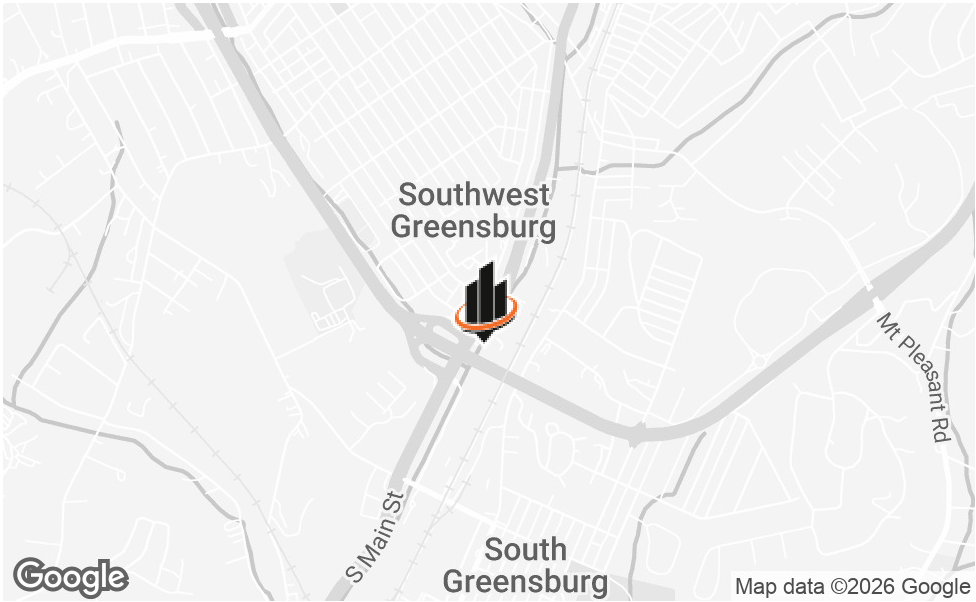
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SECTION 1
**Property
Information**

EXECUTIVE SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$14.50 NNN
BUILDING SIZE:	38,000 SF
AVAILABLE SF:	2,240 - 8,960 SF
LOT SIZE:	3.51 Acres
ZONING:	C-1

PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present office and retail space available for lease in Cross Roads Plaza located at 1075 South Main Street in Greensburg, PA. The property features ample parking and customizable interior layouts. Located in a prime retail corridor with high visibility and accessibility.

PROPERTY HIGHLIGHTS

- Two 2,240 SF suites available immediately, two 2,240 SF suites available 1/1/2027
- Fully built-out and ready for immediate occupancy
- Retail and turnkey medical office options available
- Ample parking
- High traffic location
- Located on Rt 119 with 8,686 cars passing per day, and visible from Rt 30 with 36,507 cars passing per day

LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	2,240 SF	LEASE RATE:	\$14.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 102	Available	2,240 SF	NNN	\$14.50 SF/yr	Available immediately
End Cap	Available	2,240 SF	NNN	\$14.50 SF/yr	Available immediately
Suite 112	Available	2,240 SF	NNN	\$14.50 SF/yr	Available 1/1/2027
Suite 114	Available	2,240 SF	NNN	\$14.50 SF/yr	Available 1/1/2027

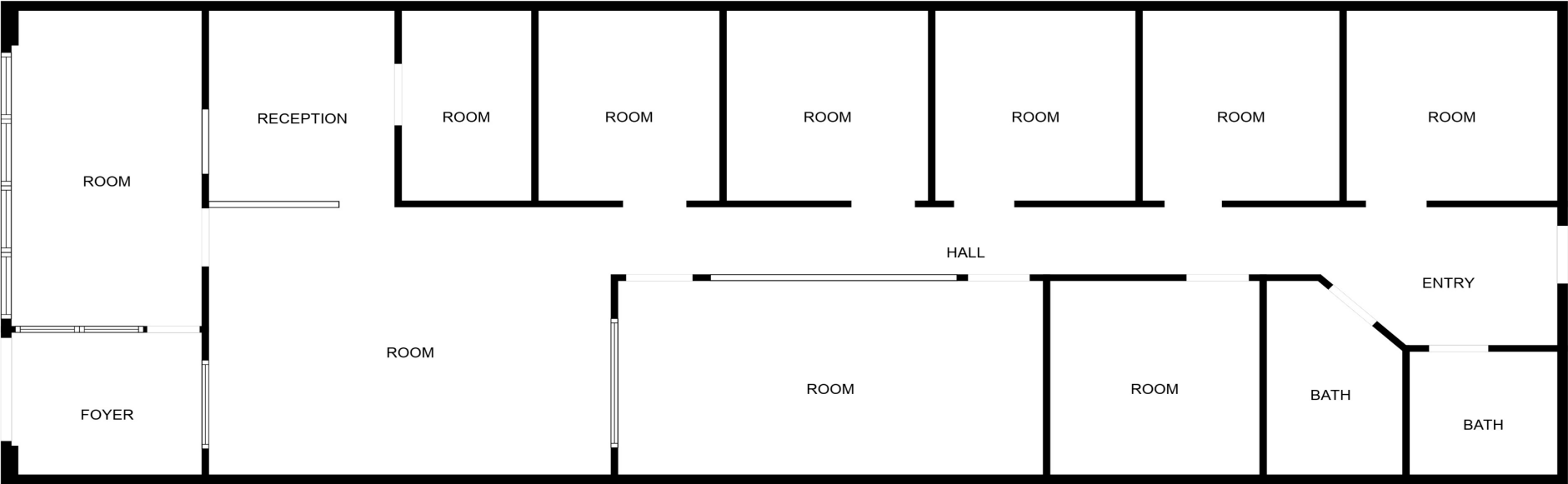
ADDITIONAL PHOTOS



INTERIOR PHOTOS

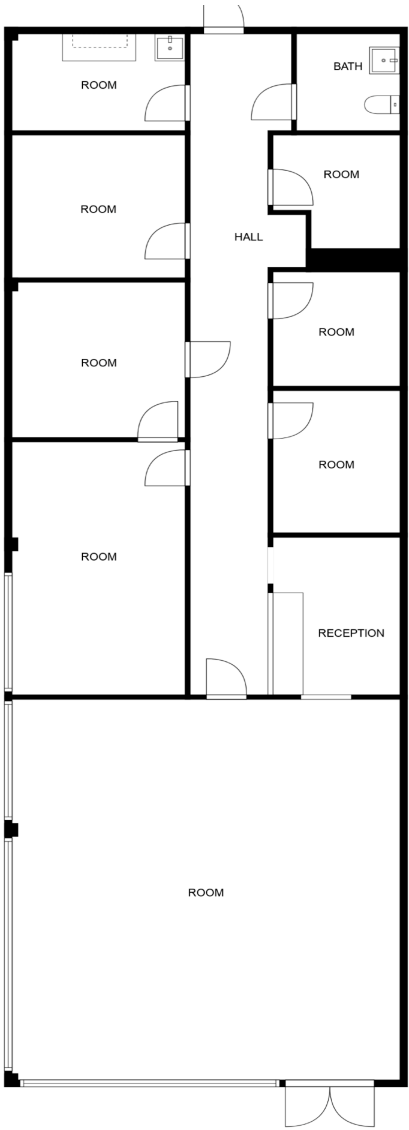


FLOOR PLAN | SUITE 102 - 2,240 SF



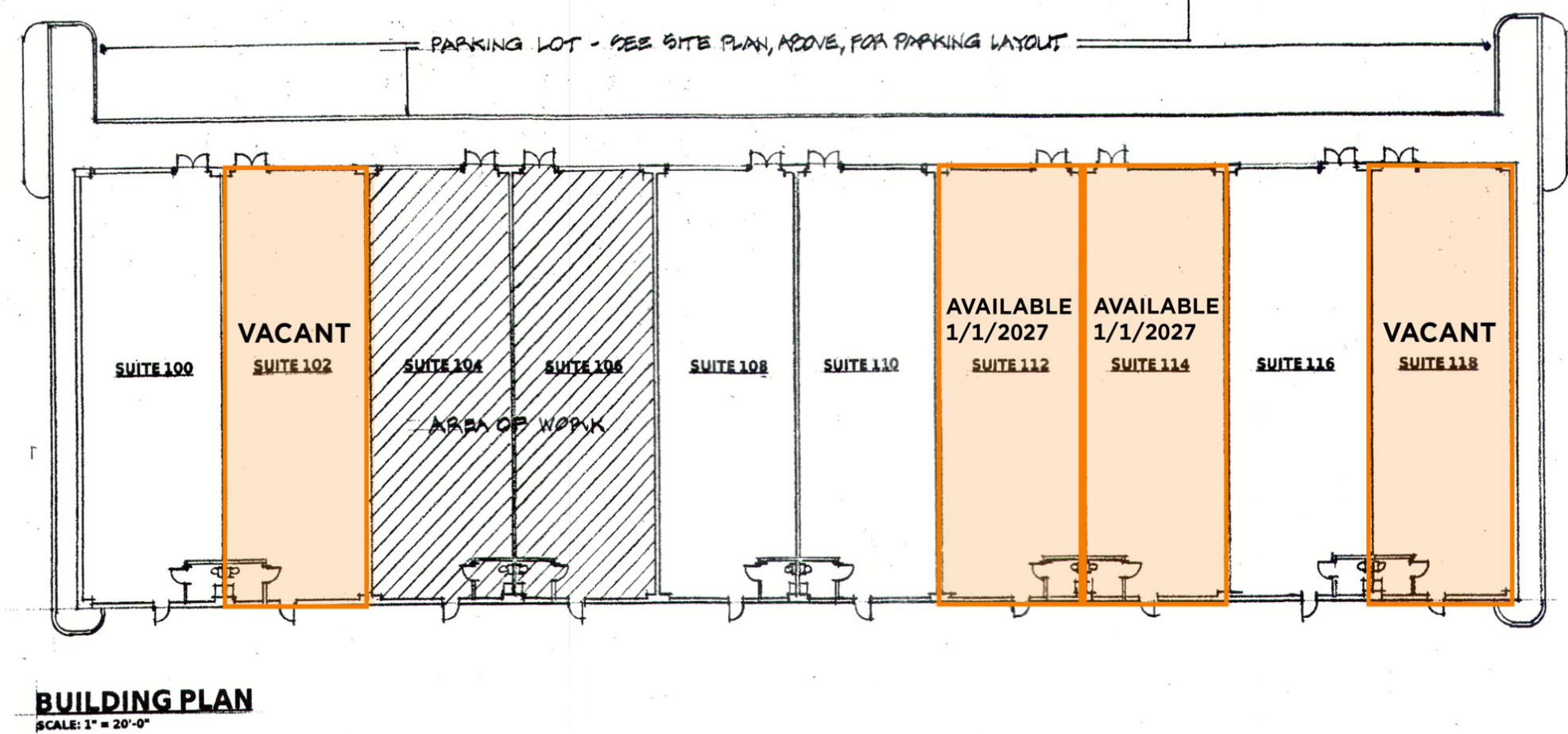
FLOOR PLAN CREATED BY CURSIO LAB. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

FLOOR PLAN | END CAP - 2,240 SF



FLOOR PLAN CREATED BY CURSIO360 APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED

BUILDING PLAN

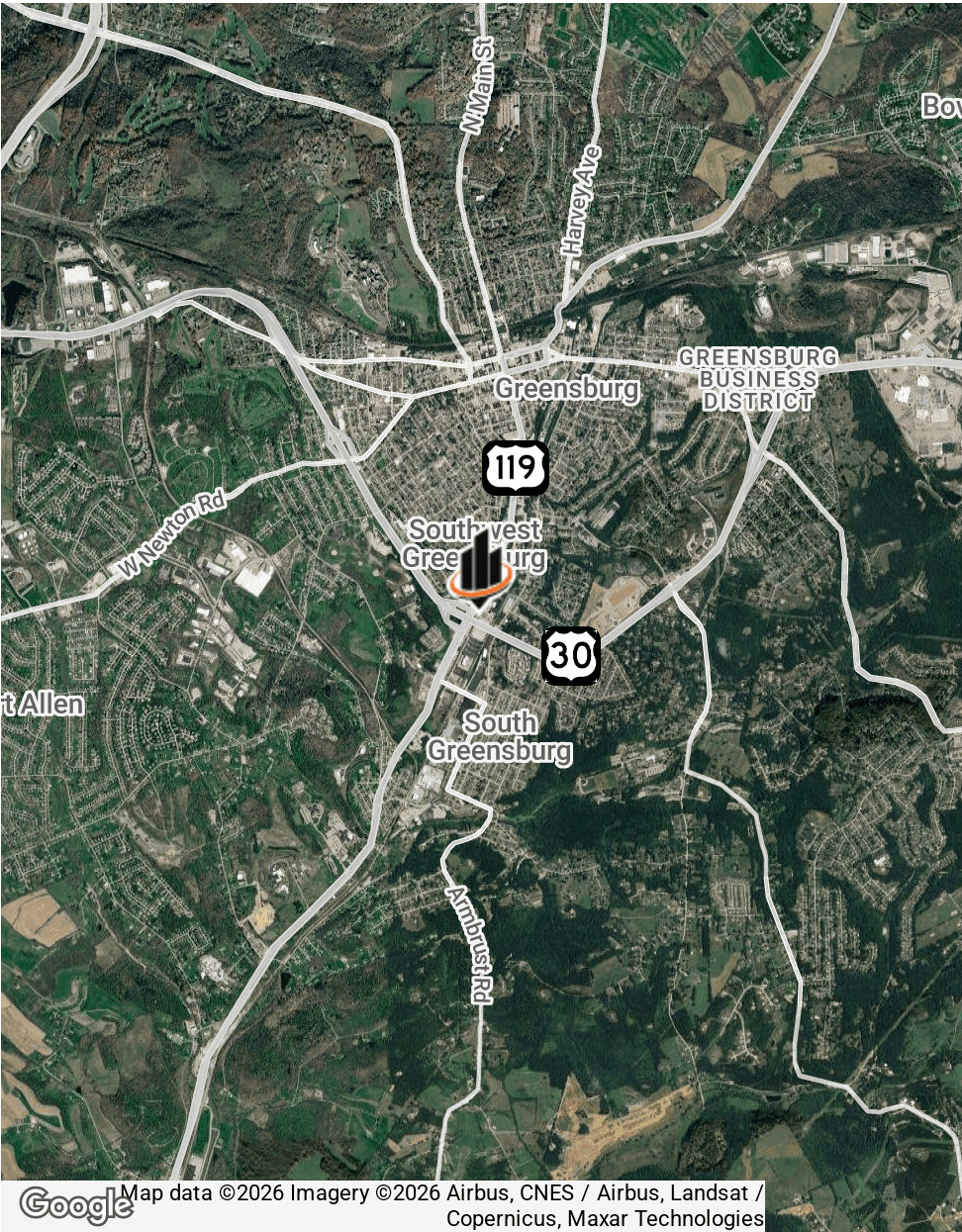
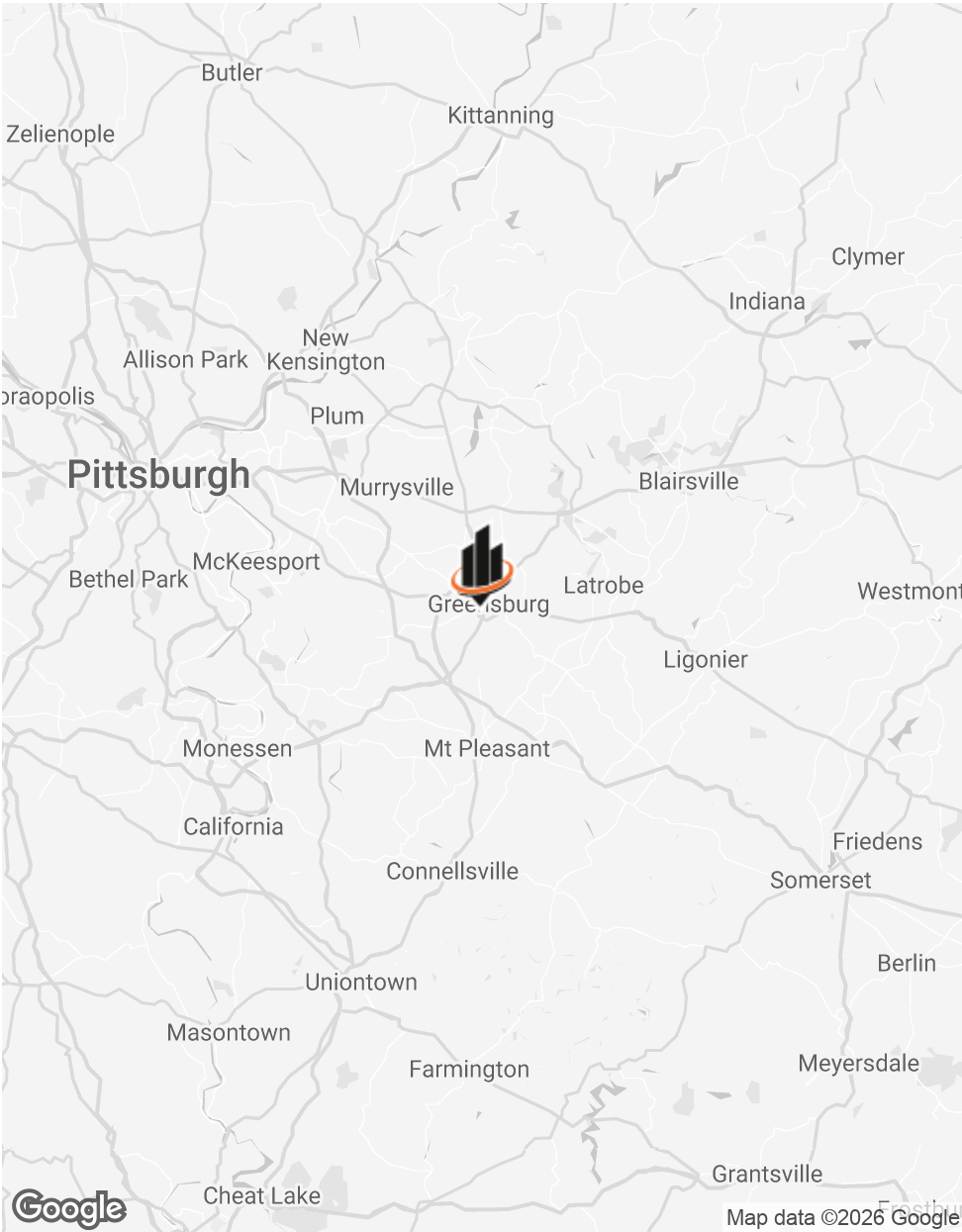




SECTION 2

**Location
Information**

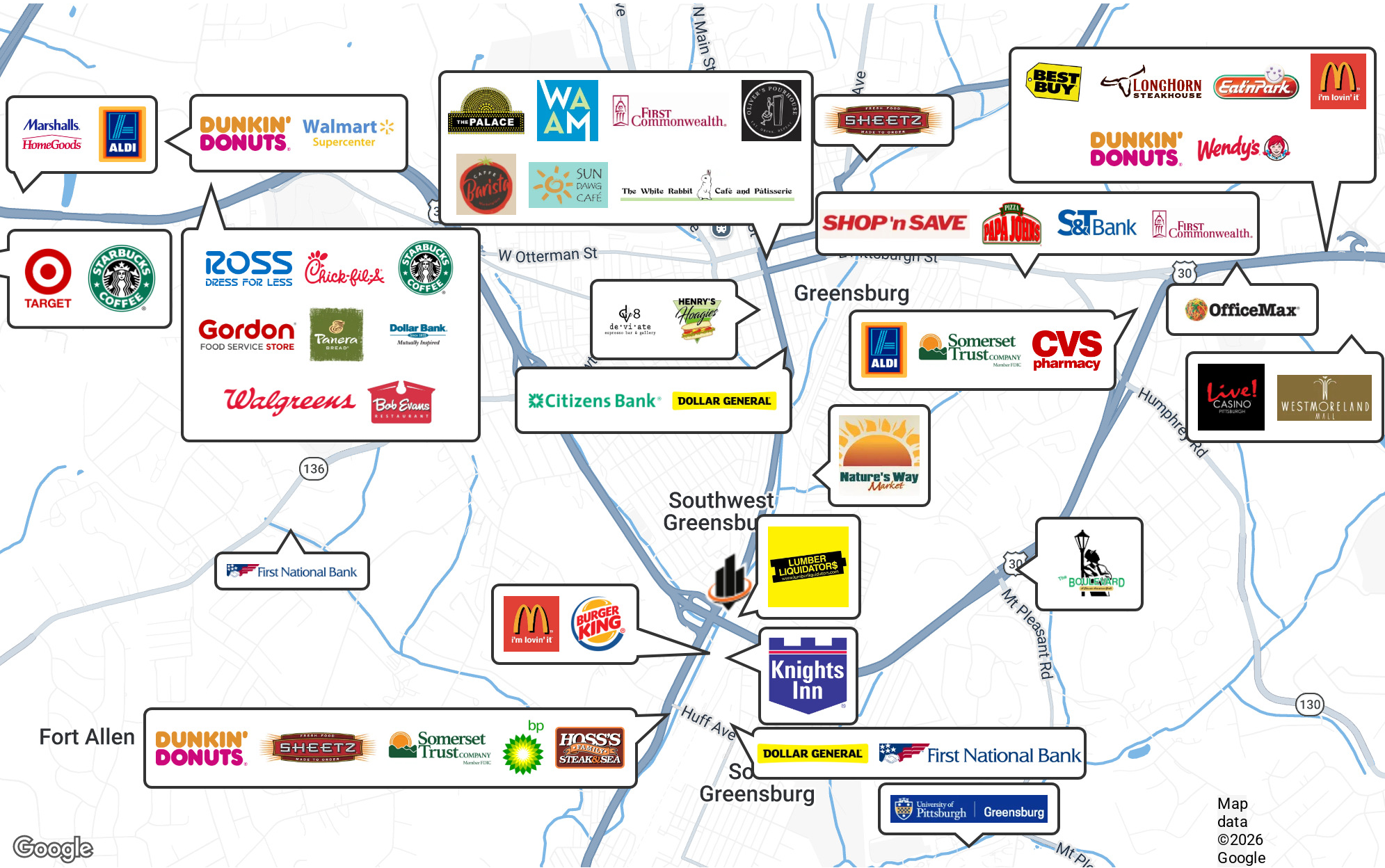
LOCATION MAPS



AERIAL MAP



RETAILER MAP



Google

Map data
©2026
Google

DEMOGRAPHICS MAP & REPORT

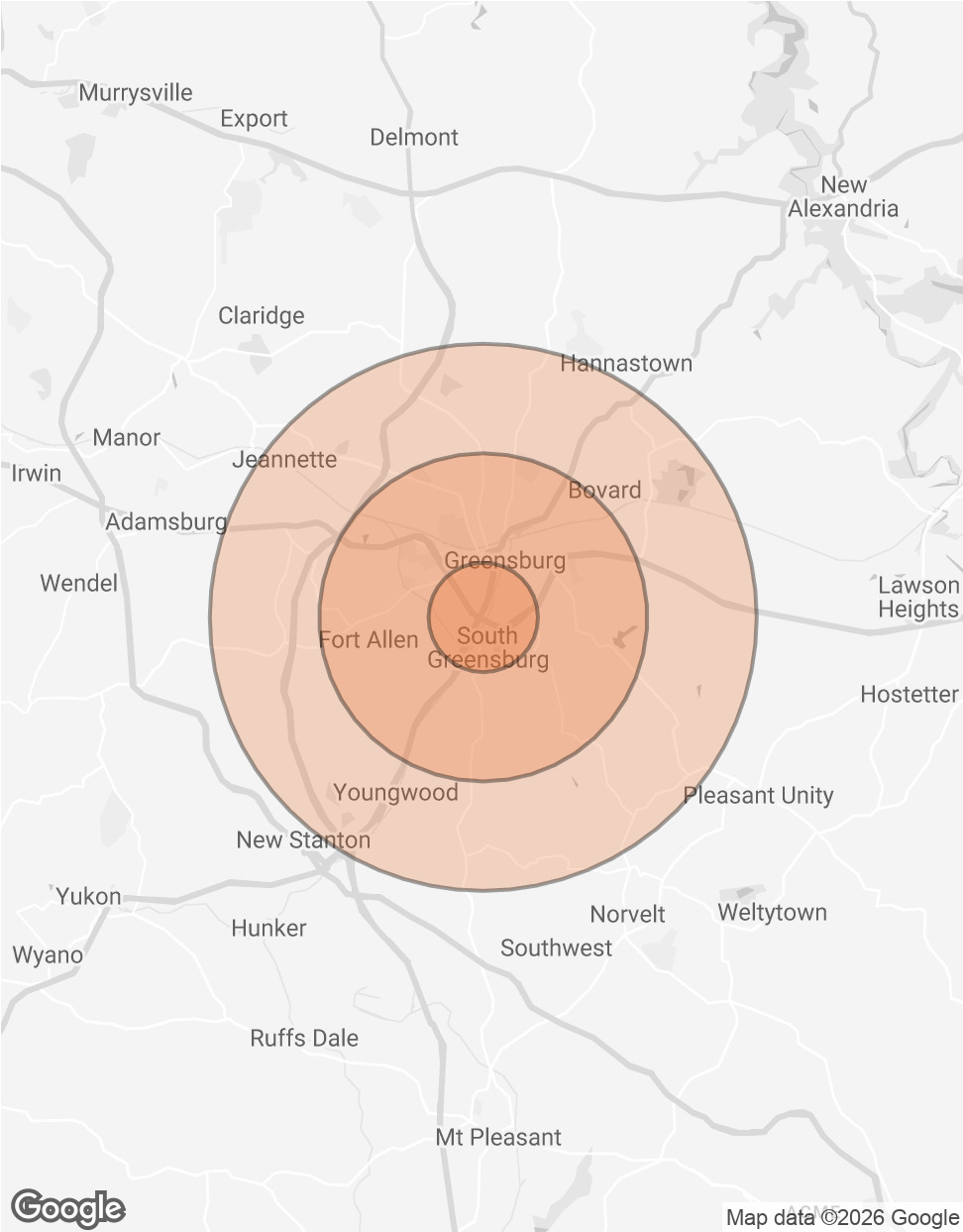
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,769	41,102	70,536
AVERAGE AGE	44	46	46
AVERAGE AGE (MALE)	43	44	44
AVERAGE AGE (FEMALE)	46	48	47

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,631	18,080	31,021
# OF PERSONS PER HH	2.1	2.3	2.3
AVERAGE HH INCOME	\$74,126	\$86,372	\$88,606
AVERAGE HOUSE VALUE	\$187,501	\$240,325	\$244,593

2020 American Community Survey (ACS)





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