

GREENSBURG, PA  
5256 US-30



MULTIFAMILY



RETAIL RE-IMAGINED



INDUSTRIAL/DISTRIBUTION



BIO-MANUFACTURING/  
MANUFACTURING



SENIOR HOUSING



LIFE SCIENCE



HEALTH CARE/MEDICAL



SELF-STORAGE



AUTO-DEALERSHIP



EDUCATION



## For Lease

- Former Sears at Westmoreland Mall
- Prime redevelopment opportunity for lease
- Total GLA: 200,071 SF (subdividable)
- Land: 13.27 AC

2020 DEMOGRAPHICS	15 MIN	20 MIN	30 MIN
Population	98,171	137,618	269,268
Med HH Income	\$56,627	\$57,462	\$60,539

Garrick Hagins

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SITE AERIAL

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WESTMORELAND CROSSING



TJ-maxx

PARKING



**SITE**  
FORMER  
sears  
200,071 SF

JCPenney



Lincoln Hwy 44,067 ADT



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BIRD'S EYE VIEW

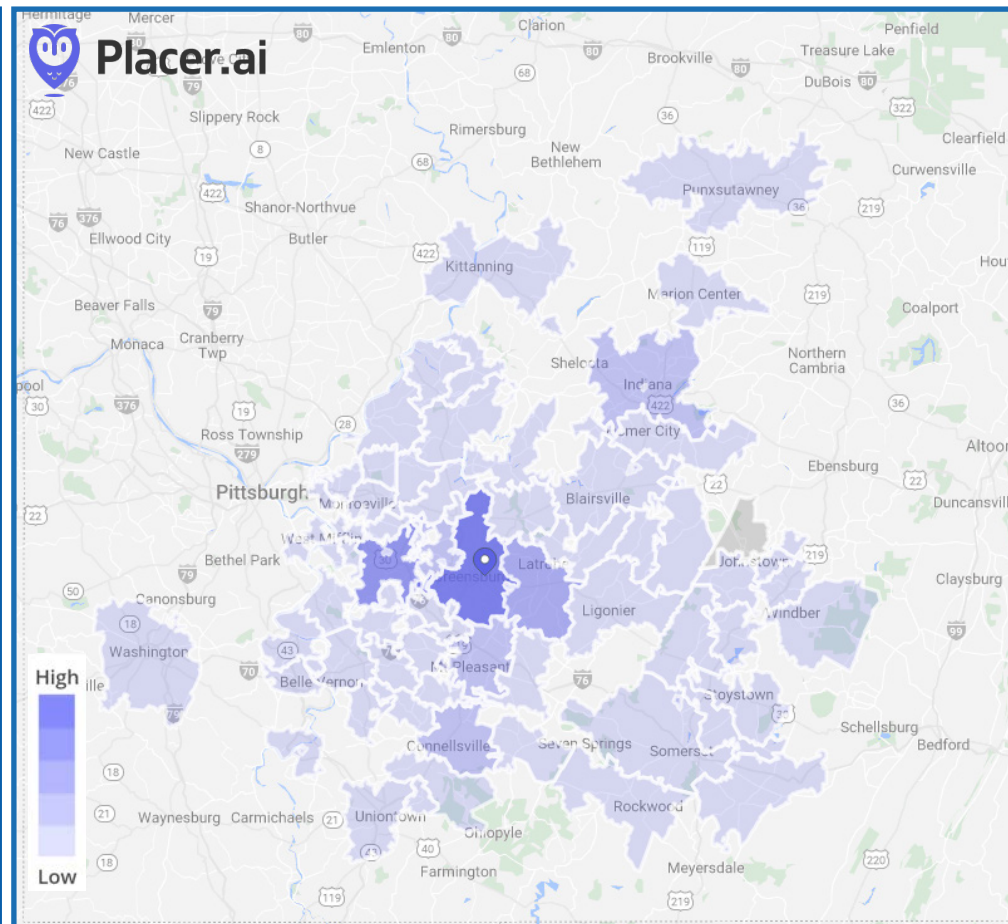
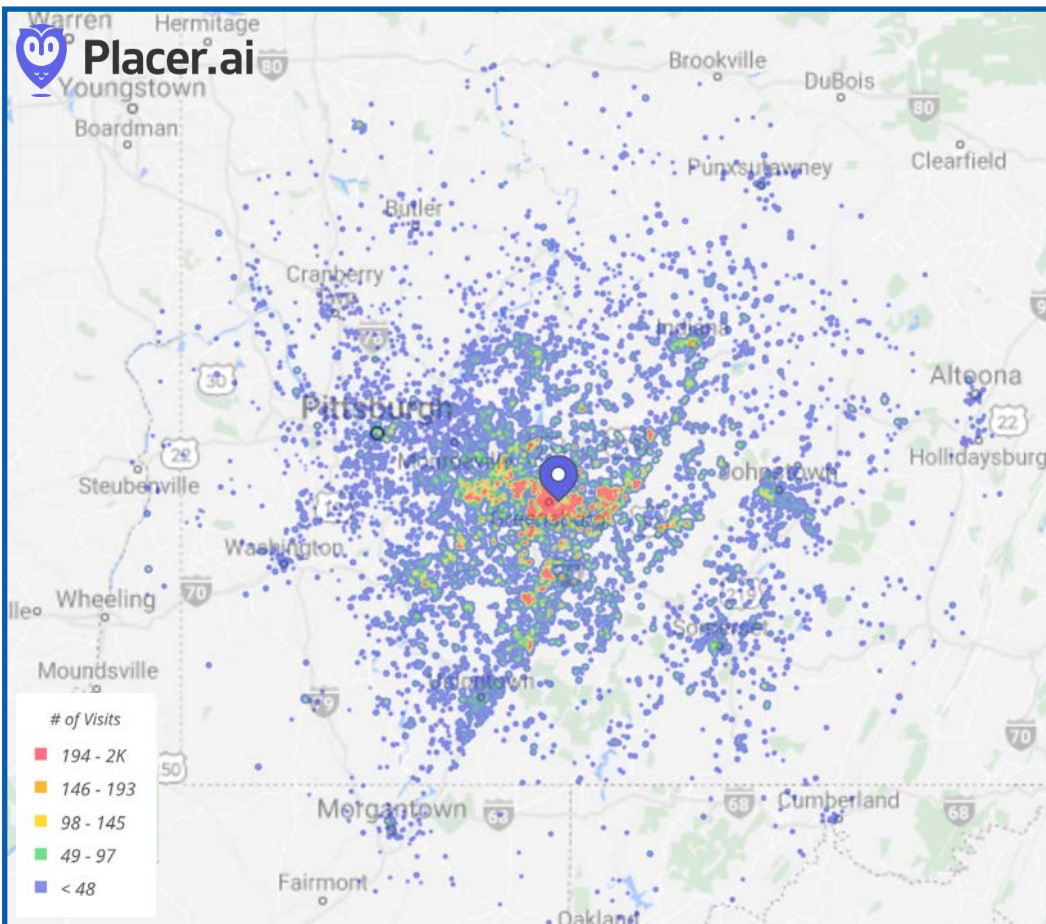
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Est. # of Customers 896.8K

Est. # of Visits 6.73M

Avg. Visits/Customer 7.5

Avg Length of Stay 92 Minutes

TRADE AREA 80% DEMOGRAPHICS	SITE POP
Population	362,287
Median HH Income	\$55,000

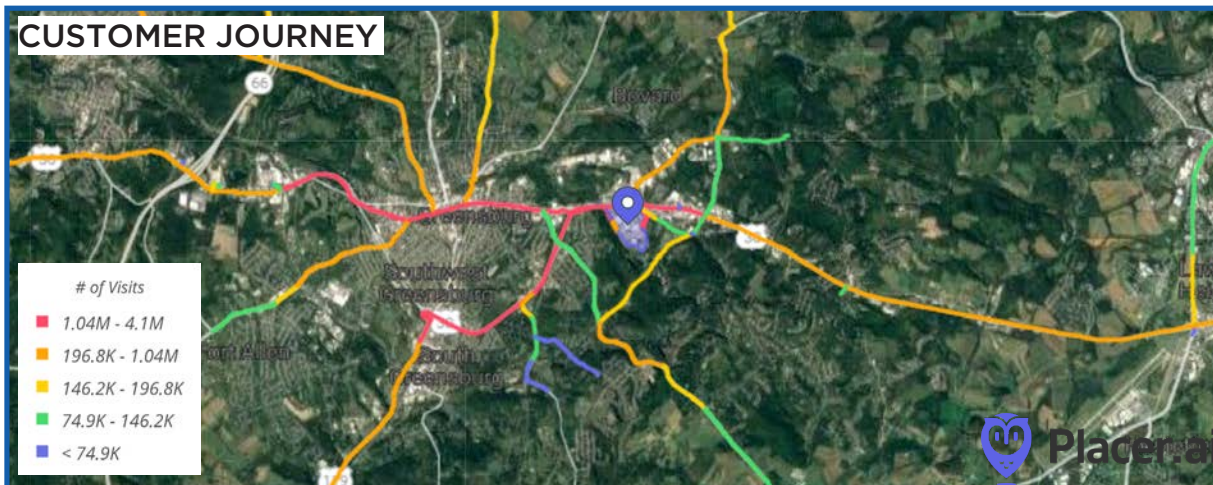
Source: Placer.ai - Feb 2019 - Feb 2020



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PLACER



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