



REAL ESTATE

For Lease – 2,364 & 3,562 sf

Shop n Save Plaza & Davis Center

660-730 East Pittsburgh Street (Route 30), Pittsburgh, PA 15601

JOE ANTHONY, ESQ.

Co-Founder & CEO

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A2Z REAL ESTATE

SHOP N SAVE PLAZA DAVIS CENTER

ADDRESS:

660-730 East Pittsburgh Street
(Route 30), Pittsburgh, PA 15601

SPACE AVAILABLE:

- 2,364 sf
- 3,582 sf

HIGHLIGHTS:

191,645 square foot grocery anchored community shopping center.

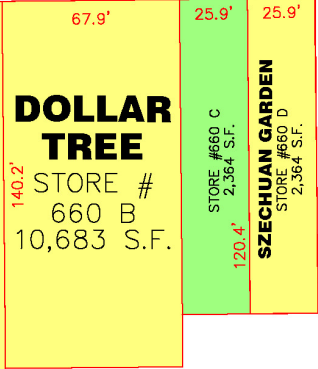
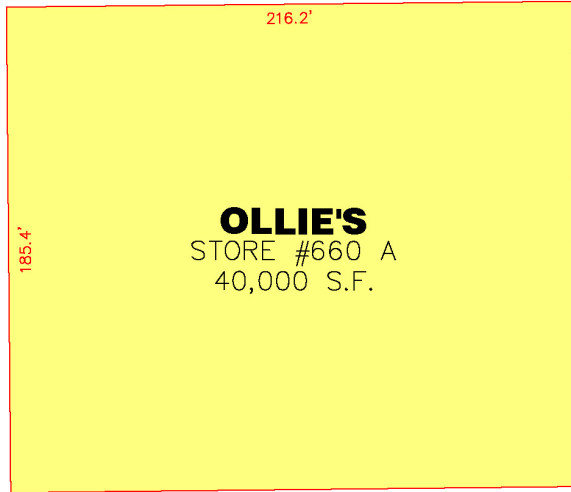
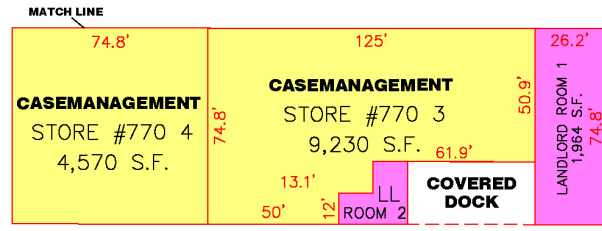
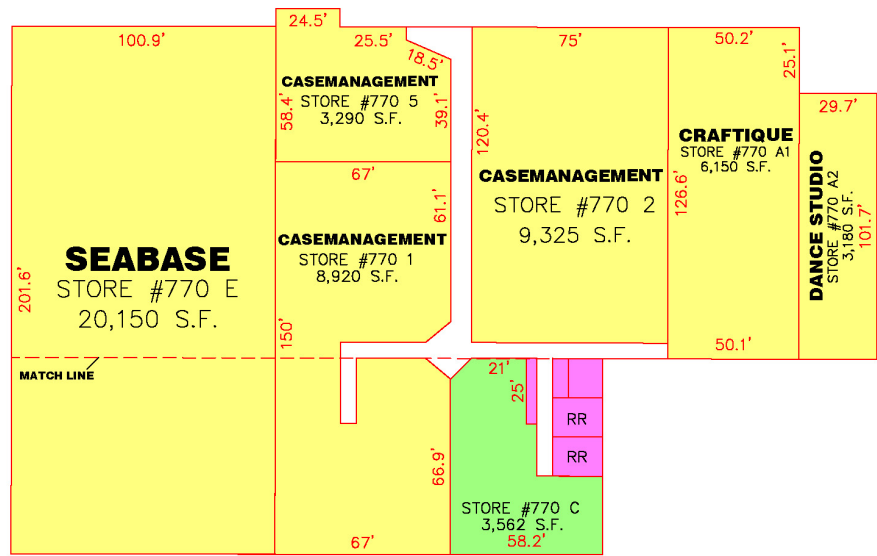
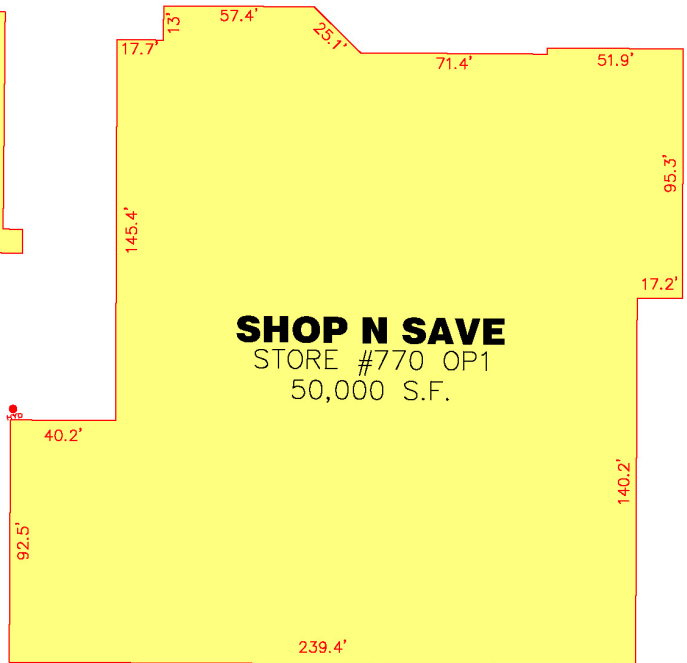
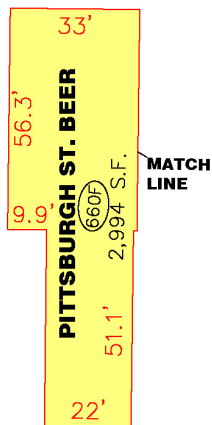
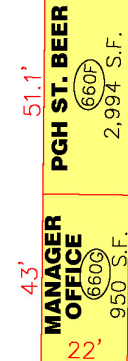
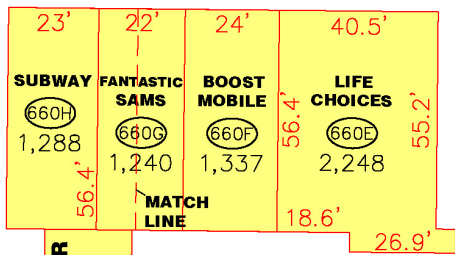
Located along Route 30 in Greensburg, PA, which is the main east and west corridor in Westmoreland County with strong traffic counts.

Anchored by Shop 'n Save Supermarket, a full-service format that has been upgraded and remodeled.

Good mixture of strong internet resistant tenants including; grocery, discount store, dollar store, restaurants, hair salon, county services, dance and children entertainment.

The center is located near 5 colleges in the Greensburg area: Seton Hill, University of Pittsburgh – Greensburg, Westmoreland County Community College, Triangle Tech, and St. Vincent College with a combined student population of over 10,000.





LOWER LEVEL BUILDING 660 SEE MATCH LINE

LOWER LEVEL BUILDING 770 SEE MATCH LINE

COLOR KEY

- OCCUPIED
- VACANT
- COMMON AREA

ROOM KEY

- ⓪ - UNIT NUMBER
- 0000 - UNIT SQUARE FOOTAGE

NOTE:
THIS SITE PLAN SHOWS ONLY THE APPROXIMATE LOCATION OF THE DEMISED PREMISES IN THE PROJECT. LESSOR RESERVES THE RIGHT TO CHANGE THE TENANTS NAMES & LOCATIONS OF OTHER TENANTS, PROVIDED THE PARKING AREA IS NOT SUBSTANTIALLY REDUCED. LESSOR ALSO RESERVES THE RIGHT TO CHANGE PARKING ARRANGEMENTS, ENTRANCES, EXITS, SERVICE AREAS, ETC. LESSOR MAKES NO REPRESENTATION THAT THE PREMISES WILL BE OCCUPIED AS SHOWN, BUT ONLY INTENDS TO SHOW WHAT MAY BE DEVELOPED IN THE PROJECT. ANY COVENANTS WITH REFERENCE TO WHAT OTHER TENANTS MAY OCCUPY SPACE IN THE PROJECT MUST APPEAR IN THE WRITTEN BODY OF THE LEASE.

DEVELOPMENT DATA

| | |
|--|---------------------|
| ANCHOR STORES | |
| SHOP N SAVE | 50,000 S.F. |
| OLLIE'S STORE | 40,000 S.F. |
| TOTAL ANCHORS | 90,000 S.F. |
| TOTAL SMALL SHOPS 92,895 S.F. | |
| TOTAL LEASABLE AREA | 182,895 S.F. |
| OUTBUILDING | |
| AAMCO | 7,800 S.F. |
| TOTAL OUTBUILDING | 7,800 S.F. |
| MANAGEMENT OFFICE | 950 S.F. |
| OVERALL LEASABLE AREA | 191,645 S.F. |
| ACTUAL NUMBER OF PARKING SPACES PROVIDED 762 CARSP | |
| TOTAL LAND AREA | 16,999 ACRES |

LEASE PLAN
DAVIS CENTER

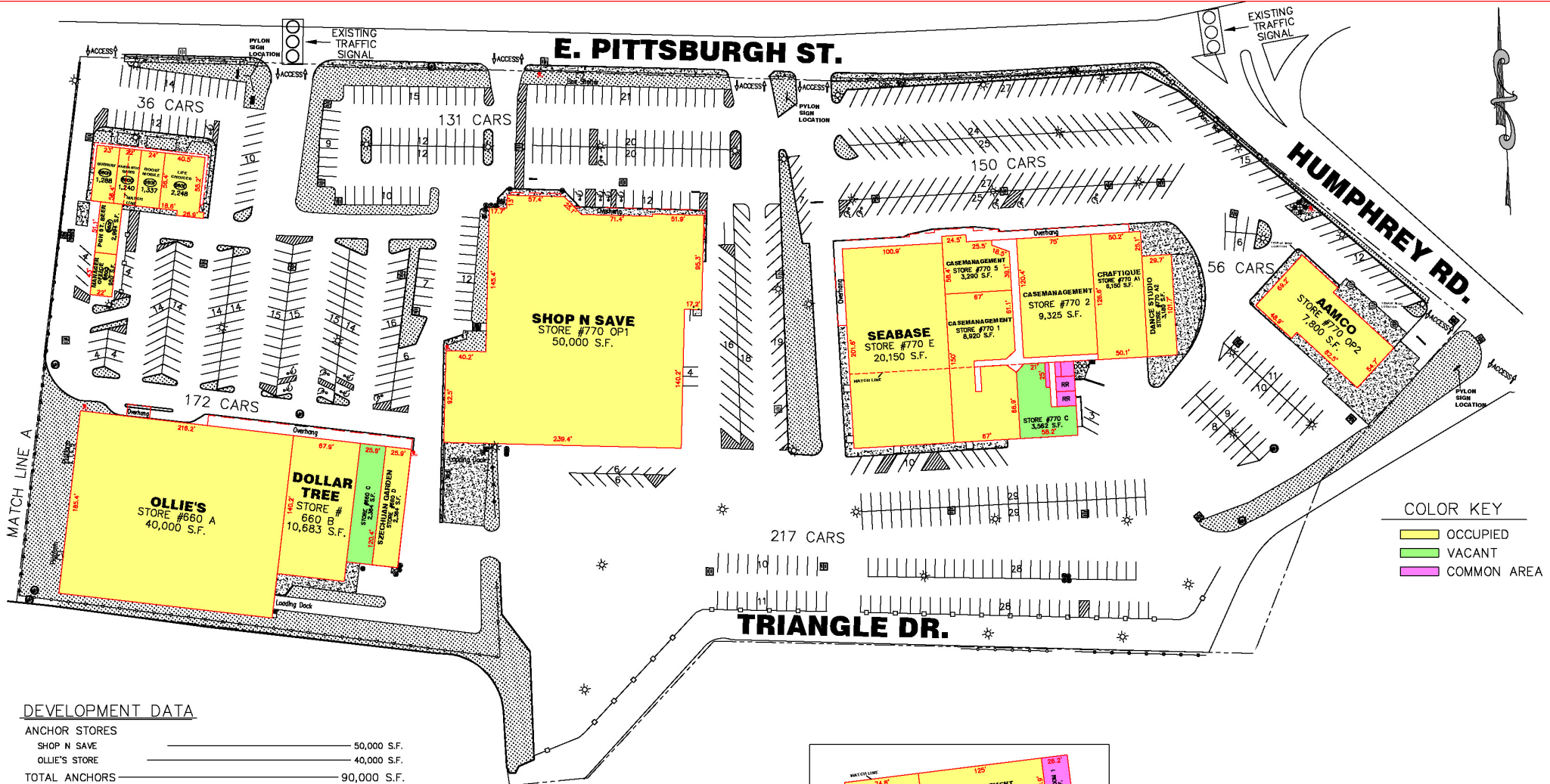
660-770 EAST PITTSBURGH STREET
GREENSBURG, PA 15601
WESTMORLAND COUNTY

MANAGED BY

A2Z REAL ESTATE
231 MARKET STREET
JOHNSTOWN, PA 15901
(814) 254-4004
a2zreinc.com
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| | |
|-----------|----------------|
| REVISIONS | DATE: 07/29/21 |
|-----------|----------------|

LP-1

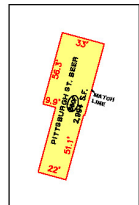


COLOR KEY

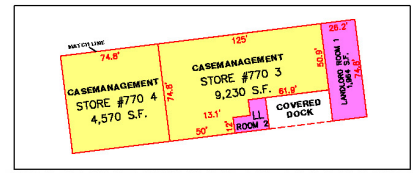
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| | |
|-------------|------------------|
| REVISIONS | DATE: 07/30/2021 |
| PP-1 | |

Located Along E Pittsburgh Street with Strong Traffic Counts of **34,200 VPD**, Just West of the Primary Retail Corridor Serving the Eastern Side of Greensburg

Route 30 - 34,217 VPD



Shop 'n Save.
Shopping Center





DEMOGRAPHICS

Greensburg, PA 15601

1 mi radius 3 mi radius 5 mi radius 10 mi radius

| | 1 mi radius | 3 mi radius | 5 mi radius | 10 mi radius |
|---|-------------|-------------|-------------|--------------|
| Population | | | | |
| 2021 Estimated Population | 6,668 | 39,215 | 65,481 | 166,638 |
| 2026 Projected Population | 6,433 | 37,981 | 63,527 | 162,638 |
| 2010 Census Population | 7,120 | 41,461 | 69,145 | 173,338 |
| 2000 Census Population | 7,449 | 41,313 | 68,594 | 172,877 |
| Projected Annual Growth 2021 to 2026 | -0.7% | -0.6% | -0.6% | -0.5% |
| Historical Annual Growth 2000 to 2021 | -0.5% | -0.2% | -0.2% | -0.2% |
| 2021 Median Age | 45.6 | 44.4 | 45.1 | 45.3 |
| Households | | | | |
| 2021 Estimated Households | 3,348 | 17,514 | 28,621 | 71,928 |
| 2026 Projected Households | 3,309 | 17,349 | 28,399 | 71,835 |
| 2010 Census Households | 3,446 | 17,921 | 29,274 | 72,581 |
| 2000 Census Households | 3,446 | 17,513 | 28,028 | 69,506 |
| Projected Annual Growth 2021 to 2026 | -0.2% | -0.2% | -0.2% | - |
| Historical Annual Growth 2000 to 2021 | -0.1% | - | 0.1% | 0.2% |
| Race and Ethnicity | | | | |
| 2021 Estimated White | 90.9% | 92.3% | 92.9% | 94.6% |
| 2021 Estimated Black or African American | 4.0% | 3.8% | 3.5% | 2.2% |
| 2021 Estimated Asian or Pacific Islander | 1.9% | 1.3% | 1.2% | 1.1% |
| 2021 Estimated American Indian or Native Alaskan | 0.2% | 0.2% | 0.1% | 0.1% |
| 2021 Estimated Other Races | 2.9% | 2.4% | 2.3% | 1.9% |
| 2021 Estimated Hispanic | 2.4% | 1.9% | 1.8% | 1.6% |
| Income | | | | |
| 2021 Estimated Average Household Income | \$67,216 | \$83,956 | \$86,803 | \$88,162 |
| 2021 Estimated Median Household Income | \$49,117 | \$58,601 | \$61,958 | \$66,134 |
| 2021 Estimated Per Capita Income | \$34,014 | \$38,121 | \$38,584 | \$38,391 |
| Education (Age 25+) | | | | |
| 2021 Estimated Elementary (Grade Level 0 to 8) | 2.3% | 1.5% | 1.5% | 1.5% |
| 2021 Estimated Some High School (Grade Level 9 to 11) | 4.0% | 3.6% | 3.7% | 3.6% |
| 2021 Estimated High School Graduate | 32.4% | 31.7% | 33.1% | 34.9% |
| 2021 Estimated Some College | 17.0% | 16.4% | 16.9% | 17.1% |
| 2021 Estimated Associates Degree Only | 11.2% | 11.0% | 11.0% | 11.3% |
| 2021 Estimated Bachelors Degree Only | 19.7% | 22.4% | 21.5% | 20.7% |
| 2021 Estimated Graduate Degree | 13.3% | 13.4% | 12.2% | 10.9% |
| Business | | | | |
| 2021 Estimated Total Businesses | 723 | 2,208 | 2,897 | 6,320 |
| 2021 Estimated Total Employees | 7,430 | 27,067 | 34,013 | 75,457 |
| 2021 Estimated Employee Population per Business | 10.3 | 12.3 | 11.7 | 11.9 |
| 2021 Estimated Residential Population per Business | 9.2 | 17.8 | 22.6 | 26.4 |







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CONTACT

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