



Client (at Grubb & Ellis Co.):

Rathgeb Enterprises

Objective:

Disposition of a strategically located single-tenant property

Service:

Seller Representation

Closing:

February 2007
\$970,000

Reference:

Mr. Paul Rathgeb, Partner



Property:

U.S. Route 30
and West Hills Drive
Hempfield Township
Westmoreland County, PA

8,000 SF tire and auto center
on 1.25 acres

Seller:

Rathgeb Enterprises

This investment-grade property is located on U.S. Route 30, across from Greengate Centre (formerly the Greengate Mall).

The highly visible location benefits from a daily traffic count of 42,000 vehicles.

Occupied by Goodyear since the 1960's, the site is minutes from PA Turnpike 66 and adjacent to the Wal★Mart Super Center.



Peter J. Licastro, President

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