

FLEX BUILDING

334 W MAIN ST, SOMERSET, PA 15501



FOR SALE - \$1,800,000



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334 W MAIN ST

PROPERTY HIGHLIGHTS

- **Flexible commercial asset:** The building's flex layout can support a range of potential users, including childcare, education, office, service, storage, light industrial, nonprofit, or owner-user operations.
- **Modern infrastructure:** The property includes a sizable 2-story building constructed in 2005, offering a more modern commercial facility compared with many older assets in the market.
- **Functional loading access:** With 1 dock door and 2 drive-in doors, the property has practical logistics features that can support deliveries, storage, operations, or service-based business use.
- **Main Street visibility:** Located on West Main Street, this property benefits from high visibility and a central location.
- **Convenient regional access:** Somerset is served by U.S. Route 219 and the Pennsylvania Turnpike/I-76 interchange, giving the property access to regional traffic corridors.
- **Multiple-tenant potential:** With five separately partitioned rental spaces, this property is able to accommodate one additional mid-size user, or multiple smaller users to diversify income streams.
- **Local demand drivers:** Somerset serves as a county-seat market with nearby residential neighborhoods, service businesses, schools, healthcare, and community amenities, helping support potential demand for childcare, office, service, and community-based commercial uses.

Building Size	±23,288 SF
Site Size	±1.03 Acres
Parking	28 Spaces + Circular Drive/Drop-Off Area
NOI	\$72,011.00





TENANT PROFILE



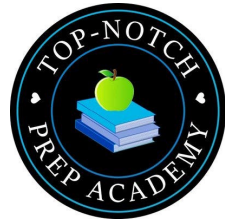
The Salvation Army

The Salvation Army is an international religious and charitable organization that is the largest non-governmental provider of social services in the United States. The organization operates nonprofit thrift retail locations which sell donated clothing, furniture, household goods, electronics, and other gently used items at affordable prices. These stores operate as both community shopping destinations and donation centers, giving individuals and families access to low-cost essentials while also encouraging reuse and sustainability through secondhand retail.

Proceeds from Salvation Army thrift stores help fund the organization's Adult Rehabilitation Centers, which provide support, structure, and recovery services for individuals facing substance abuse and other life challenges. This model allows the stores to serve a dual purpose: offering affordable merchandise to shoppers while generating funding for social services, recovery programs, and community support initiatives. The Salvation Army describes its broader mission as meeting human needs without discrimination, and its retail stores play an important role in supporting that mission through donations, resale, and rehabilitation funding.

TENANT SUMMARY

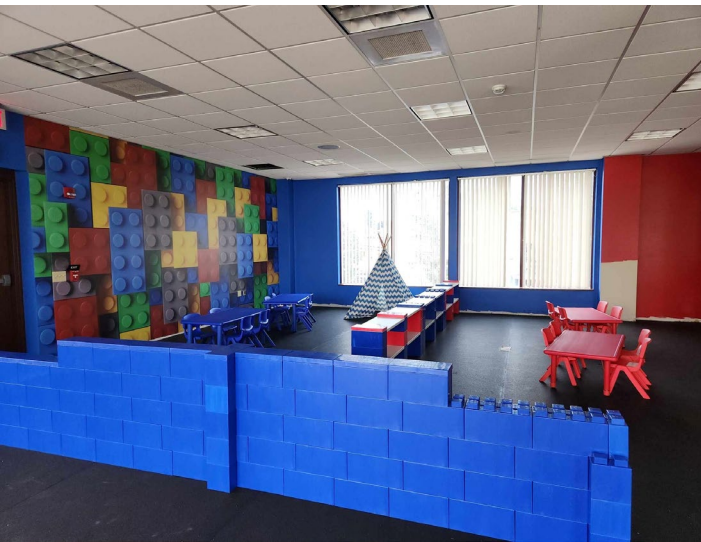
Company:	The Salvation Army USA
Founded:	1865 (Globally) 1880 (United States)
Countries Operating In:	134
Employees:	85,000 (United States)
Headquarters:	Alexandria, VA
Revenue:	\$4.78 billion (2024)
Website:	www.salvationarmyusa.org



Top-Notch Prep Academy

Top-Notch Prep Academy, LLC is an early childhood education and childcare center located at 334 West Main Street in Somerset, Pennsylvania. Founded in 2024 and led by Director/Owner Michele Fochtman, the academy serves infants, toddlers, preschoolers, and school-age children through structured childcare, preschool, kindergarten-readiness, and afterschool programs. The center emphasizes an education-first approach with research-based curriculum, low teacher-to-child ratios, and a safe, nurturing environment for children as young as 3 months old.

The academy is positioned as more than a traditional daycare, focusing on academic readiness, developmental milestones, creative play, and STEAM-based learning experiences. Its programs are designed to support families in Somerset County by providing dependable childcare, early learning resources, and before-and-after-school support.



334 W MAIN ST

RENT ROLL AS OF 5/20/26

Tenant Name	Suite Size (SF)	Monthly Rent	Annual Rent	Lease Start	Lease End	Options	Increases
Top-Notch Prep Academy	11,397 SF	\$7,210	\$86,520	08/01/2024	08/01/2034	One 5 Year Option	4% annual increases
Salvation Army	730 SF (Garage)	\$2,200	\$26,400	06/01/2026	07/31/2027	N/A	
Vacant	4,606 SF	-	-	-			
Vacant	2,250 SF	-	-	-			
Vacant	3,773 SF	-	-	-			

Annual Taxes	\$3,709
Annual Gas	\$24,000
Annual Water	\$1,200
Annual Electric	\$12,000

Total Rentable Area	22,756
Occupied (SF)	12,127
Vacant (SF)	10,629
Occupancy (%)	53.3%
Vacancy (%)	46.7%



IN-PLACE NOI

\$72,011



PROPERTY OVERVIEW



EXTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



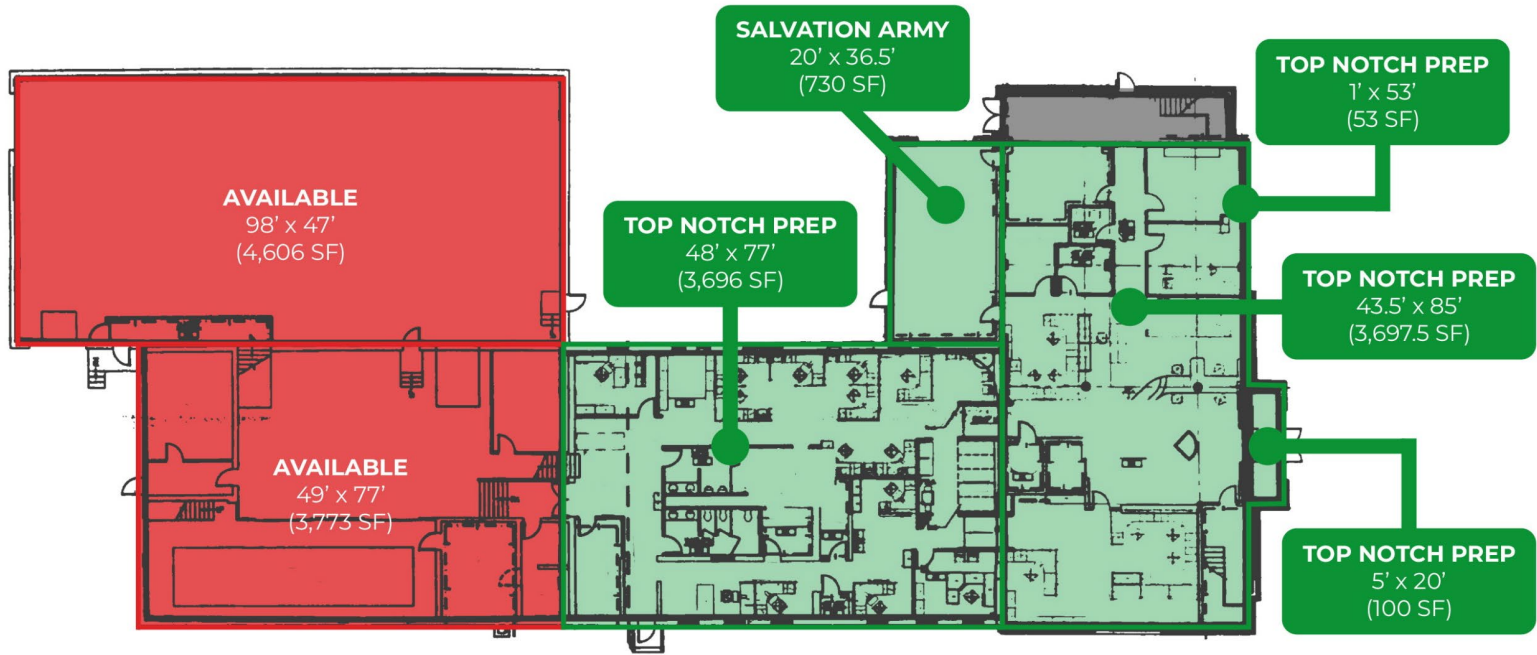
INTERIOR PHOTOS



INTERIOR PHOTOS

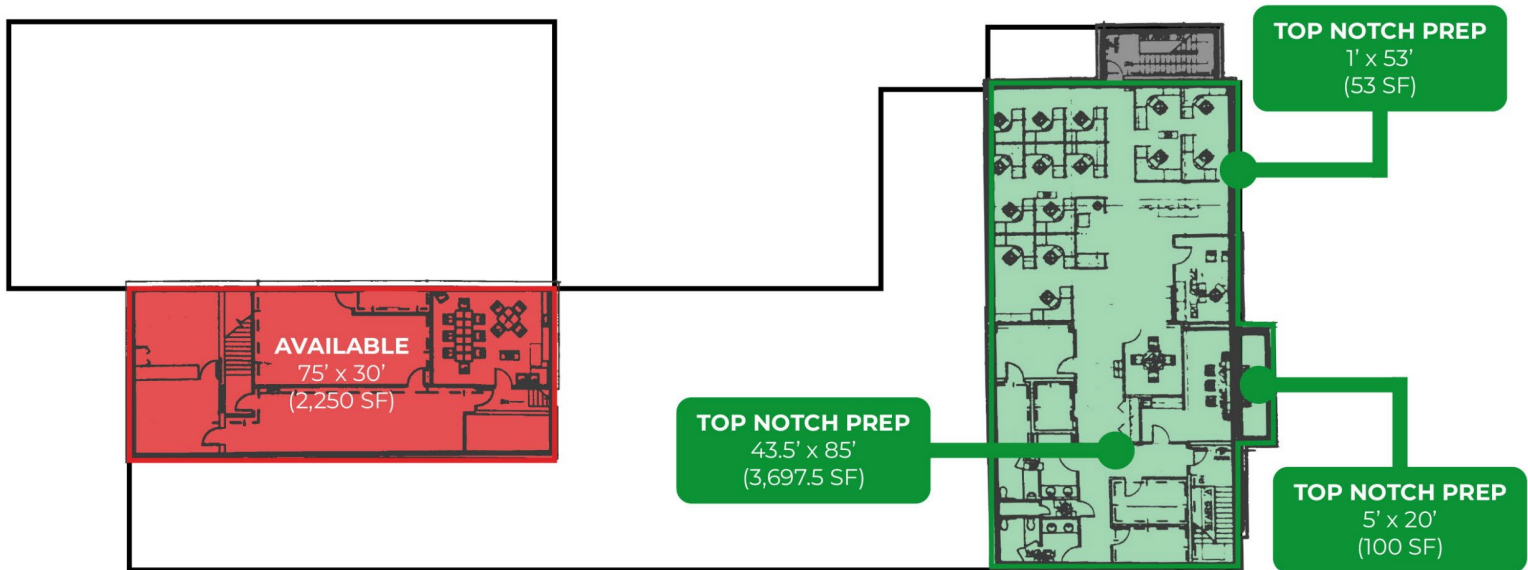


1ST FLOOR



 AVAILABLE  OCCUPIED  COMMON AREA

2ND FLOOR



LOCATION OVERVIEW



Somerset, Pennsylvania is located in the scenic Laurel Highlands region of southwestern Pennsylvania and is the county seat of Somerset County. The community offers a small-town setting with convenient access to regional transportation routes, including the Pennsylvania Turnpike, PA Route 31, PA Route 281, PA Route 601, and nearby U.S. Route 219. Somerset Borough also serves a broader trade area, with the borough reporting an estimated population reach of approximately 30,000 people within 15 miles and 318,000 within 35 miles.

The city benefits from its location in one of Pennsylvania’s most recognizable outdoor recreation regions, with the Laurel Highlands known for four-season tourism, natural scenery, historic attractions, resorts, trails, skiing, hiking, biking, kayaking, fishing, and other outdoor activities. This combination of accessibility, community character, tourism appeal, and regional amenities makes Somerset an attractive place to live, work, visit, and operate a business.

SOMERSET, PA

ESTIMATED POPULATION	±5,944
HOUSEHOLDS	±2,845
AVG HOUSEHOLD INCOME	±\$47,102

BROKER REPRESENTATION

BROKER REPRESENTATION



One of the largest privately held commercial real estate organizations in the nation, we offer a proven track-record of success in delivering a single, one-stop resource with forward-thinking solutions to align your real estate needs with your business objectives. Friedman's professionals offer expertise in all aspects of commercial real estate, from leasing, buying, selling, managing, and valuing properties to providing strategic planning, research, analysis, and more.

600

CURRENT
BROKER LISTINGS

15,000

MULTI-FAMILY
APARTMENTS MANAGED

18,000,000

COMMERCIAL
SF MANAGED

\$22,500,000,000

IN CLOSED TRANSACTIONS



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SERVICE LINES

Friedman's Brokerage Services group partners with clients on setting the right strategy to maximize real estate investment assets. We offer a full array of service lines that assist our clients in the entire real estate life cycle from acquisition through ownership and ultimately disposition.

SINGLE TENANT SALES (RETAIL, MEDICAL, OFFICE, INDUSTRIAL)

Facilitating single tenant dispositions for owners of net leased investments requires a skilled team with deep institutional and private capital relationships as well as the determination to maximize value. Our group's complete focus on the single tenant, net leased investment sector ensures your commercial real estate assets are carefully placed with precise detail in the ultra-competitive marketplace.

MULTI-FAMILY SALES

Our advisors combine local market expertise with a national perspective, providing owners and investors a balanced view of both the macro and micro multi-family investment market. Our Multi-Family team is part of a national sales and investment platform that is dedicated solely to the multi-family industry, with deep-rooted relationships with owners, buyers, and debt & equity partnerships nationwide.

SHOPPING CENTER SALES

Shopping center dispositions require the ability to access both institutional and private investors nationwide, while also managing the complexity of active marketing campaigns. Our team can quickly interpret owners' goals to formulate, manage and successfully close transactions. We sell shopping centers both individually as well as portfolios, utilizing our custom tailored multi-faceted marketing process.

INDUSTRIAL SALES

Our advisors leverage their vast experience handling industrial property repositioning, valuation, and disposition of industrial assets nationwide. In addition to traditional sales and auction sales, Friedman handles industrial disposition work resulting from bankruptcy and M&A activity.

ONLINE AUCTION SALES

Friedman specializes in the disposition of value-add, opportunistic, and stabilized properties for clients through our auction partnership channels. Through auction, clients can sell assets on a digital marketplace that precision-targets buyers, including previously unknown investors from around the world. Our auction partners accelerate the transaction process from listing & marketing through due diligence and close. Deals close 2x faster with 60% of buyers coming from outside/local markets.

ADDITIONAL SERVICE LINES

- 1031 exchanges
- Debt placement / capital markets
- Sale leasebacks & portfolio sales
- Valuation, research & consultation
- Commercial management
- Multi-Family Management
- Construction & design services
- Financing





SF CAPITAL

LOCAL TOUCH WITH A NATIONAL PRESENCE

SF Capital is a commercial mortgage banking firm that specializes in debt and equity placement services in one comprehensive platform to support the entire lifecycle of commercial real estate transactions. SF Capital represents a partner with a strong track record, deep real estate knowledge, and exceptional relationships spanning over 35 years. SF Capital provides loan origination, loan servicing, investment advisory, and equity placement, working together to support commercial real estate capital loans.



Loan Origination



Loan Servicing



Investment Advisory



Equity Placement



Loan Restructuring



\$1 BILLION IN CLOSED TRANSACTIONS



UNIQUE LENDER RELATIONSHIPS



35 YEARS OF EXPERIENCE

At SF Capital, we prioritize building long-term relationships with our clients based on trust, integrity, and transparency. Our firm has consistently delivered outstanding results, facilitating successful financing and transactions across a diverse range of commercial real estate assets and sectors. With meticulous attention to detail and a deep commitment to understanding each client's unique needs, SF Capital has secured financing for some of the most complex and lucrative projects in the markets we serve.

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CREATING
VALUE
BEYOND
REAL
ESTATE



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