

OFFERING MEMORANDUM
Retail or Office Spaces
For Lease

4091 STATE ROUTE 8

Allison Park, PA 15101

PRESENTED BY:

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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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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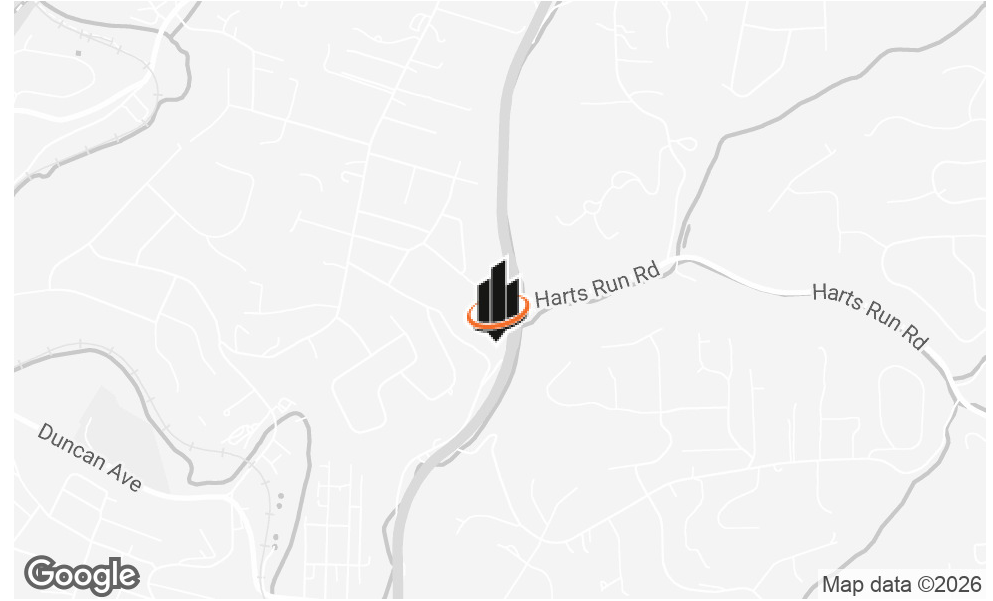
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SECTION 1
Property
Information

EXECUTIVE SUMMARY



OFFERING SUMMARY

LEASE RATES:	\$1,800 per month (+ utilities & CAM)
AVAILABLE SF:	1,159 - 2,318 SF
BUILDING SIZE	8,000 SF
LOT SIZE:	1.048 Acres
ZONING:	Highway Commercial
MARKET:	Pittsburgh
SUBMARKET:	Hampton Township

PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present two spaces for retail or office use for lease. Conveniently located in Route 8, this property boasts premier signage and excellent visibility with a daily traffic count of over 19,000 vehicles.

PROPERTY HIGHLIGHTS

- Premier signage
- 19,000+ daily vehicle traffic count
- Separate utilities and bathrooms
- Ceiling Heights - 14'8"
- Plenty of parking

SUITE 100 - FORMER BRAZILIAN GROCERY STORE AND CAFE



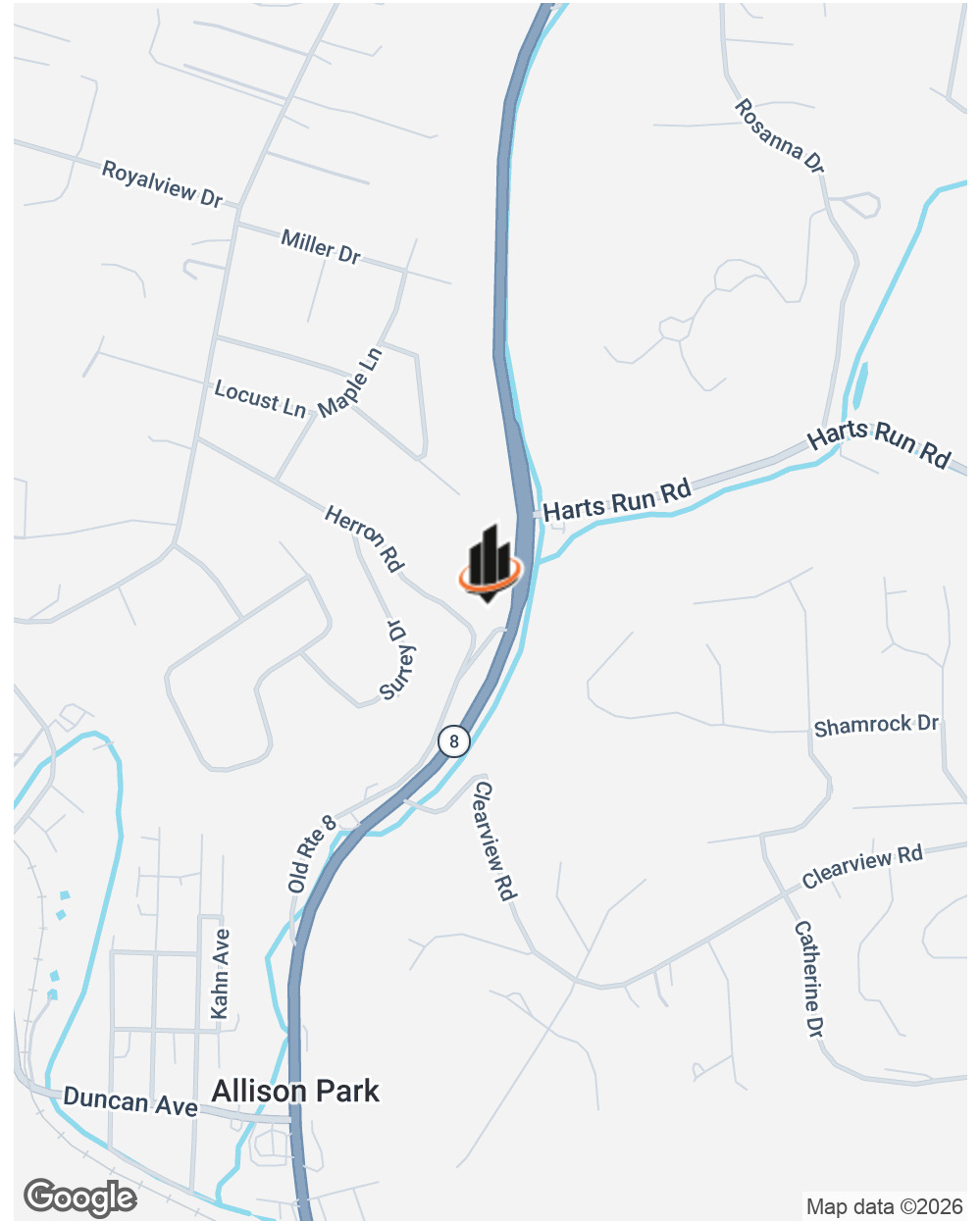
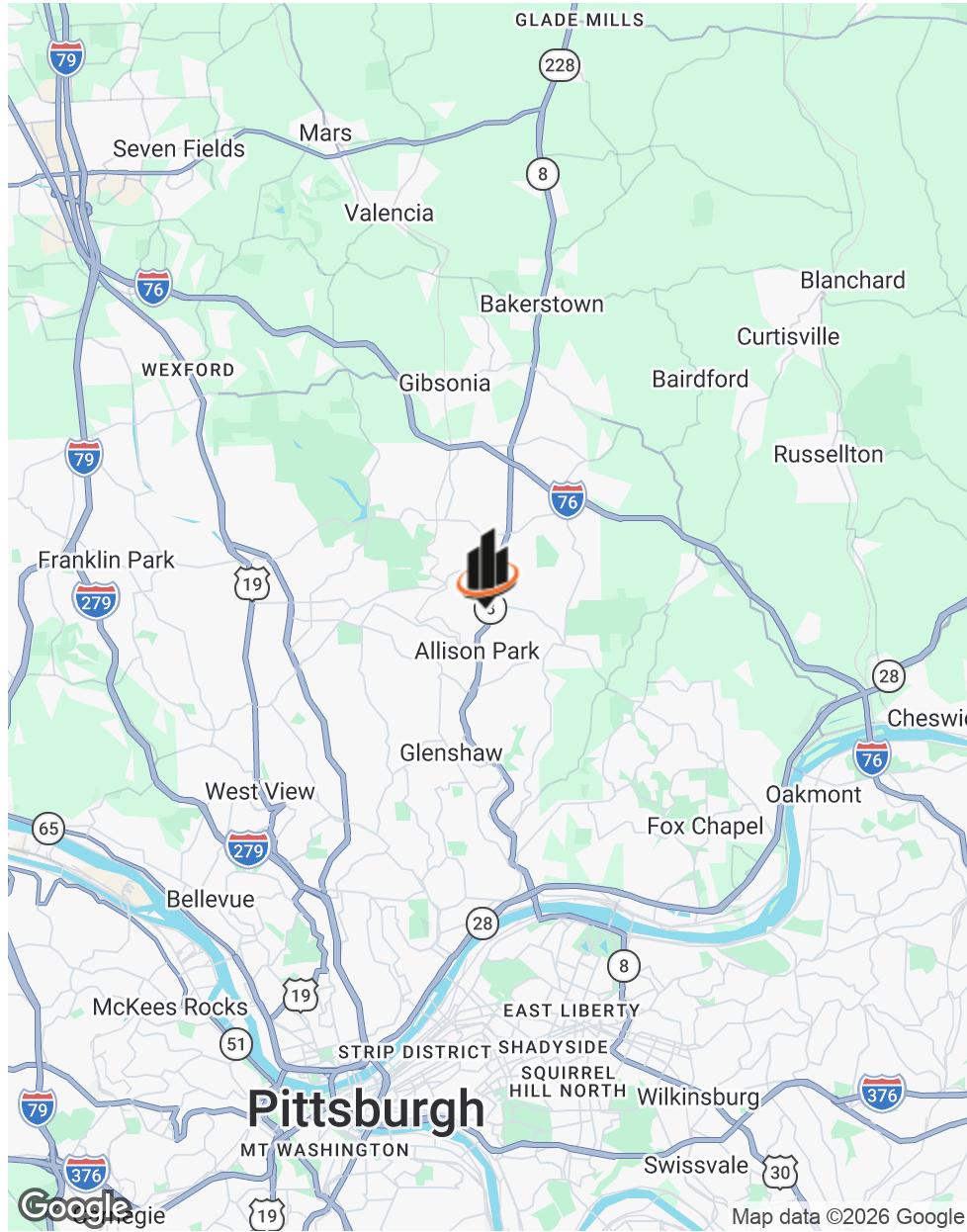
SUITE 200 - FLEXIBLE OFFICE / RETAIL SPACE





SECTION 2
Location
Information

LOCATION MAPS



RETAILER MAP



DEMOGRAPHICS MAP & REPORT

POPULATION

0.25 MILES 0.5 MILES 1 MILE

	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	254	981	3,720
AVERAGE AGE	42.4	42.3	44.4
AVERAGE AGE (MALE)	43.4	43.1	44.9
AVERAGE AGE (FEMALE)	31.6	31.9	36.4

HOUSEHOLDS & INCOME

0.25 MILES 0.5 MILES 1 MILE

	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	92	359	1,394
# OF PERSONS PER HH	2.8	2.7	2.7
AVERAGE HH INCOME	\$164,260	\$165,963	\$162,409
AVERAGE HOUSE VALUE	\$370,272	\$368,468	\$368,819

2023 American Community Survey (ACS)



LOCATION DESCRIPTION



ALLEGHENY COUNTY

Allegheny County is a county in the southwestern part of Pennsylvania (PA). It is the second most populous county in PA following Philadelphia County. Allegheny County was the first in PA to be given a Native American name, being named after the Allegheny River. Allegheny County was created in September of 1788 from parts of Washington and Westmoreland counties and originally extended all the way north to the shores of Lake Erie and became the “Mother County” for most of northwestern PA before the counties current borders were set. The area developed rapidly throughout the 19th century to become the center of steel production in the nation. The county is known for the three major rivers that flow through it, the Allegheny, the Monongahela, and the Ohio Rivers. Allegheny County is home to three National Sports Teams, multiple major top ten companies as well as various colleges and universities. The county consists of 4 cities, 84 boroughs and 42 townships.



HAMPTON TOWNSHIP

Hampton Township is a township in Allegheny County, PA. The Township is bordered by Richland Township to the north, West Deer Township to the northeast, Indiana Township to the east and southeast, Shaler Township to the south and McCandless to the west. Hampton Township has a total area of 16 square miles and consists of the communities of Allison Park, Elfinwild, Hardy, Pheasant Creek, Sample, Sutter Heights, Talley Cavey, Wildwood, Wynham Gulch, and Gibsonia.

The Township was first settled in the 18th century and in 1861 it became a municipal entity. Throughout the 19th century it saw steady immigration from the Pittsburgh settlement area at the confluence of the Allegheny and Monongahela Rivers.

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