



0.525 AC OUTPARCEL AT SOMERSET COMMONS PLAZA

1554 N CENTER AVENUE | SOMERSET, PA 15501

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OFFERING SUMMARY

ADDRESS:	1554 N Center Ave Somerset, PA 15501
SALE PRICE:	\$229,000
PRICE/ACRE:	\$436,190
GROUND LEASE RATE:	Negotiable
LOT SIZE:	0.525 AC
PARCEL:	420091020
USE:	Retail Development or Owner-User
ZONING:	No Zoning Ordinance

PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present for sale or lease the property located at 1554 N Center Avenue consisting of a 0.525 acre site in Somerset, PA. The property is currently used as a miniature golf course. The neighboring 0.528 acre vacant lot is also available for sale.

PROPERTY HIGHLIGHTS

- 0.525 Acre Outparcel at Somerset Commons Plaza
- Retail development or owner-user opportunity
- Located at a traffic light intersection along the main retail corridor
- Prime frontage on N Center Ave / State Route 601
- Great visibility with 11,768 ADT on N Center Ave / State Route 601

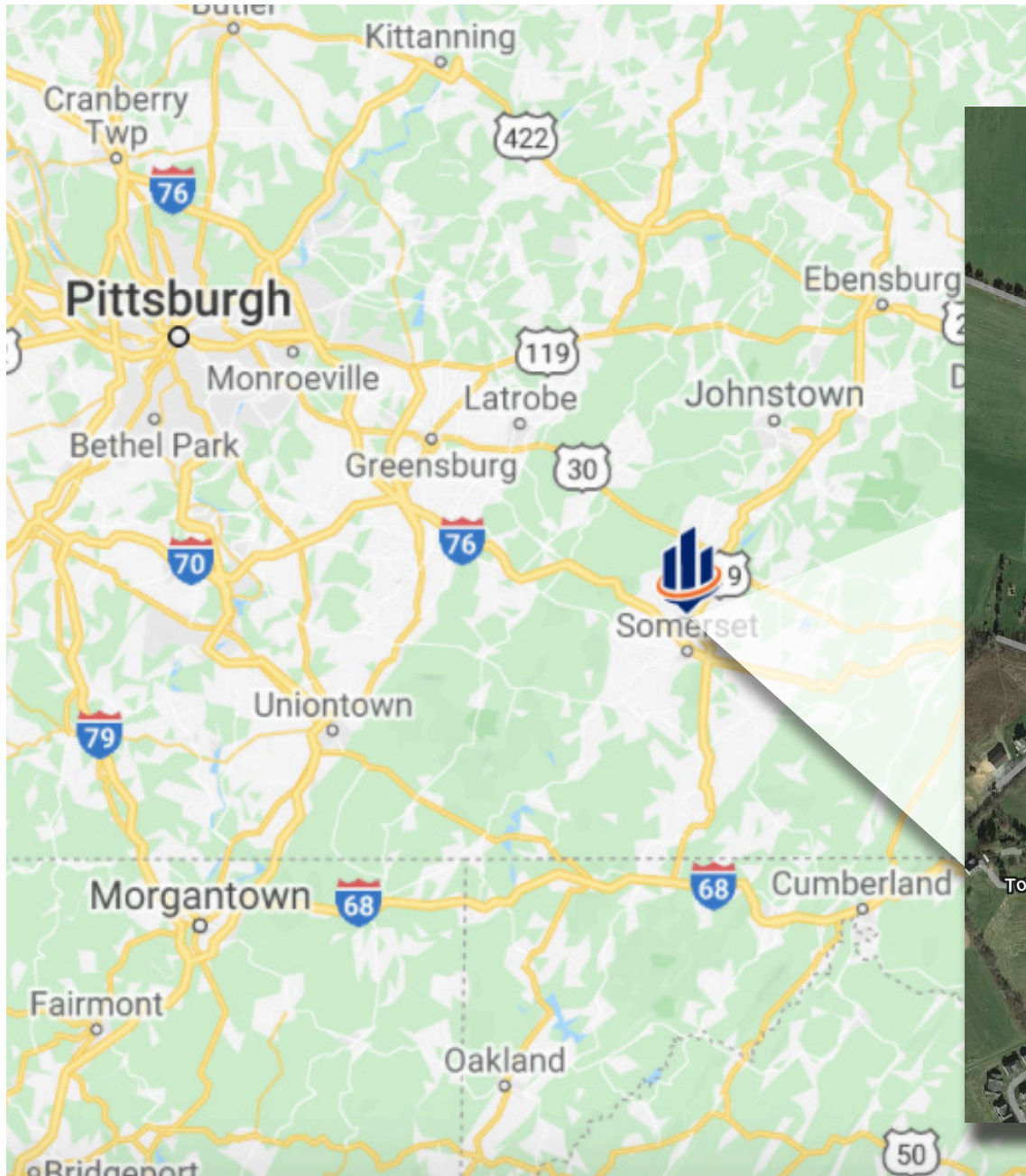
PROPERTY PHOTOS

MINIATURE GOLF COURSE



LOCATION OVERVIEW

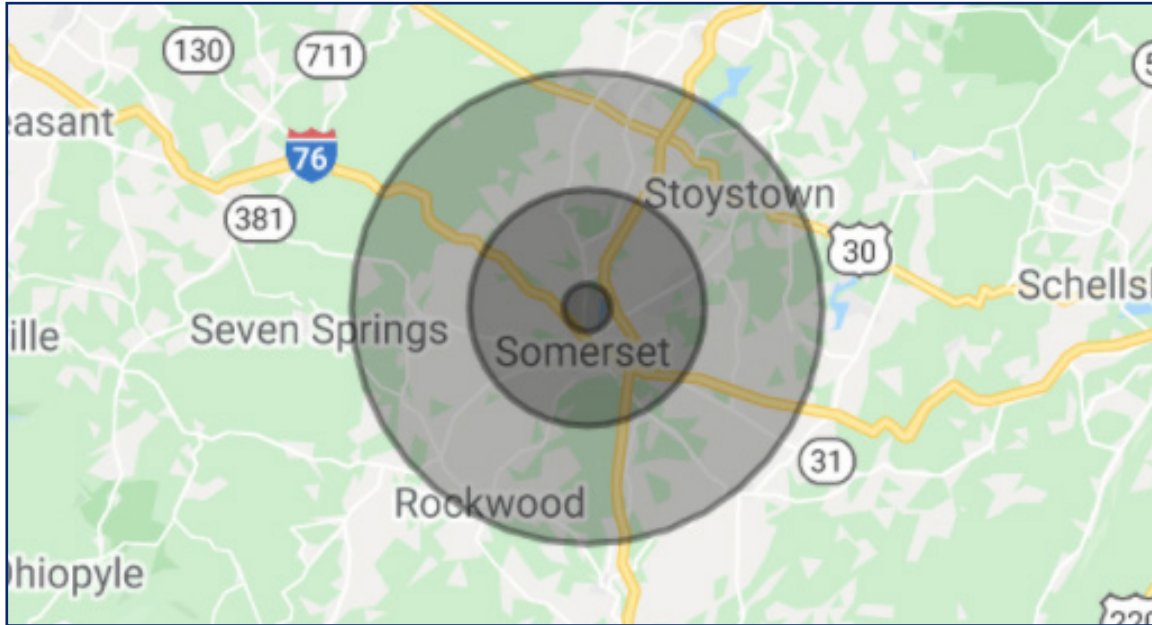
REGIONAL MAP | RETAILER MAP



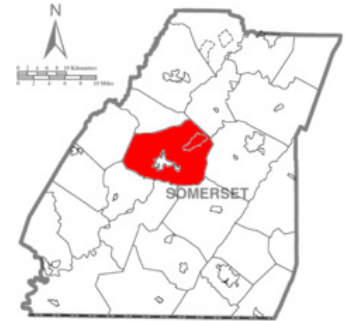
Map data ©2025 Imagery ©2025

SOMERSET TOWNSHIP, PA

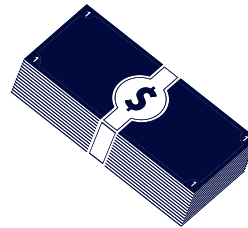
LOCATION OVERVIEW



Somerset Township, a rural farming and residential community, is located in Somerset county and is approx. 70 miles southeast of Pittsburgh. Somerset was the central stage for the Whiskey Rebellion of 1794, and several rebellion leaders lived in Somerset. Somerset has a humid continental climate that is affected by the high elevation, and is the only place in Pennsylvania to ever receive accumulations of snow in June.



DAYTIME EMPLOYEES
14,937
*5 Mile Radius



AVERAGE HOUSEHOLD
INCOME
\$64,566
*5 Mile Radius



AVERAGE
AGE
44.5
*5 Mile Radius

POPULATION	1 MILE	5 MILES	10 MILES	HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
2024 Total population	651	18,054	32,453	Total households	217	6,650	12,670
2029 Projected population	632	17,722	31,848	# of persons per HH	2.1	2.1	2.2
Average age	47.7	44.5	44.5	Average HH income	\$58,136	\$64,566	\$66,309
Median home value	\$141,463	\$134,878	\$131,175	Median HH income	\$53,970	\$53,087	\$53,227



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