

OFFERING MEMORANDUM

**For Lease | 5,690 SF
Retail - Beer Distributor**

855-859 JEFFERSON AVE

Washington, PA 15301

PRESENTED BY:

DARIN SHRIVER

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JASON CAMPAGNA

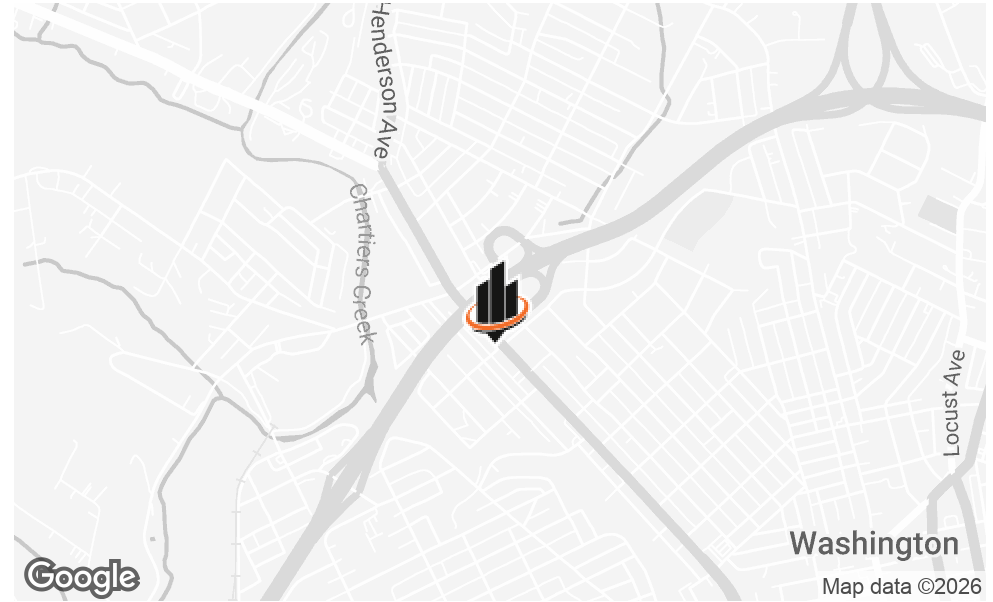
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PA #RM424399



EXECUTIVE SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$7,000 per month (NNN)
BEER STORE SF:	5,690 SF
ZONING:	GB General Business
MARKET:	Pittsburgh
SUBMARKET:	Washington County

PROPERTY OVERVIEW

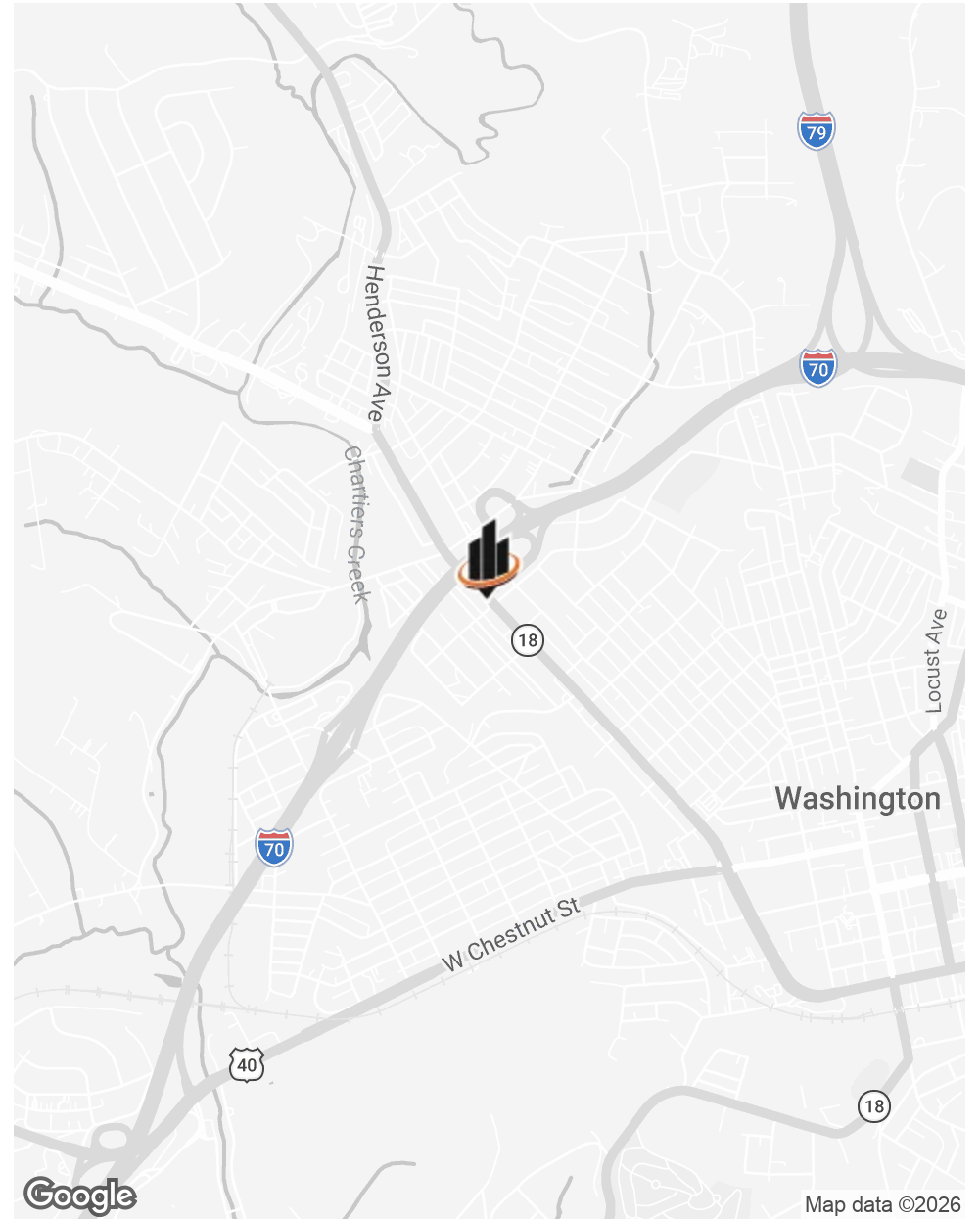
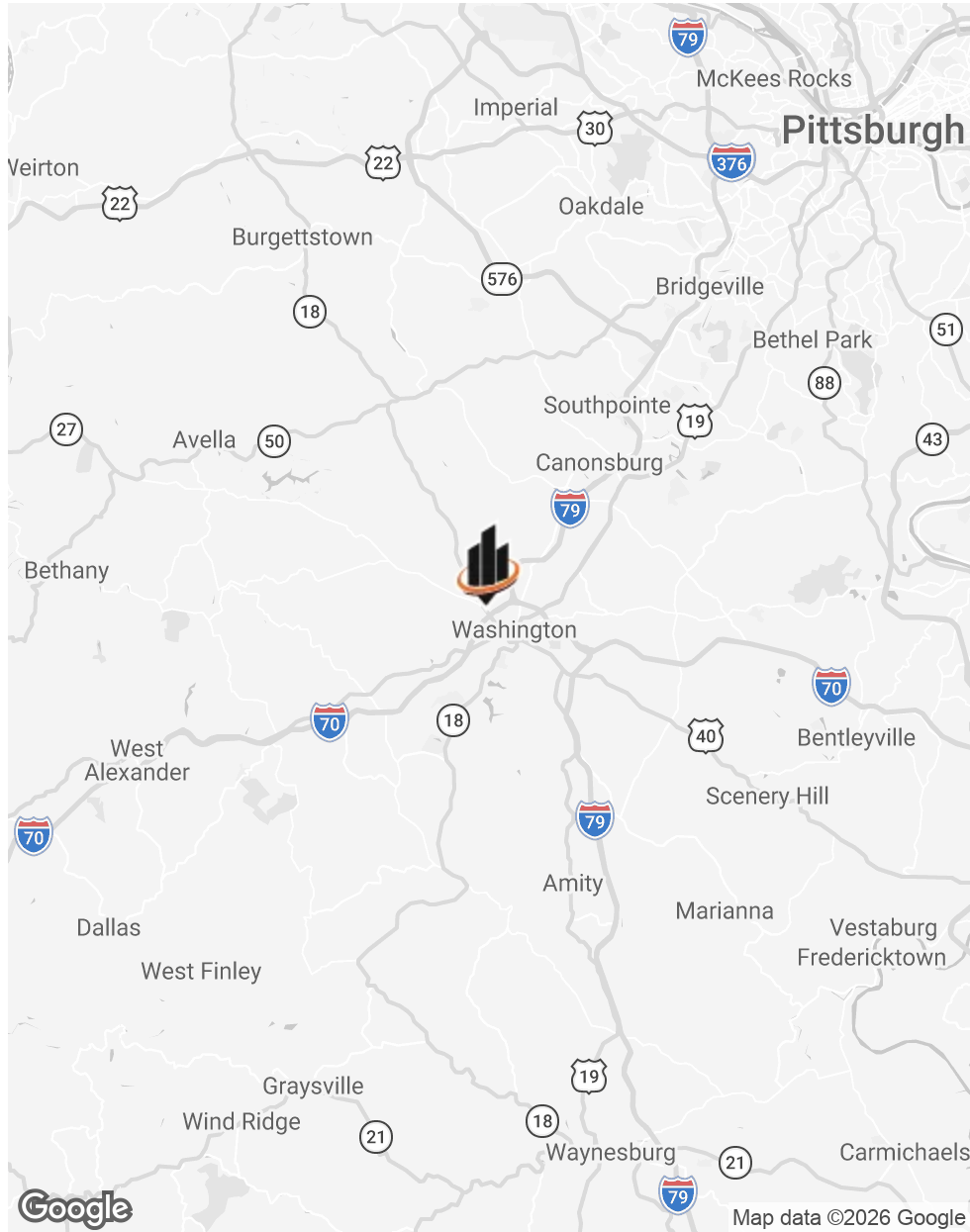
SVN Three Rivers Commercial Advisors is pleased to present this prime 5,960 SF retail property for lease located at 855-859 Jefferson Ave in Washington, PA. Situated on a bustling retail corridor directly opposite the on-ramp for the I-70/I-79 interchange, the property commands high commercial visibility with a traffic count of 10,295 ADT.

Currently operated as a successful beer distributor, this location features a premium retail footprint fully built out for beverage sales. The property owner is offering a new, long-term Triple Net (NNN) lease to a new operator who has the unique option to purchase the existing salable inventory prior to occupancy. By leasing a pre-equipped space—complete with critical infrastructure such as commercial walk-in coolers, shelving racks, and security systems—the incoming tenant saves significant upfront capital and avoids months of construction delays, dramatically accelerating their business opening timeline once proper licensing is secured.

PROPERTY HIGHLIGHTS

- **High-Visibility Corridor:** Positioned opposite the I-70/I-79 interchange on-ramp with a traffic count of 10,295 ADT.
- **Turnkey Infrastructure:** Second-generation space fully built out for beverage sales, including walk-in coolers, racks, and security systems.
- **Massive Cost Savings:** Eliminates standard build-out expenses, saving over six figures in initial capital infrastructure.
- **Accelerated Timeline:** Avoids months of construction delays, allowing an operator to open as soon as licensing is secured.
- **Flexible NNN Structure:** Offered on a long-term Triple Net (NNN) lease with the optional right to purchase current inventory at cost.

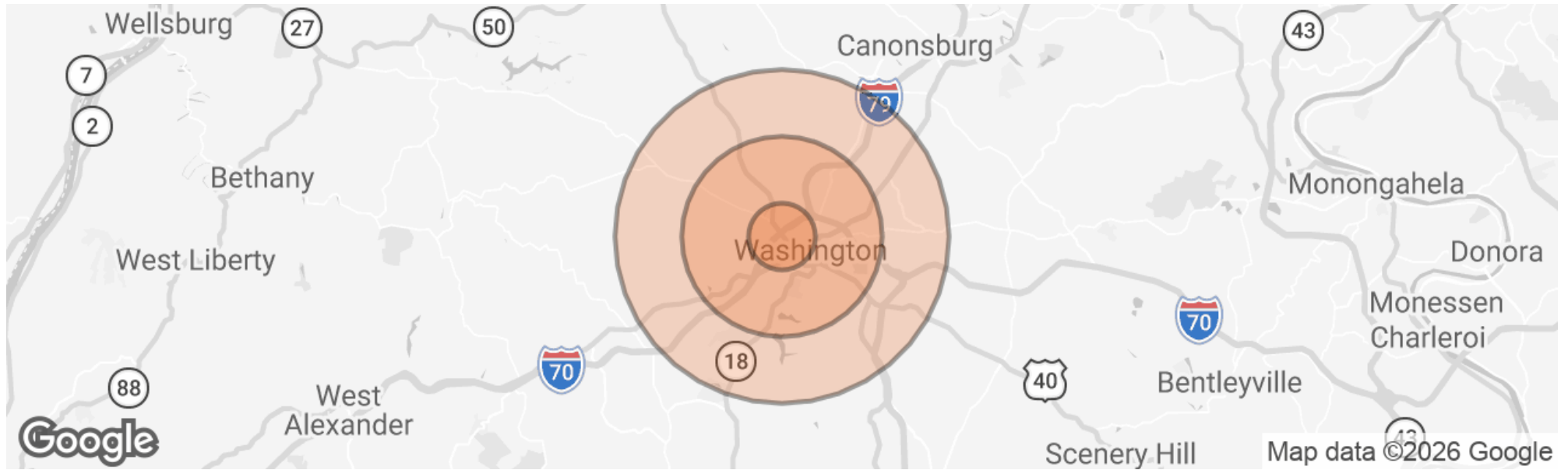
LOCATION MAPS



RETAILER MAP



DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,662	33,099	48,080
AVERAGE AGE	43	44	45

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,280	14,314	20,625
# OF PERSONS PER HH	2.2	2.3	2.3
AVERAGE HH INCOME	\$67,726	\$81,038	\$91,095
AVERAGE HOUSE VALUE	\$147,123	\$204,656	\$235,942

2020 American Community Survey (ACS)

PRESENTED BY:

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