

# SALE OR LEASE Opportunity

Sale or lease opportunity in the Western PA region featuring a 20,212-square-foot building on 8.81 acres of land in LindenPointe Business Park, a business campus situated north of Pittsburgh in scenic Hermitage, Pennsylvania.



# 3182 Innovation Way

HERMITAGE, PA

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3182 Innovation Way

# MARKET AREA

Hermitage, PA is located an hour north of the Pittsburgh metro, one hour south of Erie, PA, and is a 90-minute drivetime from Cleveland, Ohio.

## EXECUTIVE SUMMARY

Colliers is pleased to present the opportunity to own or lease 3182 Innovation Way and a neighboring parcel, located in LindenPointe Business Park: a business campus situated in Hermitage, PA, featuring 14 buildings (6 office, 7 medical, 1 flex) and 115 acres. This investment opportunity includes two parcels totaling 8.81 acres of land, one of which hosts a 20,200 square-foot building. Both parcels are zoned B2 (Business 2 District Use), presenting investors with a wide variety of commercial development options.



## AREA ATTRACTIONS



### BUHL MANSION GUEST HOUSE & DAY SPA

A historic venue offering luxury hotel accommodations, massage therapy and treatments, and multiple event spaces.



### BUHL PARK

An award-winning park spanning 270 acres, offering the nation's only free golfcourse, playgrounds, fitness trails, and recreational spaces.



### AVENUE OF 444 FLAGS

A historic tributory site dedicated to veterans, located next to the renowned War on Terror Veteran Memorial.



### AVALON GOLF & COUNTRY CLUB

A clubhouse at Buhl Park, featuring a salon, spa, resort-style pool, fitness center, cigar store and lounge, and multiple dining options.

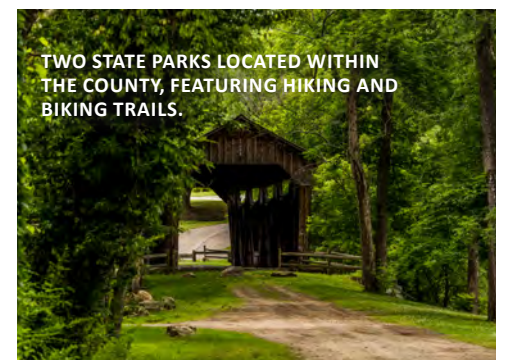


### THE CASINO AT BUHL PARK

A beautiful lakeside venue, featuring a ballroom and conference center, available for rental and community events.



INCREDIBLE REGIONAL RECREATIONAL OPPORTUNITIES VIA THE SHENANGO RIVER 23-MILE WATER TRAIL.



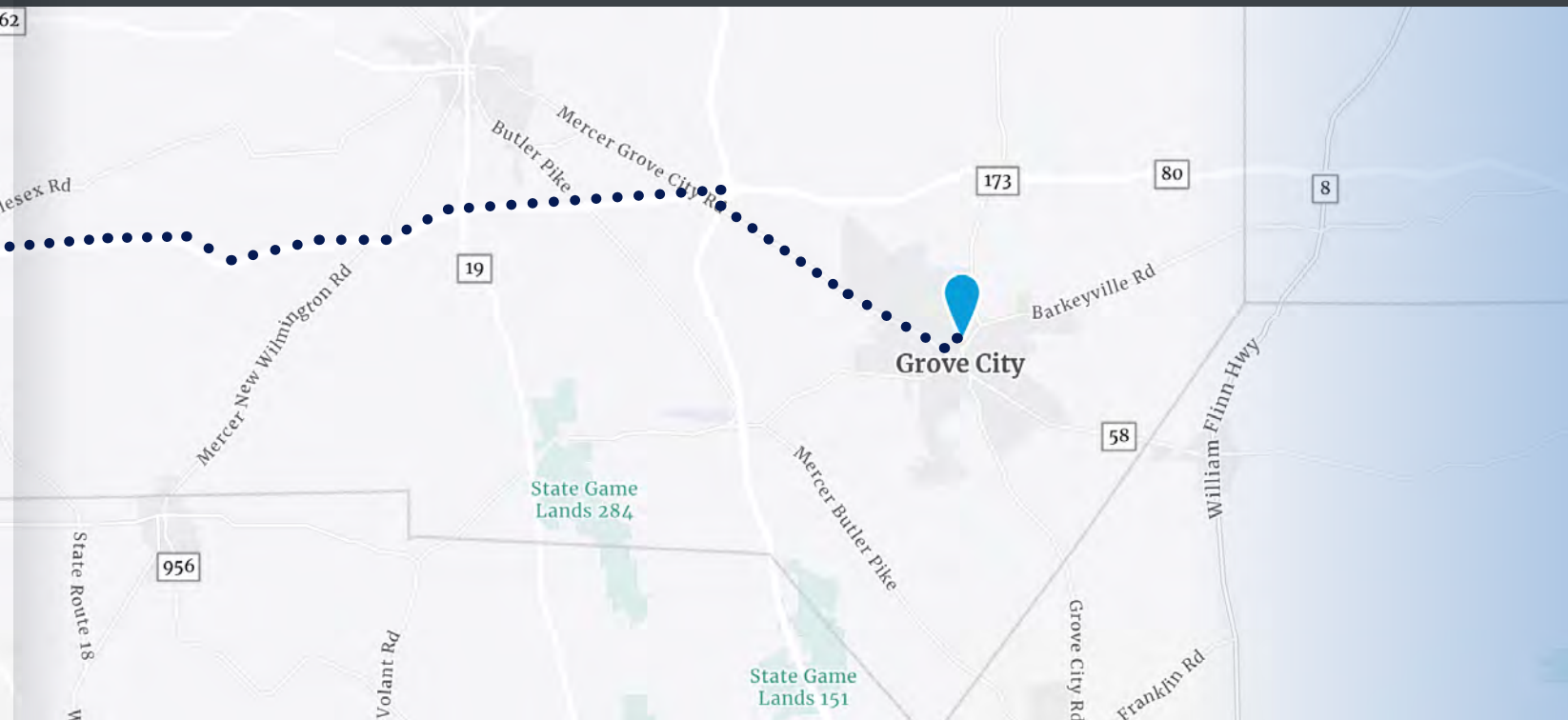
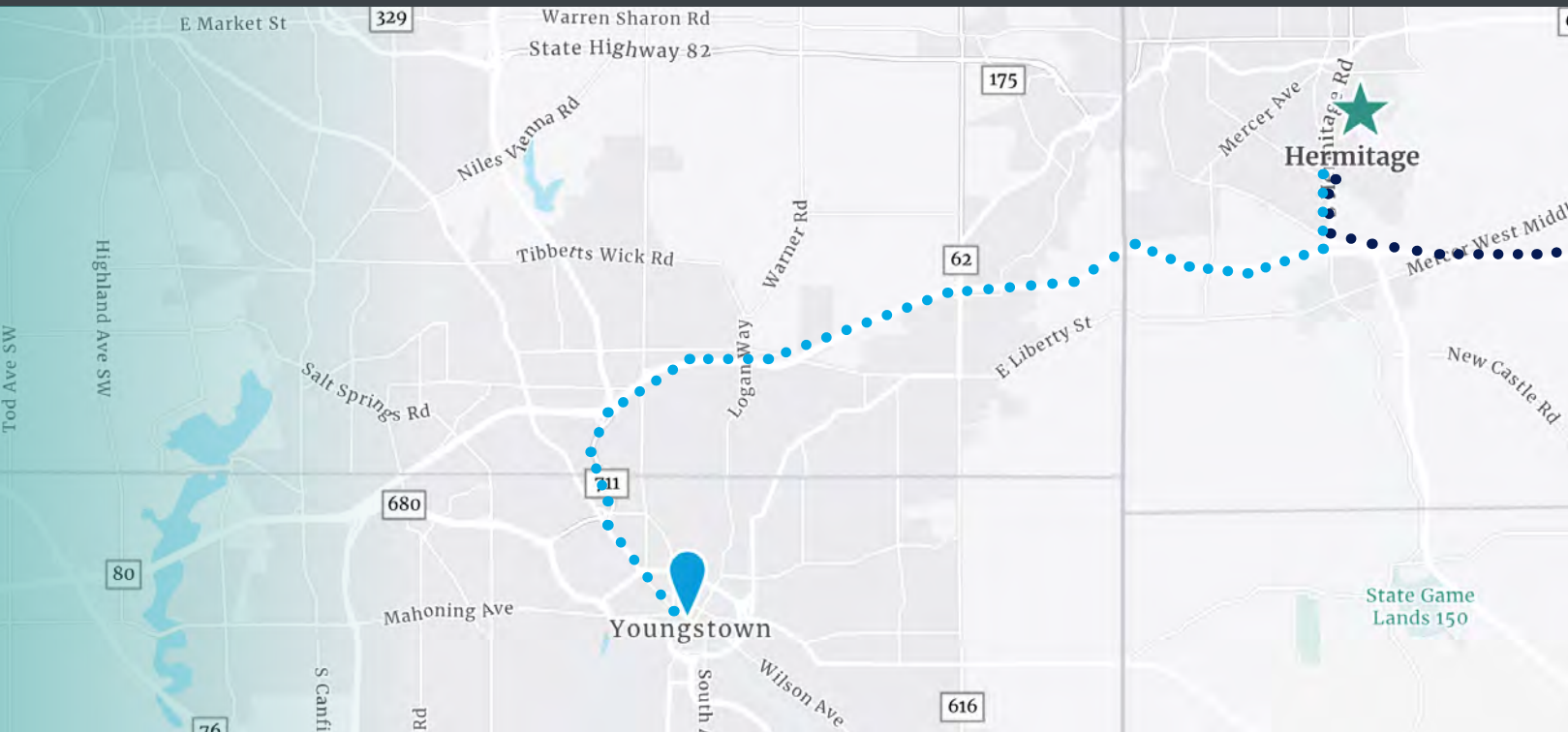
TWO STATE PARKS LOCATED WITHIN THE COUNTY, FEATURING HIKING AND BIKING TRAILS.

## OFFER SUMMARY

- **Sales Price:** \$1,800,000
- **Lease Price:** \$10.00 RSF, NNN
- **Parcel IDs:** Parcel 1: 12 158 330 001 012 | Parcel 2: 12 158 330 001 027
- **County:** Mercer County
- **Municipality:** Hermitage City
- **Building Area:** 20,212 SQ FT
- **Zoning:** B2 – Business 2 District

**3182**  
INNOVATION  
WAY

HERMITAGE  
PA  
**16148**

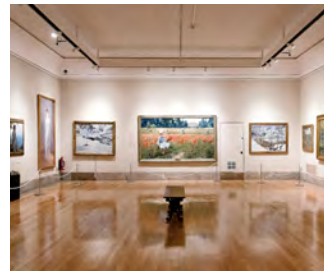


# MARKET AREA

# NEIGHBORING ATTRACTIONS

## BUTLER INSTITUTE OF AMERICAN ART

The nation's first museum dedicated exclusively to American Art, the Butler Institute of American Art features celebrated works by Normal Rockwell and Winslow Homer.



## MILL CREEK PARK

A metropolitan park stretching from the west side of Youngstown to the southern borders of the city, the park encompasses approximately 4,400 acres and features a variety of bridges, ponds, streams, and gardens.



Situated twenty-five minutes from Hermitage, Youngstown is the 11th-most populous city in Ohio, located in the neighboring Mahoning County. Youngstown is home to notable attractions including Mill Creek Park, Youngstown State University, Stambaugh Auditorium, and the Butler Institute of American Art. The area is home to multiple museums, recreational areas, and historical institutions and landmarks.

## TYLER HISTORY CENTER

A community gathering place with a historical focus, the Tyler History Center showcases historical figures and events from Mahoning Valley through exhibits, programs, and events.



Nestled in Mercer County just thirty minutes from Hermitage, Grove City is a charming borough in Southwestern PA and part of the Hermitage micropolitan area. The city is known for its vibrant shopping culture, and is home to the open-air retail center Grove City Premium Outlets. Residents and visitors in the area also enjoy numerous recreational opportunities in the community's various parks, trails, playgrounds and pools.



## OLD TOWNE GROVE CITY

Grove City's historic main street offers visitors a variety of shopping, dining, and entertainment experiences, including multiple antique shops, salons, spas, craft stores, fitness centers, specialty shops, and wellness centers.



## KEYSTONE SAFARI

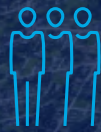
A 144-acre, interactive animal and adventure park featuring over 100 different animals, a zip-line course, and open-air bus tours. Seasonal attractions are offered throughout the year, and event spaces are also available for rental.



## GROVE CITY PREMIUM OUTLETS

An open-air outlet mall that's renowned as western Pennsylvania's premiere shopping destination, featuring over 120 name brand stores including Kate Spade New York, Coach, Michael Kors, The North Face, and more.

# 3 1 8 2 INNOVATION WAY DEMOGRAPHICS REPORT



## POPULATION

1-Mile Radius: 2,837  
5-Mile Radius: 47,815  
10-Mile Radius: 86,849



## AVG. HH INCOME

1-Mile Radius: \$86,054  
5-Mile Radius: \$71,087  
10-Mile Radius: \$75,477



## # OF BUSINESSES

1-Mile Radius: 144  
5-Mile Radius: 1,842  
10-Mile Radius: 2,934



## # OF EMPLOYEES

1-Mile Radius: 1,807  
5-Mile Radius: 25,632  
10-Mile Radius: 37,529



## RESTAURANTS

Dozens of dining options are available within a 2-mile radius of LindenPointe, including:



## NOTABLE RETAILERS

- 1 Walmart Supercenter
- 2 Petco, Sally Beauty
- 3 Goodwill, Planet Fitness, Supercuts
- 4 Lowe's Home Improvement
- 5 The Home Depot, Staples
- 6 Kohl's, Deer Creek Winery, Spectrum

## HICKORY SQUARE

Shopping center comprised of major retailers Giant Eagle, Big Lots, Gabe's, TJ Maxx, Dunham's Sports, and Pet Supplies Plus. Other businesses in the plaza include Great Clips, Fine Wine & Good Spirits, Kobe Japanese Restaurant & Sushi Bar, and The Exchange.

## SHENANGO VALLEY MALL

Area mall comprised of JC Penney, JC Penney Salon, Unique Eyebrow & Spa, King's Jewelry, Leana's Books & More, Regis Salon, Maurices, and Auntie Anne's, and Firestone.

## FNB OFFICE TOWERS

First National Bank's corporate office is located along 1 FNB Boulevard, adjacent to the FNB office building in Hermitage Square.

# MARKET AREA

# HERMITAGE RETAIL MAP

## LINDENPOINTE INNOVATIVE BUSINESS CAMPUS

### STRATEGIC LOCATION

Easy, commuter-friendly access to major thoroughways including Route 62, Route 18, I-80, and I-79. The campus' convenient location enhances connectivity and accessibility for businesses operating within the park.

### COLLABORATIVE ENVIRONMENT

LindenPointe is the joint effort of Pennsylvania, KAKE Development Inc., Hermitage City, and Penn Northwest Development Corp. Supported by a \$2.5M commonwealth investment, it provides a premium, mixed-use technical park, showcasing a \$6M public-private economic initiative model.

### DEVELOPMENT CAPABILITIES

Spanning over 100 acres, LindenPointe offers fully developed infrastructure with utilities readily available at the lot line, including power, sewage, telecommunications, and cable. Additionally, integrated stormwater management facilities reduce the need for extra land and minimize installation costs for developers. At LindenPointe, businesses benefit from continuous support via the business outreach program led by Penn Northwest Development Corporation and the City of Hermitage.

### NOTABLE CAMPUS NEIGHBORS

- eCenter at LindenPointe
- Sharon Regional Health System
- Legacy Financial Strategies, Inc.
- UPMC Children's Community Pediatrics
- Medicaid Consultants, Hermitage PA
- Wallace Pancher Group
- Penn Northwest Development Corporation



3182 INNOVATION WAY

# ZONING & PERMITTED USES

B2 zoning, commonly referred to as "General Business District," is a zoning classification that is typically designated for areas featuring a wide range of commercial activities and services permitted.

**B2: BUSINESS DISTRICT ZONING**



## PARCEL IDs

Parcel 1: 12 158 330 001 012  
Parcel 2: 12 158 330 001 027

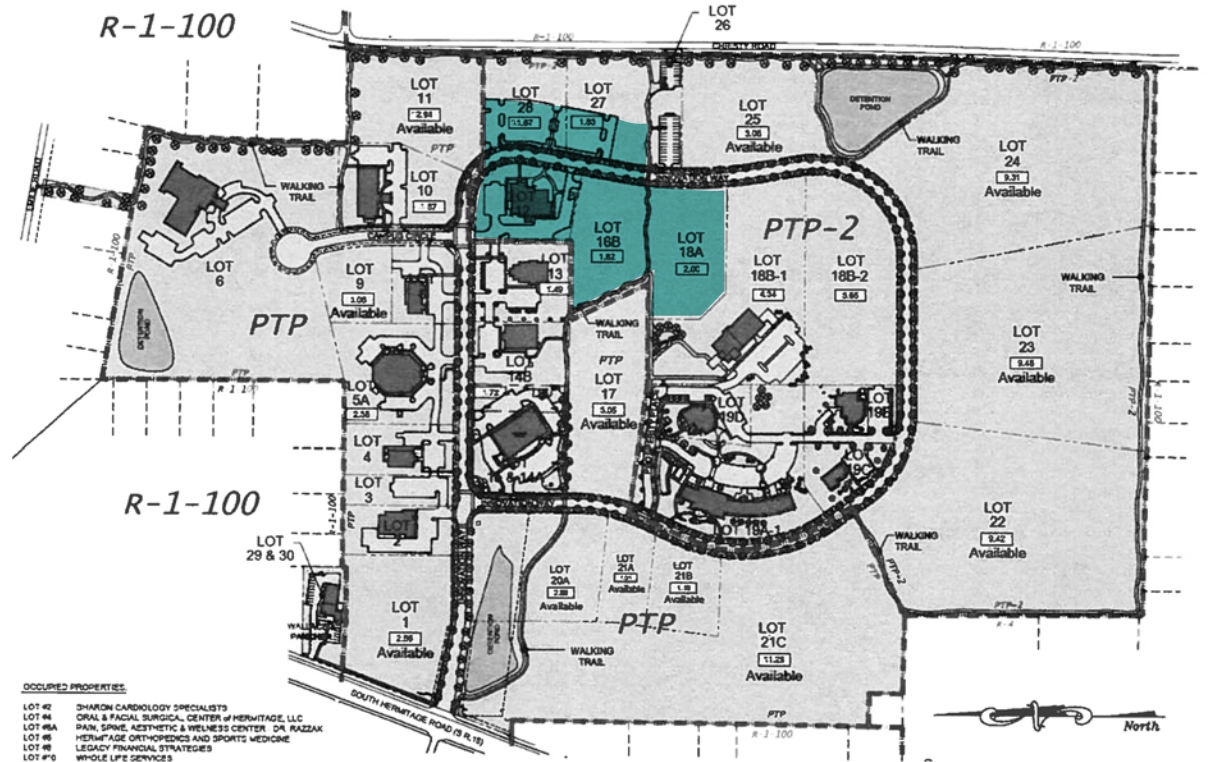
MERCER COUNTY PROPERTY ADDRESS	PARCEL NUMBER	ZONING INFORMATION	LOT SIZE
3182 Innovation Way	12 158 330 001 012	B2- Business District	233,525 SF
Innovation Way	12 158 330 001 027	B2- Business District	150,326 SF



## PERMITTED USES OF LAND

3182 Innovation Way allows for a range of land use, including but not limited to:

- Data Centers
- Flex Space
- Hotel / Motel
- Medical Space
- Office Space
- Restaurants
- Retail



**OCCUPIED PROPERTIES**

LOT #2 SHARON CARDIOLOGY SPECIALISTS  
 LOT #4 ORAL & FACIAL SURGICAL CENTER of HERMITAGE, LLC  
 LOT #6A PAUL SPRUE AESTHETIC & WELNESS CENTER DR RAZZAK  
 LOT #8 HERMITAGE ORTHOPEDICS AND SPORTS MEDICINE  
 LOT #8 LEGADY FINANCIAL STRATEGIES  
 LOT #10 WHOLE LIFE SERVICES  
 LOT #12 BUTLER COUNTY COMMUNITY COLLEGE  
 LOT #13 DR. FRANCISCO J. CANO MD., ASTHMA, ALLERGY, IMMUNOLOGY  
 LOT #14B 4025 WAY PEDIATRICS & ADOLESCENT CARE  
 LOT #18 PRESSENIUS MEDICAL CARE  
 LOT #18B.1 CHIP, INC.  
 LOT #18A i-CENTER@LINDENPOINTE  
 LOT #18B JAMES E. FREDNEY TECHNOLOGY CENTER  
 LOT #19C INFORMATION RESOURCE TECHNOLOGY, INC.  
 LOT #19D TRAINING & WORKFORCE DEVELOPMENT CENTER

**LEGEND**

1.83 ACRES  
 BUILDINGS  
 EXISTING PAVEMENT  
 ZONING BOUNDARY & LABELS

1" = 100'-0"

# BUILDING OVERVIEW 3182 INNOVATION WAY

First level of building includes three classroom spaces, reception area, boardroom, student lounge, a kitchen, and multiple offices.



# BUILDING OVERVIEW 3182 INNOVATION WAY

Building's second story contains two computer classrooms, a conference room, science lab, an office, and a general classroom.



MIX OF CLASSROOM STYLES



LAB SPACE WITH PREP AREA

**11 rooftop HVAC units:**  
all 10 years or *newer*.

**Building power:**  
3 Phase, 800 AMP

**Rubber roof installed**  
in 2010.



**Elevator access**  
**to second story**  
of the building.

**Second story lounge**  
area with open seating.



# 3182 Innovation Way

## Land Overview

Parcel 1 includes two lots of vacant land, while the adjacent Parcel 2 includes a parking lot that can accommodate up to 150 vehicles.

Both parcels feature direct access to the LindenPointe walking trail.



# CONTACT OUR LISTING TEAM

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Accelerating success.