

OFFERING MEMORANDUM

1002 Chartiers Avenue

1002 CHARTIERS AVENUE

McKees Rocks, PA 15136

PRESENTED BY:

JASON CAMPAGNA

O: 412.535.5756

jason.campagna@svn.com

PA #RM424399

GRANT UNDERWOOD

O: 412.535.5703

grant.underwood@svn.com



DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

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.



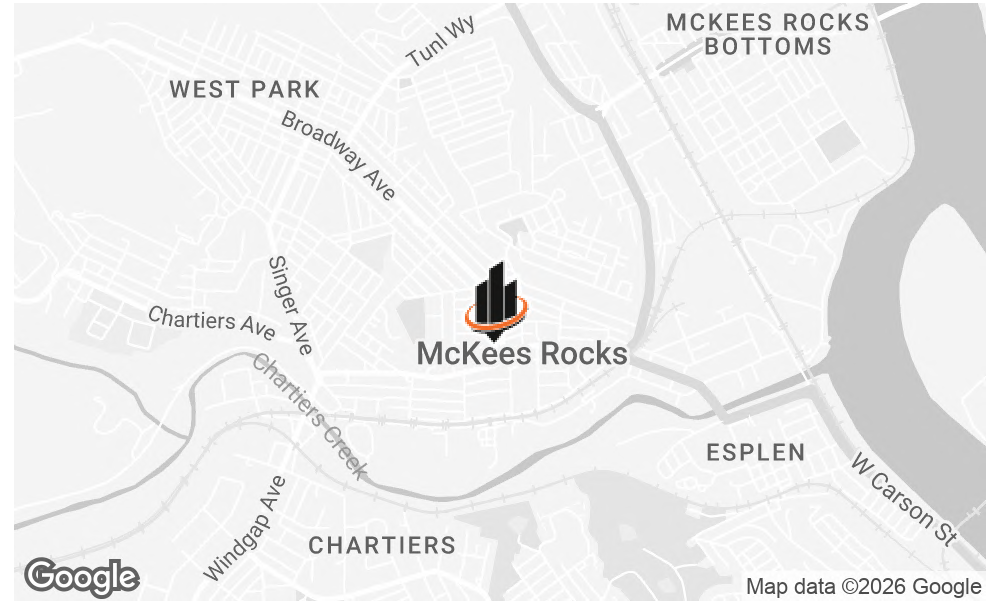
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SECTION 1
Property
Information

EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$450,000
BUILDING SIZE:	9,200 SF
PRICE / SF:	\$48.91
ZONING:	R3
YEAR BUILT:	1950
OFFICE SPACE:	1,750 SF
INDUSTRIAL SPACE:	7,450 SF
2025 TAX(ASSESSED VALUE=\$237,700):	\$10,870

PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present for sale 1002 Chartiers Avenue, a 9,200 SF flex building in McKees Rocks, just 3 miles from downtown Pittsburgh. The single-story property features 1,750 SF of office space and 7,450 SF of warehouse/production area on 0.37 acres with 11 parking spaces. Renovated in 2012, the building offers modern systems and a functional layout ideal for industrial, light manufacturing, or service uses. Located in the Ohio River Town Enterprise Zone, the site benefits from strong accessibility and potential tax incentives—offering a compelling opportunity for owner-users or value-add investors.

PROPERTY HIGHLIGHTS

- 9,200 SF Flex Building - Includes 1,750 SF office and 7,450 SF warehouse/production space
- Renovated in 2012 - Modern systems and finishes with concrete slab foundation and rubber membrane roof
- Strategic Location - Just 3 miles from downtown Pittsburgh with easy access to I-376, I-79, and Route 65
- Strong Visibility - Frontage along Chartiers Avenue with 17,000+ cars per day
- Flexible layout for industrial, light manufacturing, or service use
- Public Utilities in Place - Gas, electric, water, and sewer service

PROPERTY OVERVIEW

BUILDING OVERVIEW

TOTAL SF	9,200 SF
OFFICE AREA	1,750 SF
WAREHOUSE AREA	7,450 SF
LAND AREA	.37 ACRES
VACANCY	100%
PARKING	11 CAR SPACES
DRIVE-IN DOOR	ONE (1)10' DOOR
ZONING	R3 RESIDENTIAL, LEGAL NON-CONFORMING

UTILITIES

GAS	Columbia
ELECTRICITY	Duquesne Light
WATER	McKees Rocks
SEWAGE	Alcosan

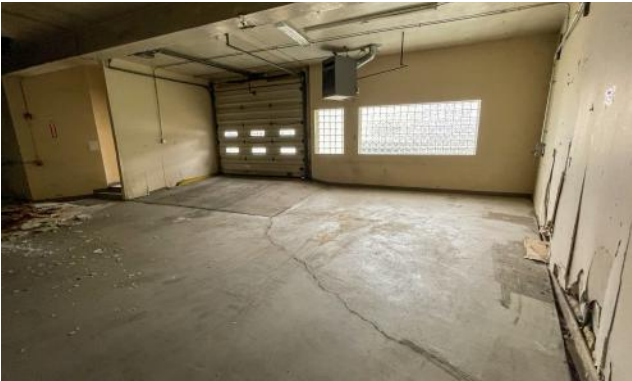
EXTERIOR

CLASS	C-Masonry
FOUNDATION	Concrete Slab
FRAME/WALLS	Sheetrock
EXTERIOR	Block
ROOF	Rubber

INTERIOR

FLOORS	Carpet & tile
WALLS	Painted, textured sheetrock
CEILING	Acoustic tile
LIGHTING	Flourescent
FIRE PROTECTION	Smoke detectors, fire hoses, & alarms

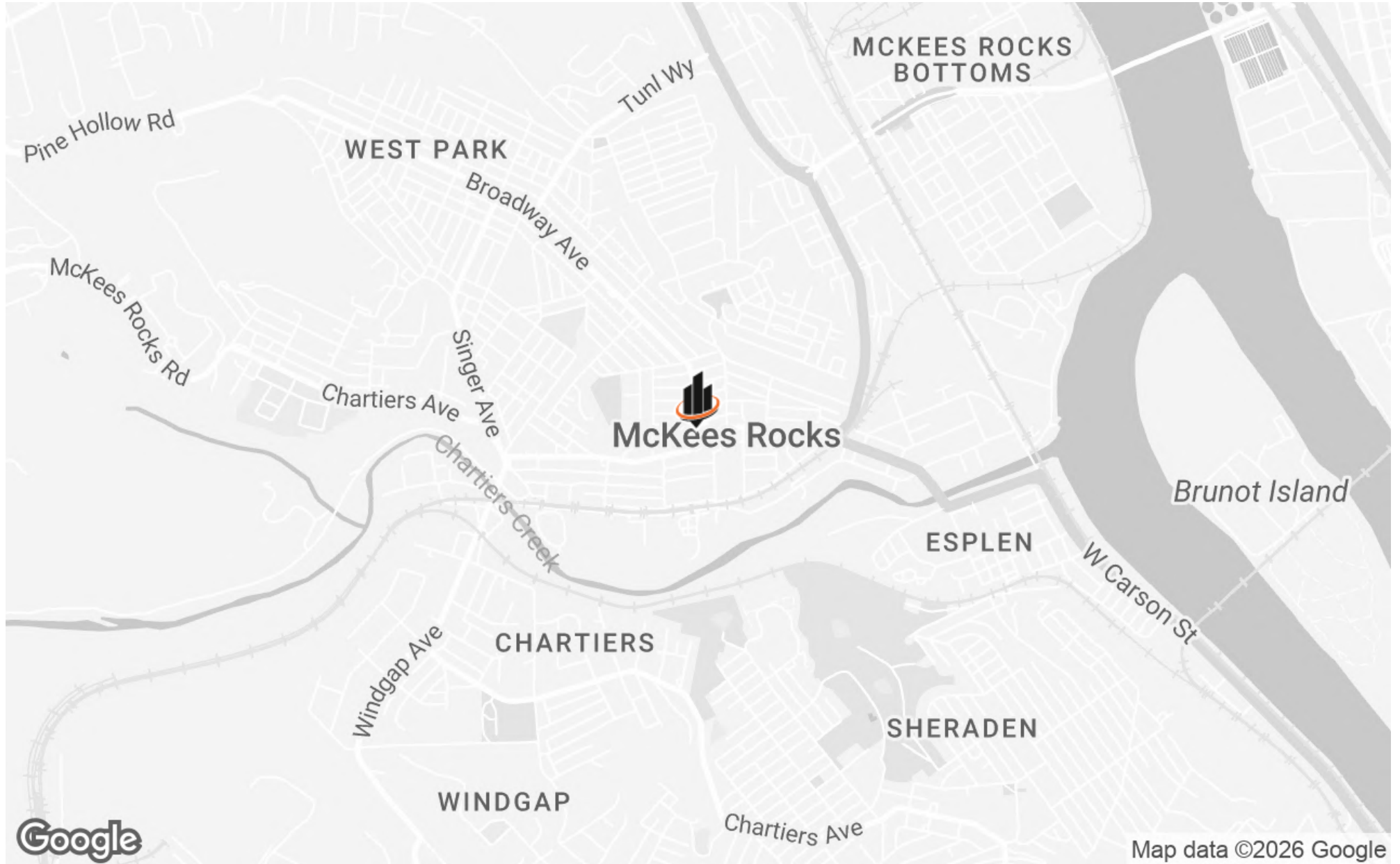
ADDITIONAL PHOTOS



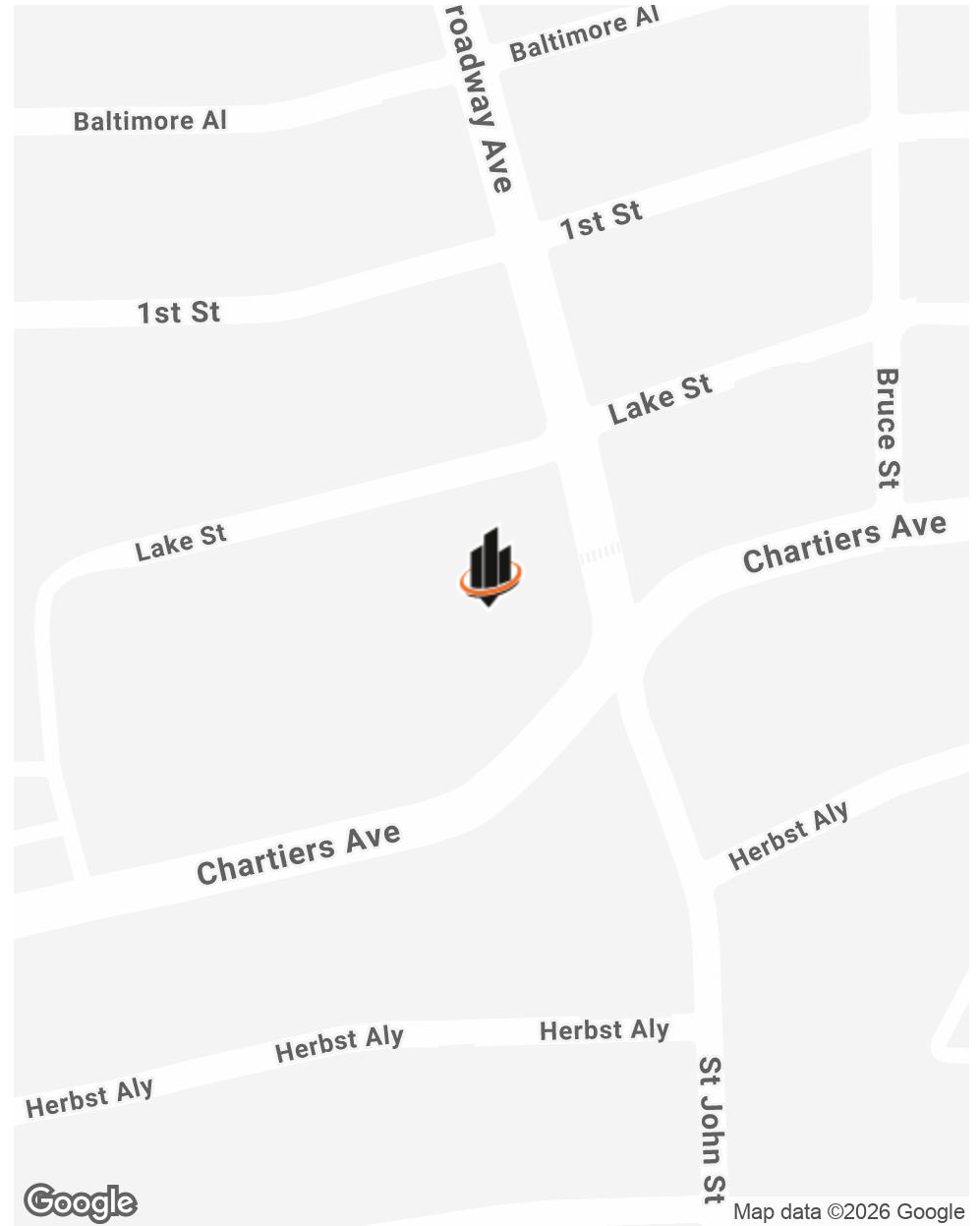
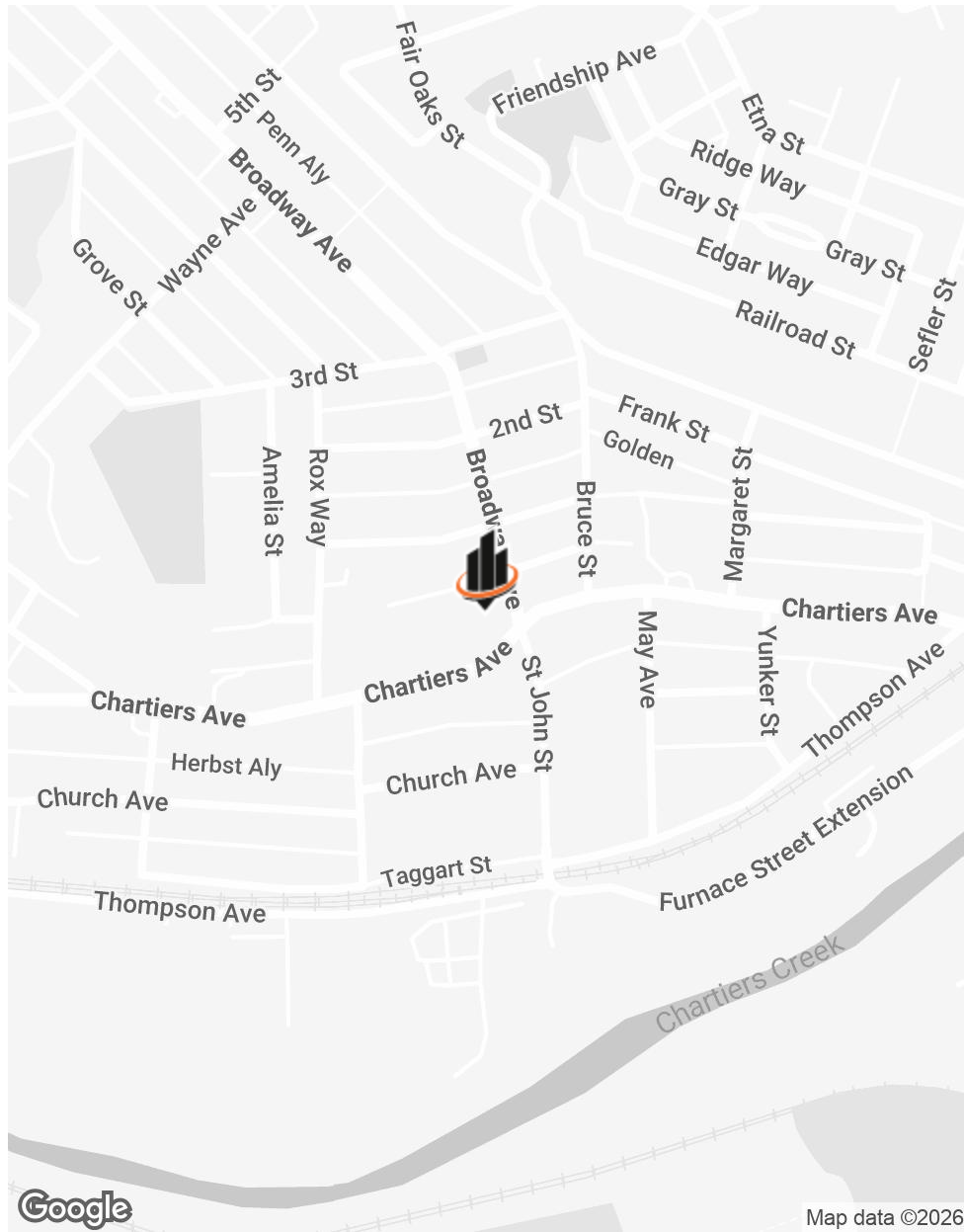


SECTION 2
Location
Information

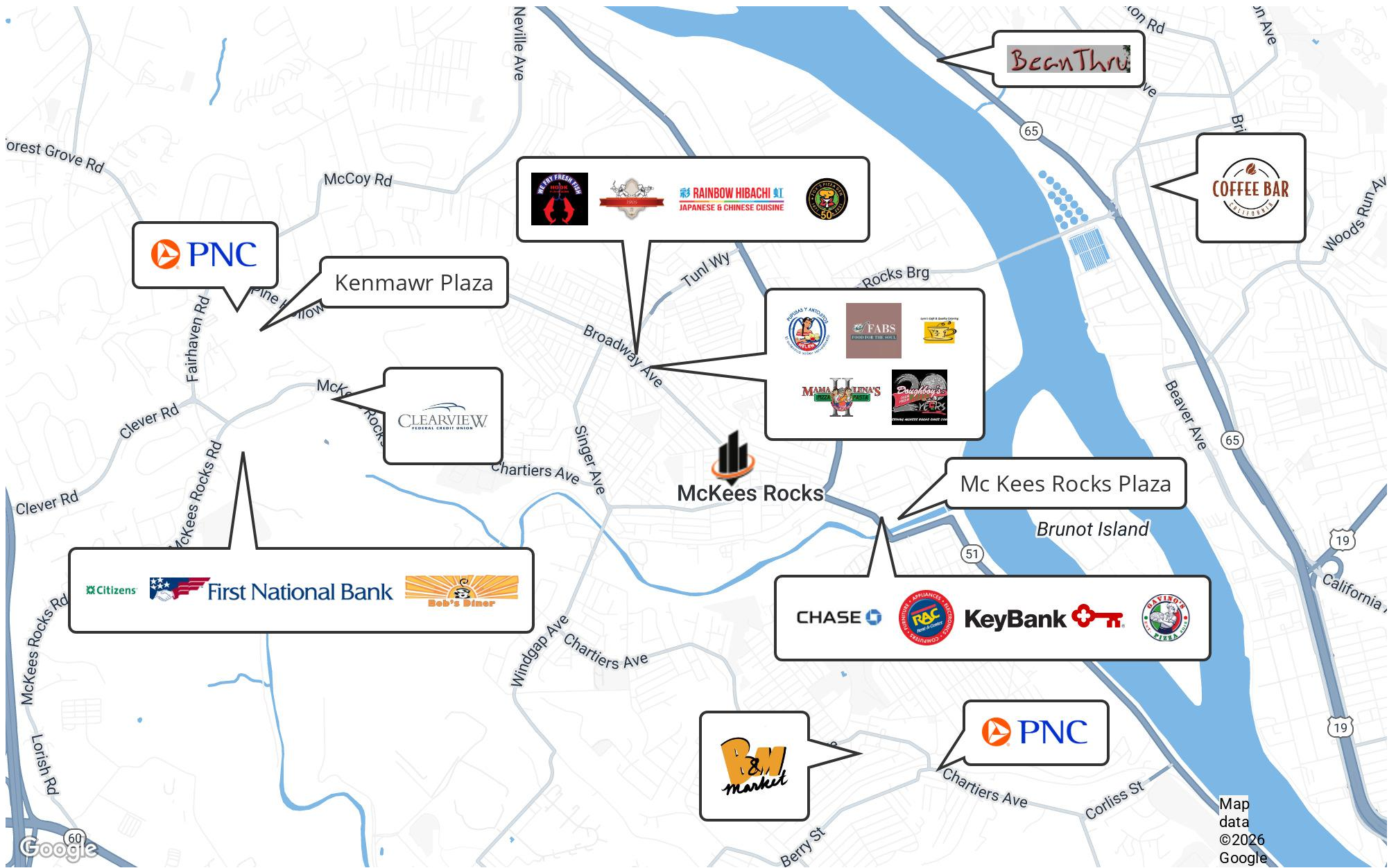
REGIONAL MAP



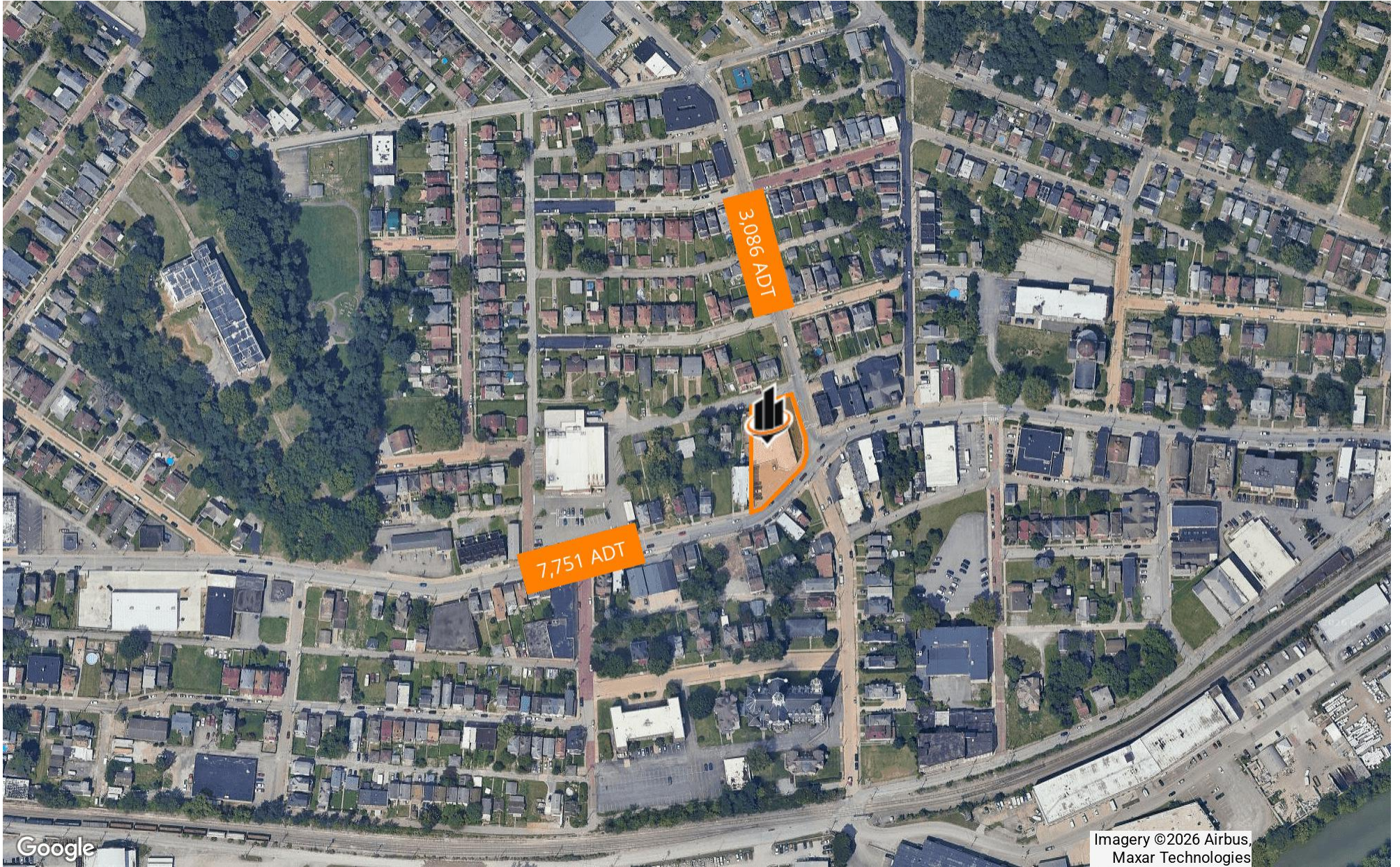
LOCATION MAPS



RETAILER MAP



PARCEL MAP



DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

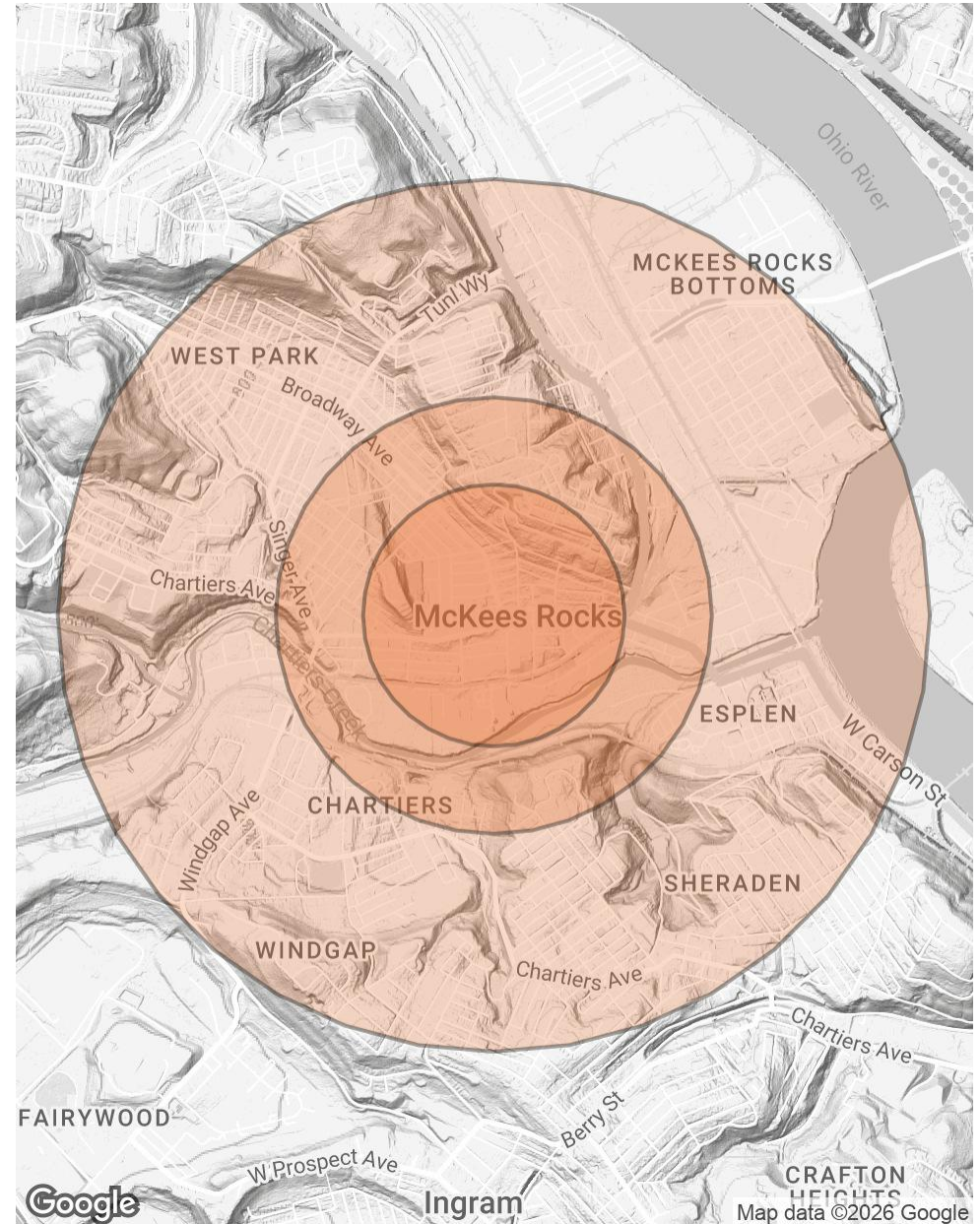
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,549	5,106	14,524
AVERAGE AGE	38	39	39
AVERAGE AGE (MALE)	38	38	38
AVERAGE AGE (FEMALE)	38	39	40

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	701	2,273	6,368
# OF PERSONS PER HH	2.2	2.2	2.3
AVERAGE HH INCOME	\$53,029	\$56,328	\$59,125
AVERAGE HOUSE VALUE	\$133,341	\$142,697	\$148,997

Demographics data derived from AlphaMap



LOCATION DESCRIPTION



MCKEES ROCKS

McKees Rocks is a borough located in Allegheny County along the south bank of the Ohio River. The borough is home to the McKees Rocks Bridge, which carries traffic between McKees Rocks and Pittsburgh, and is the longest bridge in Allegheny County. McKees Rocks also has one of the largest Indian mounds in the state, built by the Adena and Hopewell peoples before the Europeans entered the area. It is located in the neighborhood referred to as the “Bottoms” and is designated as a National Historic Landmark. In the past, the borough was known for its extensive iron and steel interests, including large railroad machine shops and manufacturers of locomotives, freight and passenger cars.



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.



SECTION 3
Advisor Bios

ADVISOR BIO 1



JASON CAMPAGNA

Managing Director

jason.campagna@svn.com

Direct: **412.535.5756** | Cell: **724.825.3137**

PA #RM424399

PROFESSIONAL BACKGROUND

Jason Campagna serves as a managing partner and senior advisor for SVN | Three Rivers Commercial Advisors. Jason started his commercial real estate brokerage career in 2002. He is experienced in all asset types of commercial real estate and is proficient in investment property sales.

Jason advises on commercial real estate property types such as multifamily, retail, shopping centers and office buildings. The bulk of his transactions are investment sales of multi-family, retail plazas, STNL Retail, Multi-tenant office and various other investment producing property types.

Proficiencies include: 1031 I.R.S. Tax Deferred Exchanges; cash flow analysis calculations, re-positioning analysis and renovation and forecasting.

Jason was born and raised in the South Hills area of Pittsburgh. Between 2002 and 2017 Jason resided in Phoenix, AZ and worked as a commercial real estate broker specializing in multi-family sales. He now resides in the South Hills with his wife and 4 children.

EDUCATION

Canon McMillian H.S. - 1993

Slippery Rock University B.S. Environmental Science - 1998

SVN | Three Rivers Commercial Advisors

6 PPG Place, Suite 550
Pittsburgh, PA 15222
412.535.8050

ADVISOR BIO 2



GRANT UNDERWOOD

Associate Advisor

grant.underwood@svn.com

Direct: **412.535.5703** | Cell: **412.715.4160**

PROFESSIONAL BACKGROUND

Grant Underwood serves as an Associate Advisor at SVN | Three Rivers Commercial. He brings five years of industry experience in residential sales, investment acquisitions, and new construction.

Prior to joining SVN, Grant worked as a Real Estate Acquisitions Manager for CZ Capital, and as a Community Sales Manager at Maronda Homes.

Grant was born in the South Hills, and graduated from the University of Pittsburgh with a degree in Business Finance.

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