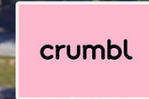




LIBRARY RD



SOUTH PARK RD

6.16 AC

OFFERING MEMORANDUM

6.16 AC Development Opportunity

2498 - 2530 SOUTH PARK ROAD

Bethel Park, PA 15102

PRESENTED BY:

GARRETT CHERAN
Phone: 724.759.5164
garrett.cheran@svn.com



Table of Contents

4	PROPERTY INFORMATION	6	LOCATION INFORMATION	
	Property Summary	5	Regional Map	7
			Area Senior Housing Facilities	8
			Retail Map	9
			Parcel Map	10
			Location Description	11
			Demographics Map & Report	12
			SVN TRCA Team	13

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.

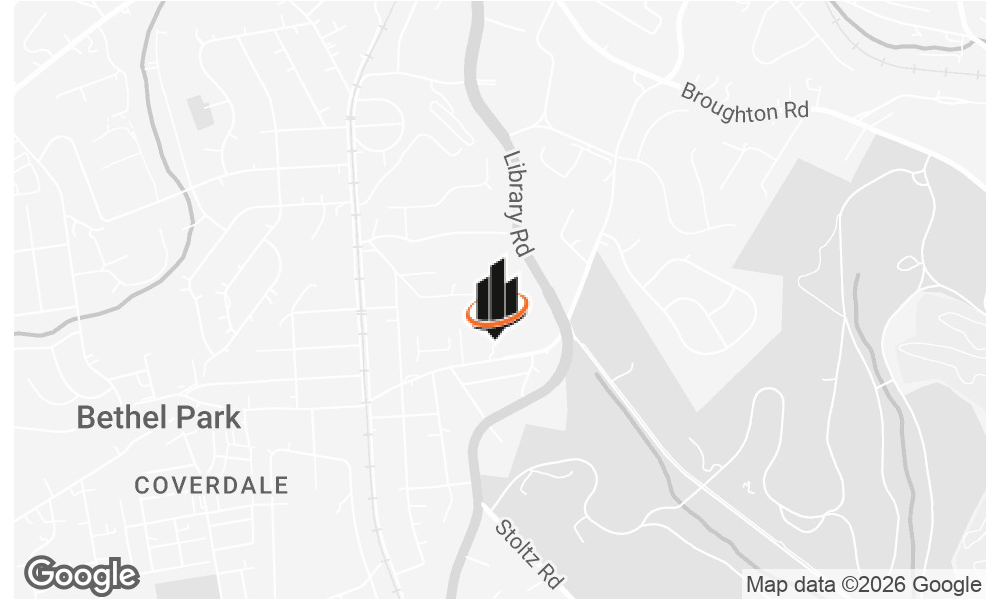
This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate 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.



SECTION 1
Property
Information

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Negotiable
TOTAL ACREAGE:	6.16 Acres
MARKET:	Pittsburgh
SUBMARKET:	South Pittsburgh
APN:	475-K-150, 475-K-140, 475-K-135, 475-K-125
ZONING:	View Here

PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present a 6.16-acre development opportunity at 2498-2530 South Park Road in Bethel Park, PA.

Located just off Library Road, the site offers convenient access to nearby retail, dining, services, and established residential neighborhoods. Zoned R-4 Multiple-Family Dwelling District, the property is well-suited for multifamily or other higher-density residential development.

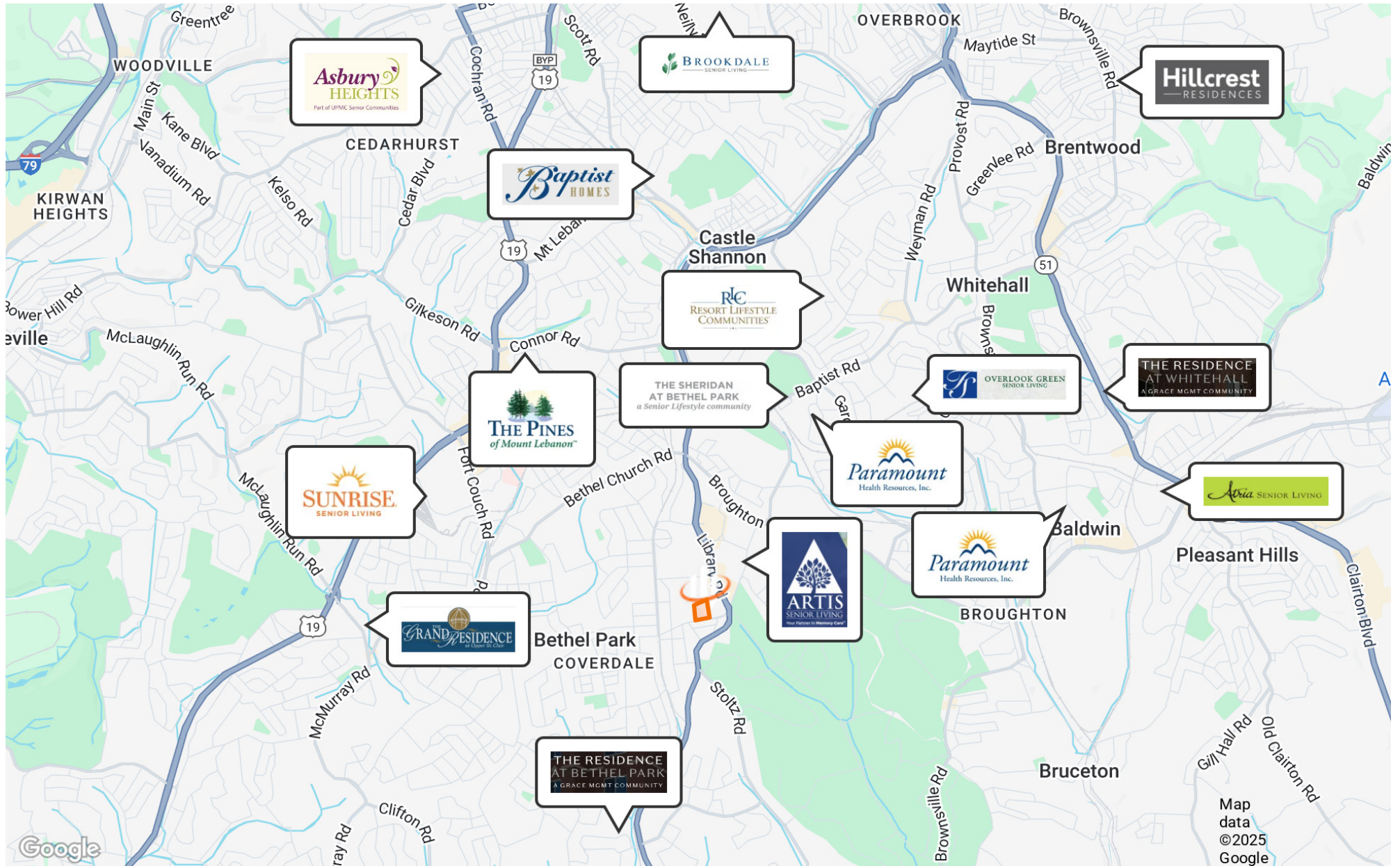
PROPERTY HIGHLIGHTS

- Perfect for Multifamily or Senior Housing
- Located on South Park Rd with over 15,200+ ADT and near the intersection of Library Rd/Route 88, which has 15,200+ ADT
- Seconds away from all major retailers and local amenities



SECTION 2
Location
Information

AREA SENIOR HOUSING FACILITIES



RETAIL MAP



PARCEL MAP



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 followed by 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.



BETHEL PARK

Bethel Park is a borough located in Allegheny County, PA and within the South Hills community. Bethel Park is only 7 miles south of downtown Pittsburgh, many residents commute to downtown using Pittsburgh’s light rail system the “T.” It is an upscale community with easy access to shopping, dining, medical care and major highways. Bethel Park is home to the South Hills Village Mall, a Simon TM Mall. While the Galleria of Mt. Lebanon, another upscale mall, is in the neighboring township of Mt. Lebanon. Bethel Park is serviced by the Bethel Park School District.

DEMOGRAPHICS MAP & REPORT

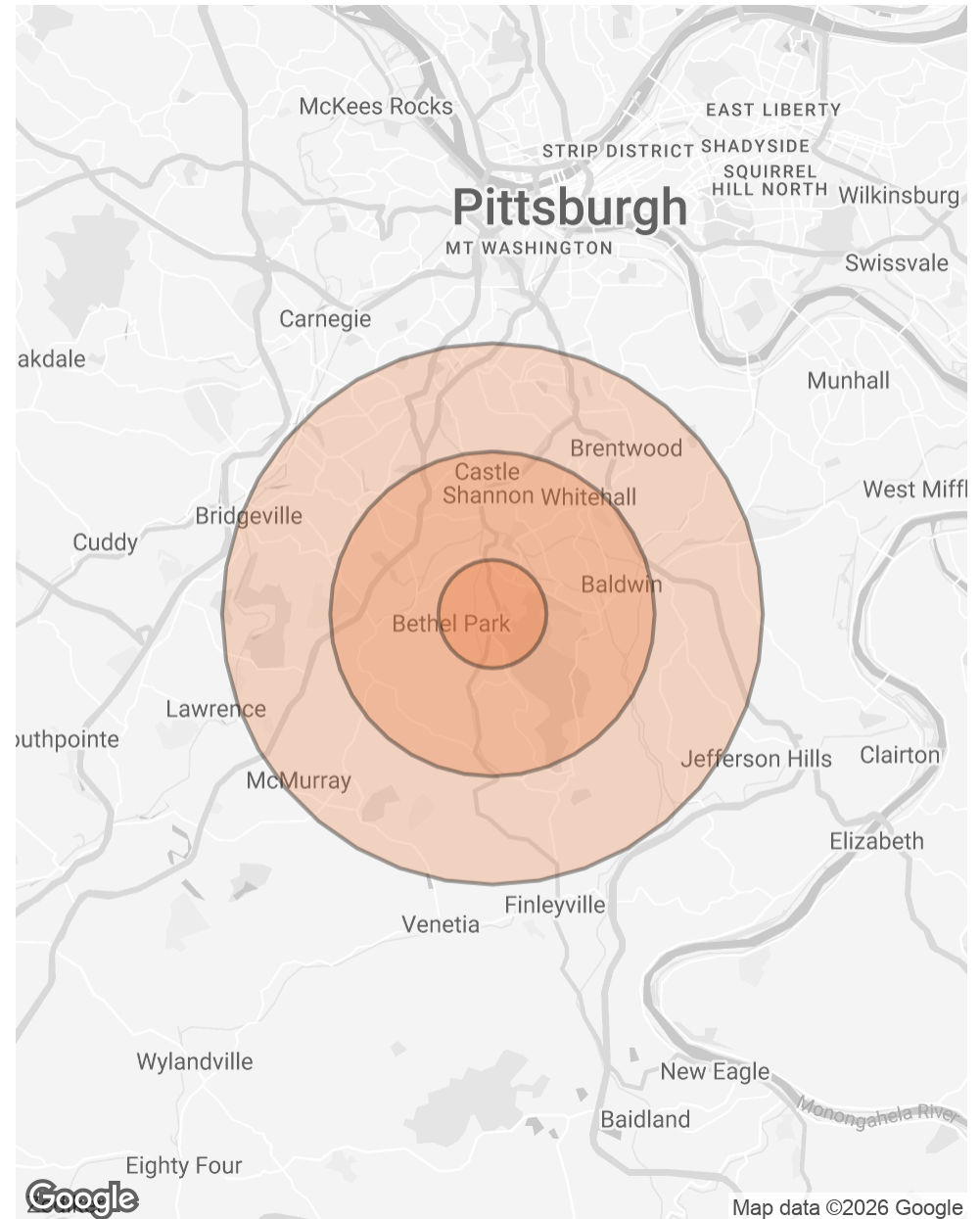
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,480	82,137	233,828
AVERAGE AGE	45.9	44.1	43.0
AVERAGE AGE (MALE)	42.9	41.8	41.0
AVERAGE AGE (FEMALE)	48.1	45.8	44.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,172	33,963	97,091
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$71,549	\$77,138	\$78,751
AVERAGE HOUSE VALUE	\$164,753	\$172,952	\$198,508

* Demographic data derived from 2020 ACS - US Census



MEET THE TEAM

Biography



Garrett Cheran
Senior Advisor

Garrett Cheran joined SVN | Three Rivers Commercial Advisors in December 2022 as a Senior Advisor. He previously worked at PRC Commercial, another Pittsburgh based real estate brokerage firm, for 4 years. He is highly diversified and experienced in all facets of commercial real estate. He is responsible for the selling, leasing and buyer or tenant representation of all types of commercial properties that include, but are not limited to, retail, office, industrial, multifamily and land.

Throughout his career, Garrett, has continued to build strong client relationships in an effort to understand and achieve any objective for them. You can expect unparalleled communication and responsiveness in your dealings with Garrett.

Born and raised in Wexford. Garrett graduated from Kent State University with a Bachelor's Degree in Business Administration. Garrett is a licensed real estate agent in Pennsylvania.

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