

**1025 JEFFERSON AVENUE
WASHINGTON, PA 15301**

Prime Commercial / Medical Space Available For Sale Or For Lease



TABLE OF CONTENTS

- 1. Disclaimer Information 1
- 2. Investment / Leasing Overview..... 2
- 3. Zoning Information.....4
- 4. Floor Plan8
- 5. Traffic Count.....9
- 6. Photos10
- 7. Location Maps13
- 8. Washington Overview (Office and Retail Markets)15
- 9. Washington Demographics19

FOR INQUIRIES, PLEASE CONTACT BRANDI WELSCH:



Brandi Welsch
Sales & Leasing Associate
Cell: 813 - 924 - 3657
Office: 412 -490 - 1710
bwelsch@massaroproperties.com

DISCLAIMER INFORMATION

CONFIDENTIALITY & DISCLAIMER

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase/lease 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 Massaro Properties, LLC 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 Massaro Properties, LLC 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 Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the Massaro Properties, LLC Advisor.

Neither the Massaro Properties, LLC 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 Brochure 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 Massaro Properties, LLC Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, 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 Massaro Properties, LLC 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 Brochure 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 Brochure 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 Massaro Properties, LLC 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.

INVESTMENT / LEASING OVERVIEW

1025 Jefferson Avenue ("The Property") is being offered both for sale and for lease by Massaro Properties, LLC. Located directly on the Jefferson Ave corridor (just off the I-70 / I-79 interchange), this high-exposure Property offers accessibility to your customers and clients as well as an unmatched marketing opportunity.

The Property is well-positioned within Washington County, less than 30 miles from both downtown Pittsburgh and Wheeling, WV, and less than 45 miles from the PA Turnpike (I-76).

Built in 2004, the current fit-out is medical office and retail banking, but can be easily adapted to many commercial uses, offering the opportunity and flexibility for up to three separate tenant spaces, with individual entrances. Open to investors or owner-users, 1025 Jefferson Avenue will position your medical practice, business, or retail showroom for immediate success.



PROPERTY SUMMARY

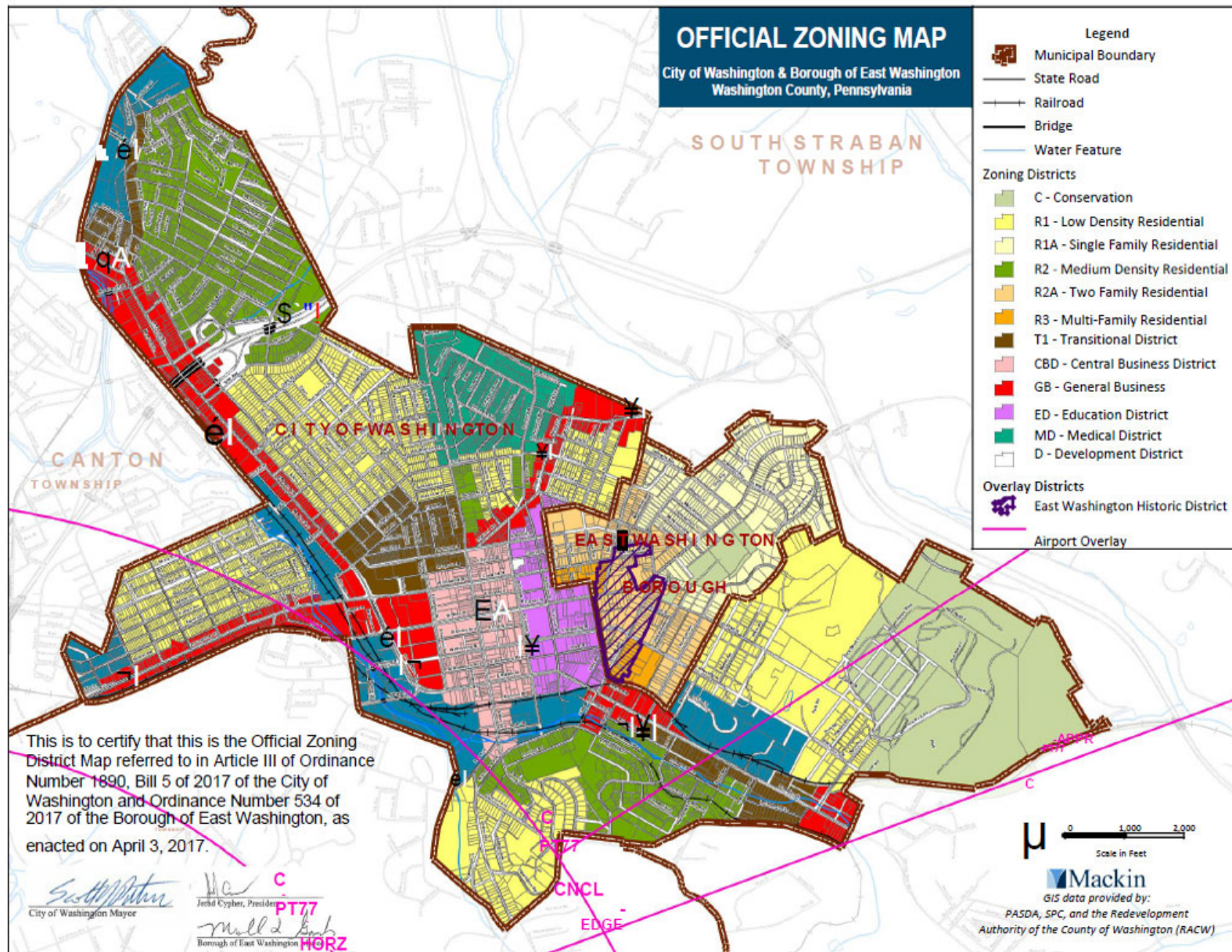
Building Information	
Address	1025 Jefferson Avenue Washington, PA 15301 Washington County
Square Footage	4,945 SF Currently configured into separately demised tenant spaces
Acreage	0.39 Acres
Tax ID	7700280001001100
Zoning	GB (General Business) commercial uses that serve neighborhood and community needs along major corridors, while still allowing for residential development.

PROPERTY HIGHLIGHTS

- Daily Traffic Count: 17,000+ Vehicles/Day (PennDOT reported)
- Immediately Available: 100% vacant and move-in ready
- Constructed in 2004 and meticulously maintained
- Accessibility: 100% ADA Handicap Accessible. Ground Level entrance and off-street parking
- Flexible Footprint with multiple possible multi-tenant layouts
- Available for Sale or for Lease (NNN)

ZONING INFORMATION

1025 Jefferson is part of the general business district



ZONING INFORMATION

1025 Jefferson is part of the general business district

	C	R-1	R-1A	R-2	R-2A	R-3	T-1	MD	ED	CBD	GB	D
Privately-owned surface lots	N	N	N	N	N	N	N	P	P	N	N	N
Public park, plaza, square, courtyard, urban garden, and public recreation areas	P	P	P	P	P	P	P	P	P	P	P	P
Private club/fraternal organization	N	N	N	N	N	N	N	SE	SE	P	P	P
Recycling dropoff center	C	N	N	N	N	N	N	N	N	N	N	P
Religious institution (and ancillary uses), Subject to § 350-57A(42)	SE	SE	C	SE	C	C	SE	P	P	P	P	P
Schools												
K-12 (public/private), subject to § 350-57A(44)	C	C	C	C	C	C	C	C	P	C	C	C
Colleges and universities	N	N	N	N	N	N	N	C	P	C	C	C
Trade school	N	N	N	N	N	N	N	C	P	C	C	C
Transit facilities	N	N	N	N	N	N	N	C	C	P	P	P
Utility structures (including substations), subject to § 350-57A(52)	N	N	N	N	N	N	N	C	N	C	C	C
							T-1	MD	ED	CBD	GB	D
COMMERCIAL USES												
Adult-oriented establishment, subject to § 350-57A(1)							N	N	N	N	N	C
Animal services												
Animal day care, subject to § 350-57A(3)							N	N	N	N	C	C
Shelter/boarding kennel							N	N	N	N	N	C
Sales, salon and grooming							N	N	N	N	P	P
Veterinary offices/clinics/hospitals, subject to § 350-57A(54)							C	C	N	N	C	P
Bed-and-breakfast inn, subject to § 350-57A(7)							P	N	N	P	P	N
Eating and drinking establishments (including walk-up windows)												
Bakery, ice cream, etc.							P	P	P	P	P	P
Distillery/microbrewery							N	N	N	P	P	P
Restaurant/tavern							N	N	N	P	P	P

ZONING INFORMATION

1025 Jefferson is part of the general business district

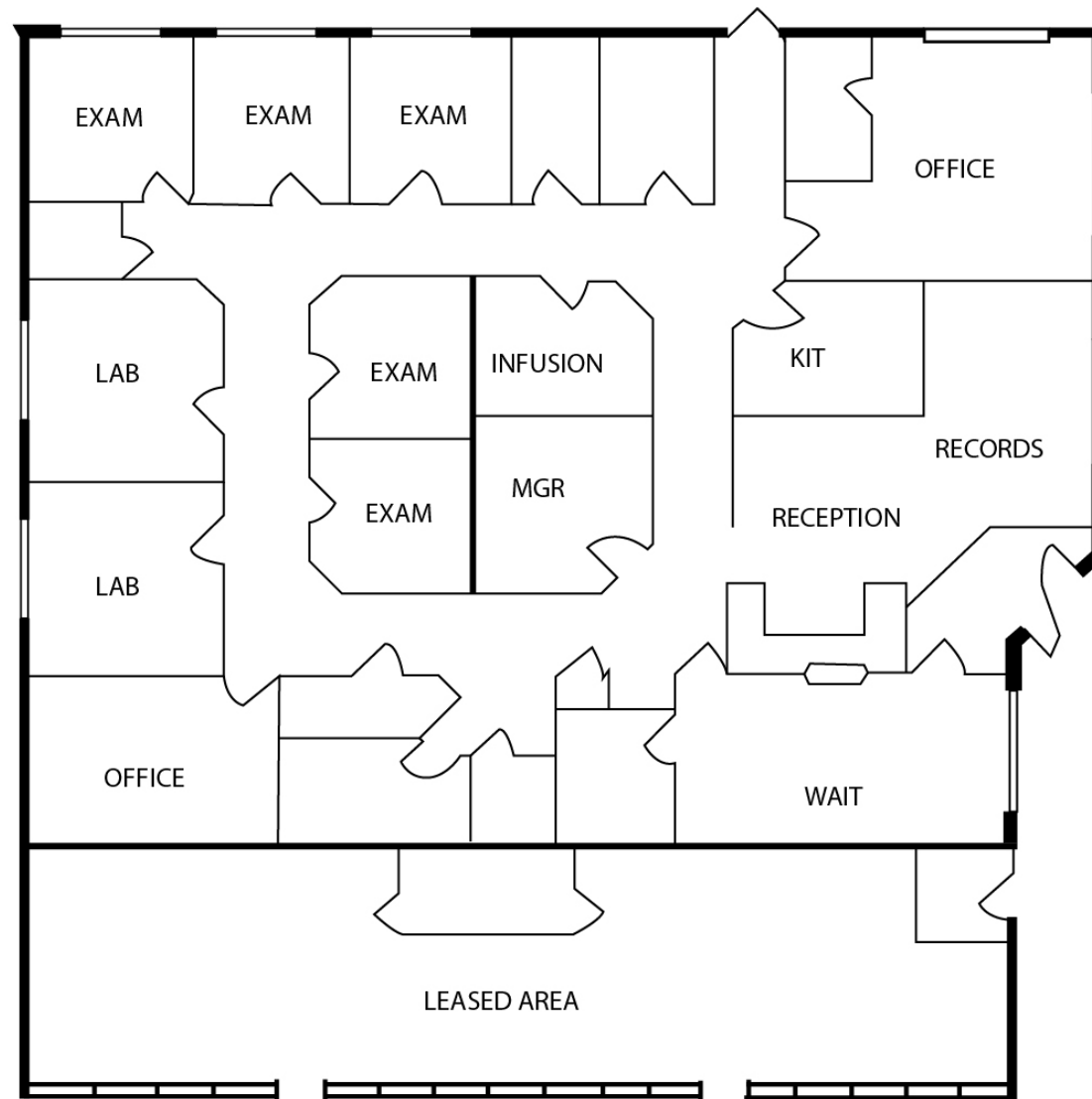
	T-1	MD	ED	CBD	GB	D
Entertainment and Recreation						
Auditorium/concert hall/performing arts center	N	N	P	P	P	P
Commercial recreation (indoor or outdoor), subject to § 350-57A(15)	N	N	P	C	P	P
Stadium (outdoor)	N	N	C	N	C	P
Theatre (live and films)	N	N	P	P	P	P
Farmers market	P	N	N	P	N	N
Forestry	P	P	P	P	P	P
Financial institutions	P	P	P	P	P	P
Gun shop, subject to § 350-57A(28)	N	N	N	N	N	C
Hookah lounge	N	N	N	N	N	C
Hotel/motel, subject to § 350-57A(31)	N	N	N	P	P	P
Business or professional office	P	P	P	P	P	P
Pawn shop, subject to § 350-57A(41)	N	N	N	N	N	C
Personal services	P	P	P	P	P	P
Retail sales						
Small scale (≤7,000 square feet)	P	P	P	P	P	P
Large scale (>7,000 square feet), subject to § 350-57A(43)	N	N	N	C	C	P
Self-storage facilities, subject to § 350-57A(45)	N	N	N	N	N	P
Street/mobile vendors, subject to § 350-57A(38)	N	C	C	P	P	P
Studio						
Artisan manufacturing, subject to § 350-57A(48)	P	C	C	P	P	P
Dance, music, fitness, art, photography	P	N	P	P	P	P
Broadcasting (television, radio)	N	N	P	P	P	P
Tattoo parlor, subject to § 350-57A(50)	N	N	N	N	N	C
Vehicle, Manufactured Home, Boat Sales and Service						
Car wash, subject to § 350-57A(10)	N	N	N	N	P	P
Commercial fuel depot, subject to § 350-57A(14)	N	N	N	N	SE	P
Gas station, subject to § 350-57A(26)	N	N	N	N	P	P
Manufactured home sales lot, subject to § 350-57A(5)	N	N	N	N	P	P

ZONING INFORMATION

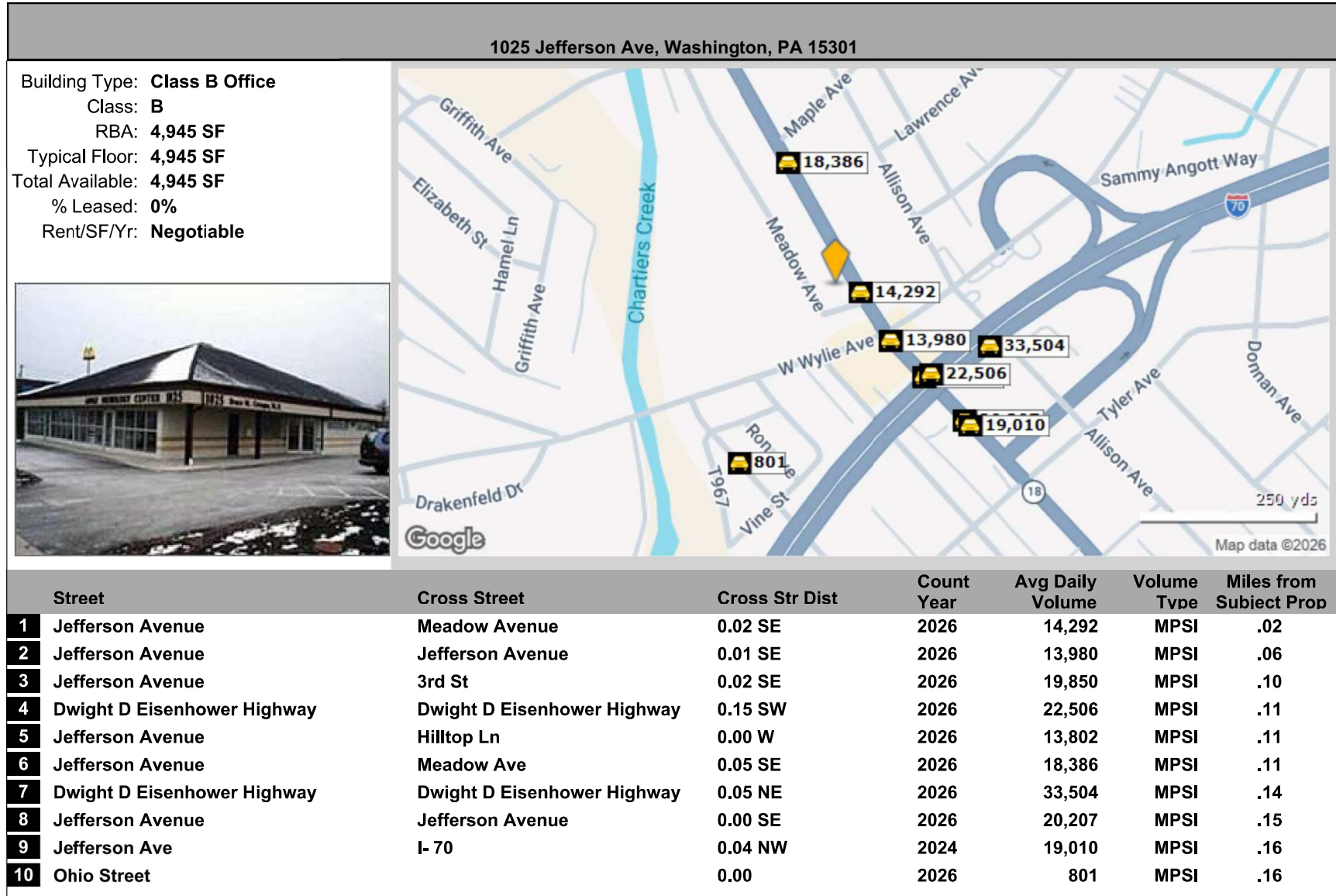
1025 Jefferson is part of the general business district

	T-1	MD	ED	CBD	GB	D
Vehicle and/or boat sales or rental (including outdoor display of vehicles), subject to § 350-57A(5)	N	N	N	N	P	P
Vehicle and/or boat repair and service station, subject to § 350-57A(6)	N	N	N	N	P	P
Vehicle towing station, subject to § 350-57A(49)	N	N	N	N	SE	P
INDUSTRIAL USES						
Bottling plant	N	N	N	N	N	P
Distribution center	N	N	N	N	N	P
General manufacturing	N	N	N	N	N	P
Industrial park	N	N	N	N	N	CU
Junkyards/dismantled car storage, subject to § 350-57A(32)	N	N	N	N	N	SE
Laundry and dry-cleaning plant	N	N	N	N	N	P
Machine shop	N	N	N	N	N	P
Outdoor storage yard	N	N	N	N	N	P
Railroad freight station	N	N	N	N	N	P
Research and development	N	N	N	N	N	P
Solid waste transfer facility, landfill or solid waste-to-energy facility, subject to § 350-57A(47)	N	N	N	N	N	SE
Wholesale and warehouse businesses	N	N	N	N	N	P

FLOOR PLAN



TRAFFIC COUNT



PROPERTY PHOTOS

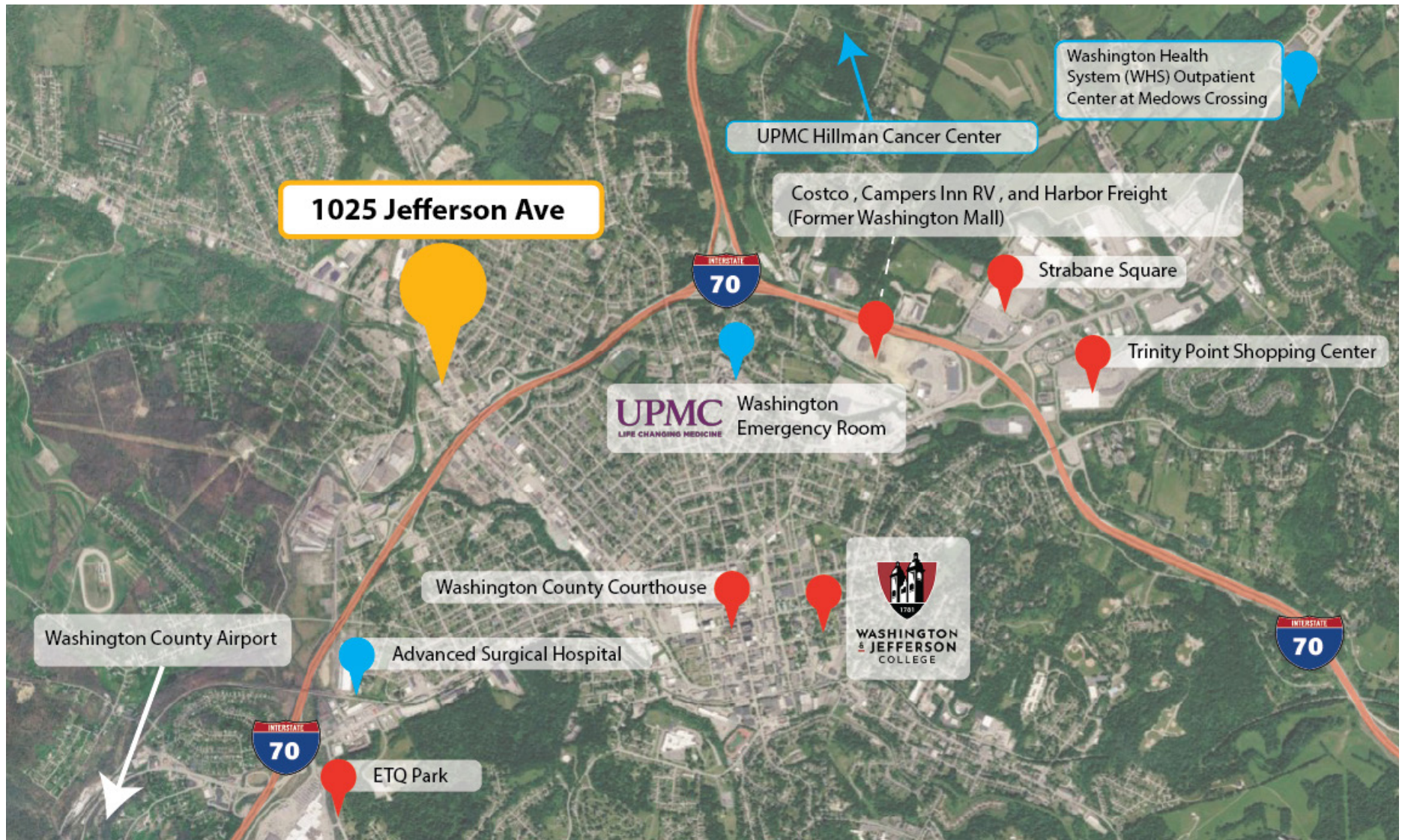


PROPERTY PHOTOS





LOCAL MAP



REGIONAL MAP

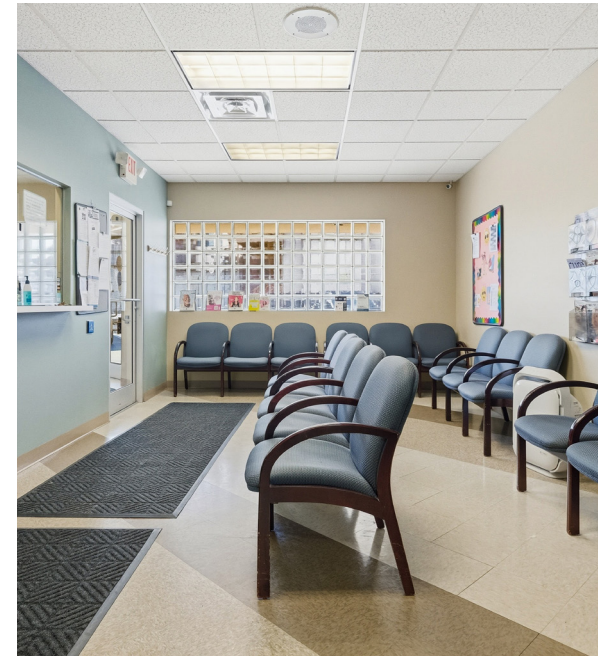


WASHINGTON COUNTY OVERVIEW

Located 25 miles south of Pittsburgh, Washington County offers affordable living, top-ranked school districts, and diverse employment opportunities in medicine, technology, and manufacturing, as well as energy since the county is positioned on the Marcellus Shale formation.

Washington County has seen significant economic growth and expansion in recent years, spurred by the development and success of Southpointe, a 600-acre mixed-use development, home to CNX Resources, Range Resources, EQT Resources, CORE Natural Resources, Ansys Technology, Viatris/Mylan, CentiMark, Crown Castle, Columbia Gas of Pennsylvania, and most recently West Virginia University Health System. Southpointe is a live-work-play suburban community offering restaurants, shops, apartments and hotels, in addition to other top employers.

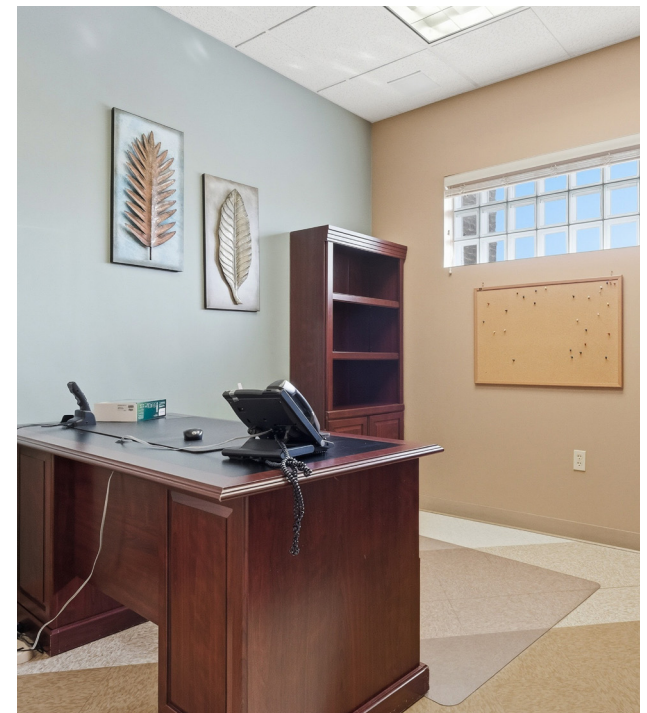
Washington County's on-going economic growth and investments have been led by industrial and retail uses, taking advantage of the direct access to Interstate-70 and connectivity to I-79 connecting Washington to not only Pittsburgh and the Pittsburgh International Airport but also West Virginia, Ohio and the PA Turnpike. New industrial buildings including Brockway Commerce Center and the recently started redevelopment of Washington Crown Center into Franklin Crossroads Park are creating nearly 500,00 SF of industrial space. The Franklin Crossroads Park redevelopment includes a conversion of the former 650,000 SF mall into a 330,000 SF+ mixed-use hub and multi-tenant business park campus- featuring commercial spaces as well as light industrial, warehousing, advanced manufacturing, research and development and flex spaces.



WASHINGTON COUNTY OVERVIEW

Similarly, Washington County has been undergoing a retail renaissance, with infill retail sites being reimaged. Not only due to the area's convenient location, but in large part due to the state sales tax, retail centers are attracting local and national tenants alike. Currently, Washington Mall is being redeveloped from a defunct enclosed mall into a Costco Wholesale, Campers Inn RV Center, Harbor Freight and restaurant space.

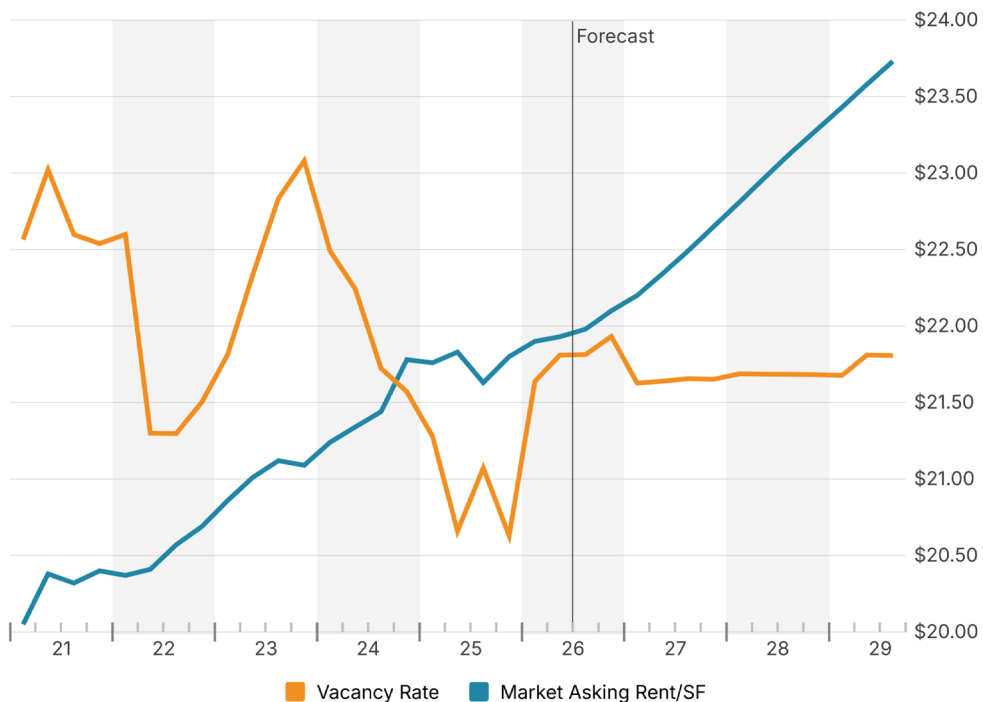
Medical providers round out the other drivers of growth and top employers in Washington County including UPMC, who recently merged with Washington Health System. Allegheny Health Network (AHN) also serves Washington County primarily through AHN Canonsburg Hospital and specialized clinics like AHN Neurology Washington. Recently, AHN announced a new 150,000-square-foot replacement hospital planned at the Southpointe II business park in Cecil Township, slated to open in 2029.



WASHINGTON COUNTY OVERVIEW

OFFICE SUBMARKET SUMMARY

Vacancy & Market Asking Rent Per SF



© 2026 CoStar Realty Information Inc.

Washington County is a submarket of the Pittsburgh MSA, according to CoStar and has been outperforming Pittsburgh in terms of vacancy and rent growth. The Washington County office submarket has a vacancy rate of 10.1% as of the third quarter of 2026. Over the past year, the submarket's vacancy rate has changed by 2.5%, a result of no net delivered space and -240,000 SF of net absorption. Overall submarket vacancy is forecast to end 2026 at 9.9%.

Washington County contains 9.6 million SF of inventory, compared to 145 million SF of inventory metro wide. Average rents in Washington County are roughly \$22.00/SF, compared to the wider Pittsburgh market average of \$23.00/SF.

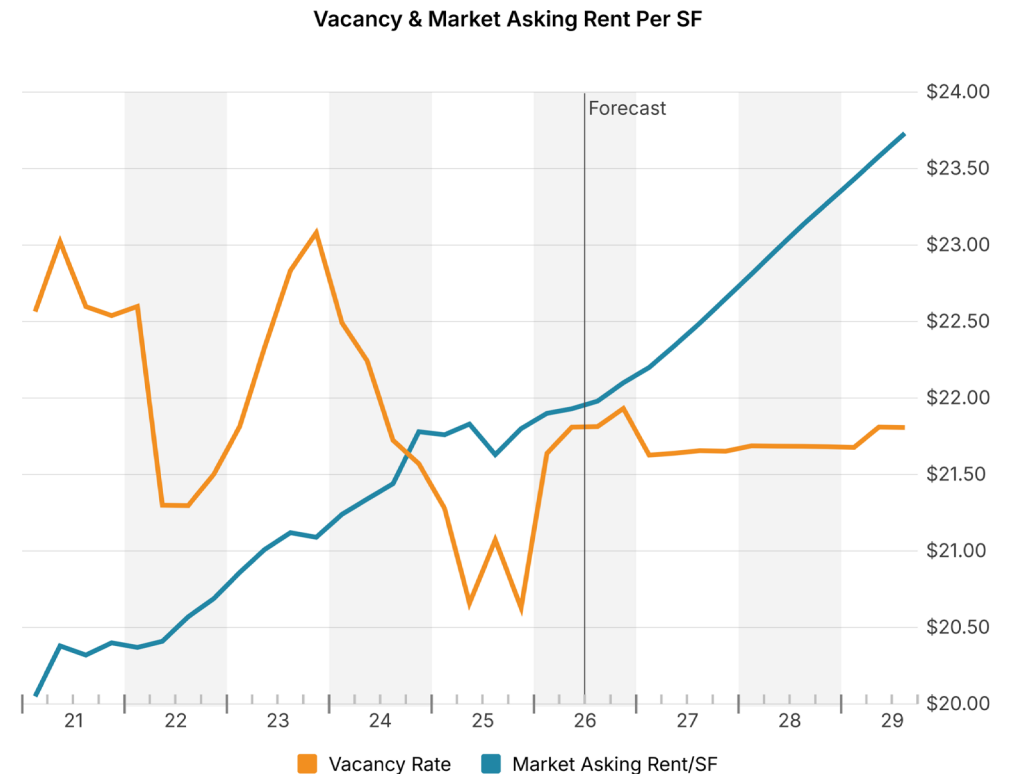
Rents have changed by 0.8% year over year in Washington County, compared to a change of 0.7% metro wide. Overall annual rent growth in the Washington County office submarket is forecast to end 2026 at 1.4% compared to the Pittsburgh average of 1.1%.

WASHINGTON COUNTY OVERVIEW

RETAIL SUBMARKET SUMMARY

The Washington County retail submarket has a vacancy rate of 1.9% as of the third quarter of 2026. Over the past year, the submarket's vacancy rate has changed by -3.1%, a result of -210,000 SF of net delivered space and 200,000 SF of net absorption. Overall submarket vacancy is forecast to end 2026 at 1.8%.

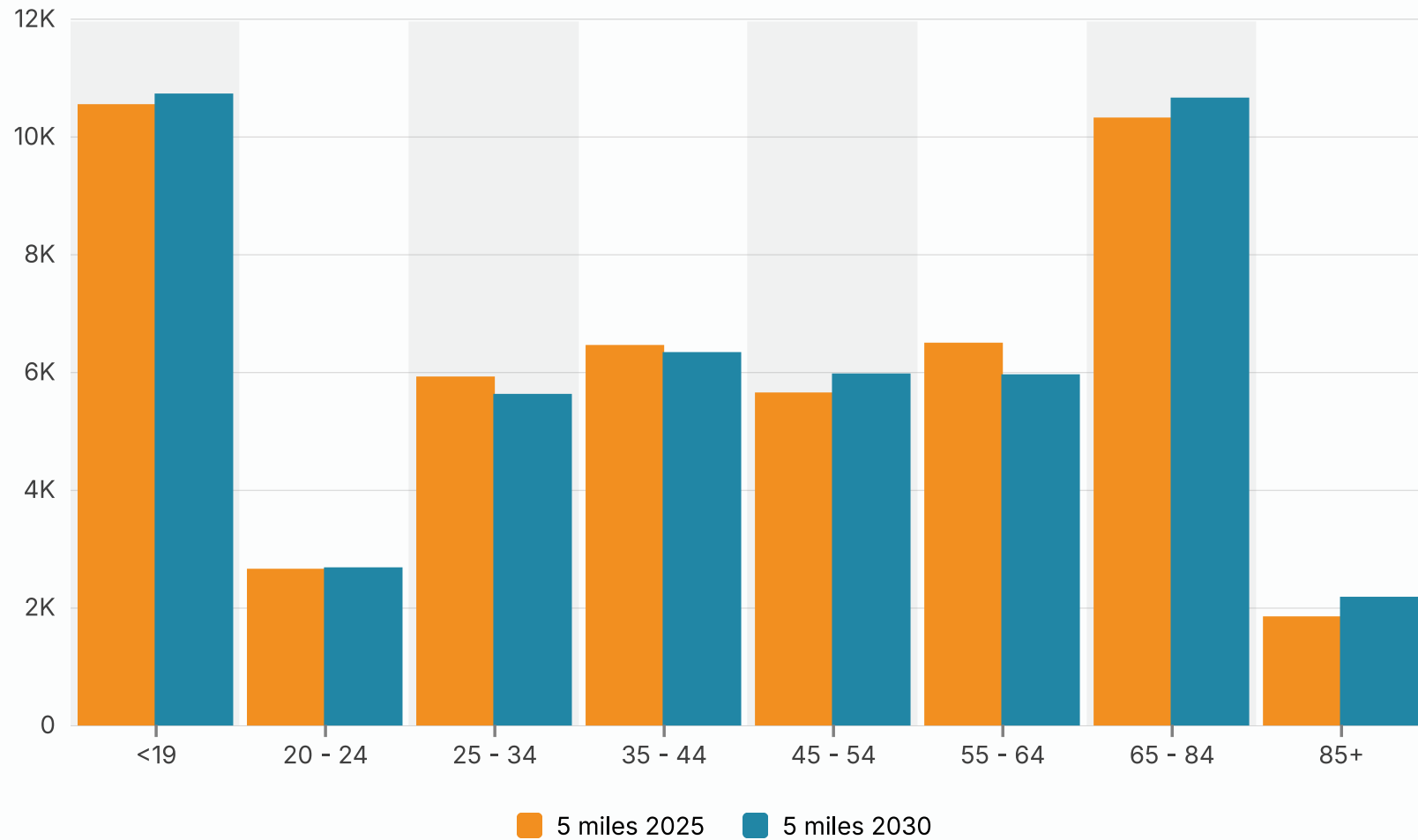
The Washington County retail submarket contains roughly 13.0 million SF of inventory. The submarket has approximately 1.4 million SF of neighborhood center inventory, 1.3 million SF of power center inventory, 390,000 SF of strip center inventory, 430,000 SF of mall inventory, and 9.1 million SF of general retail. Market rents in Washington County are \$15.30/SF, spanning property types. The retail landscape is expected to continue to improve through the redevelopment of enclosed mall space as well as the reinvestment of older Class B and C retail properties.



© 2026 CoStar Realty Information Inc.

WASHINGTON COUNTY DEMOGRAPHICS

Population By Age





Massaro

PROPERTIES, LLC



BRANDI WELSCH
Sales & Leasing Associate
bwelsch@massaroproperties.com
Cell: 813 - 924 - 3657
Office: 412 - 490 - 1710



DAVID MASSARO
President
dmassaro@massaroproperties.com
Cell: 412 - 812 - 7328
Office: 412 - 490 - 1710