

OFFERING MEMORANDUM

**1,600 SF Building on
1.43 AC For Lease**

1645 EVANS CITY ROAD

Evans City, PA 16033

PRESENTED BY:

GARRETT CHERAN

Phone: 724.759.5164

garrett.cheran@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.



Table of Contents

4

PROPERTY INFORMATION

Executive Summary	5
Additional Photos	6

7

LOCATION INFORMATION

Regional Map	8
Location Maps	9
Retailer Map	10
Demographics Map & Report	11
Location Description	12



SECTION 1
Property
Information



EXECUTIVE SUMMARY



OFFERING SUMMARY

LEASE RATE:	Unpriced
BUILDING SIZE:	1,600 SF
AVAILABLE SF:	1,600 SF
LOT SIZE:	1.43 Acres
SUBMARKET:	Forward Township

PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present 1645 Evans City Road for lease. This property is undergoing a comprehensive renovation, offering a blank canvas for customization to suit your unique business needs. The owner is dedicated to creating a tailored space for your operations. Take advantage of prominent signage and advertising options, maximizing visibility and foot traffic.

PROPERTY HIGHLIGHTS

- Building in the process of being completely renovated
- Owner will build to suit
- Opportunity for signage or additional advertising
- No zoning - uses are versatile
- Gravel lot ideal for outdoor storage or additional parking
- Property has private water well and septic

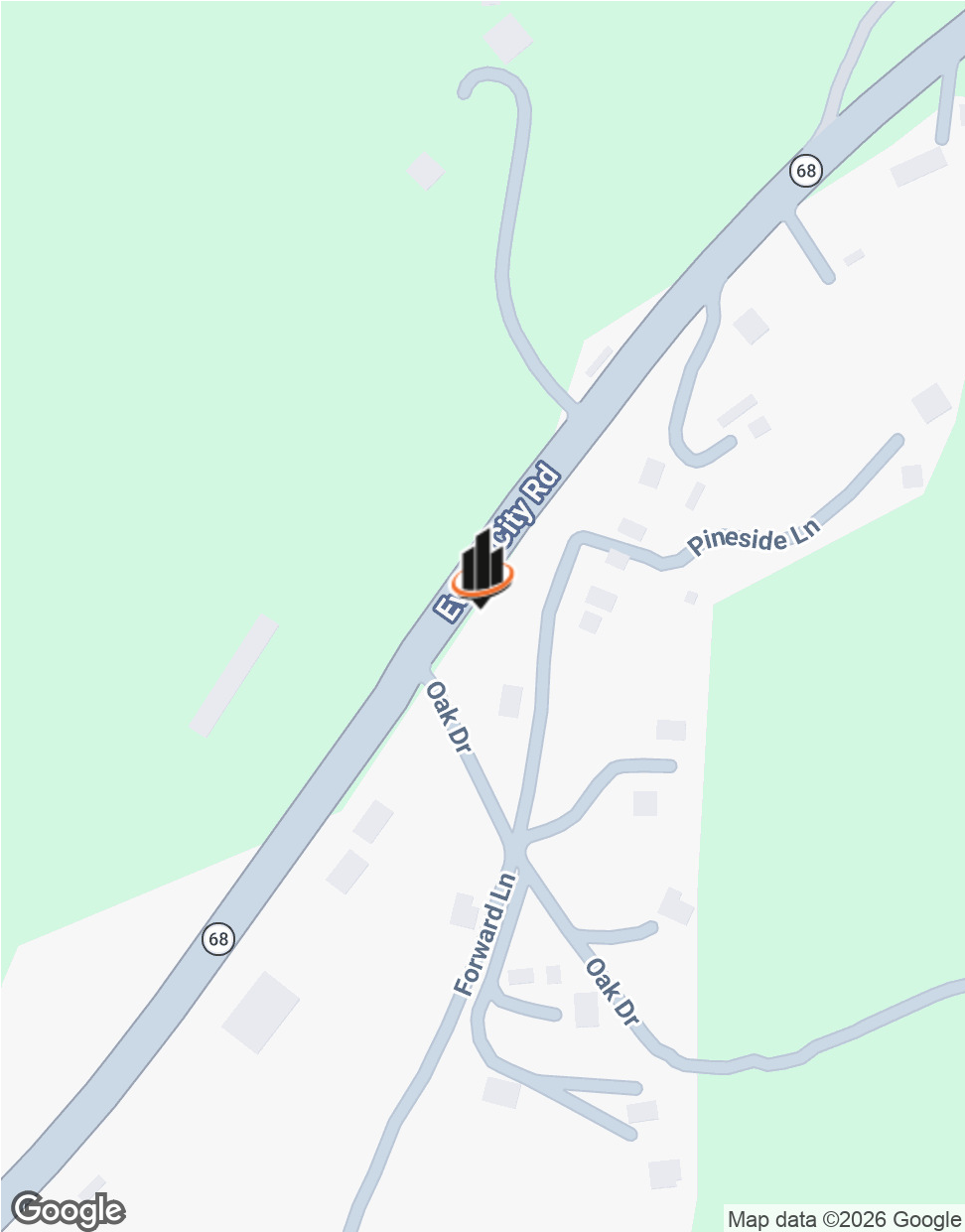
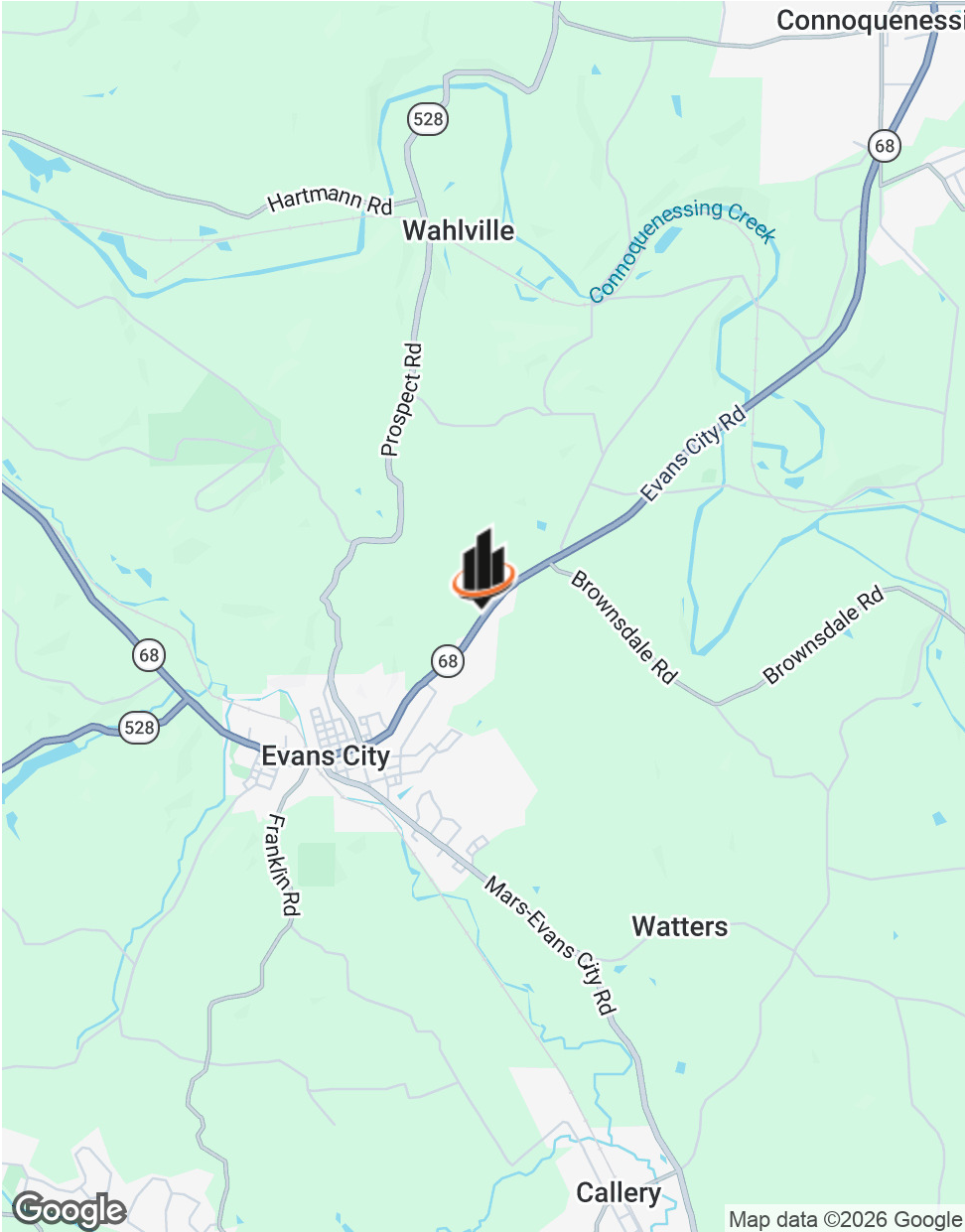
ADDITIONAL PHOTOS





SECTION 2
Location
Information

LOCATION MAPS



RETAILER MAP



Google

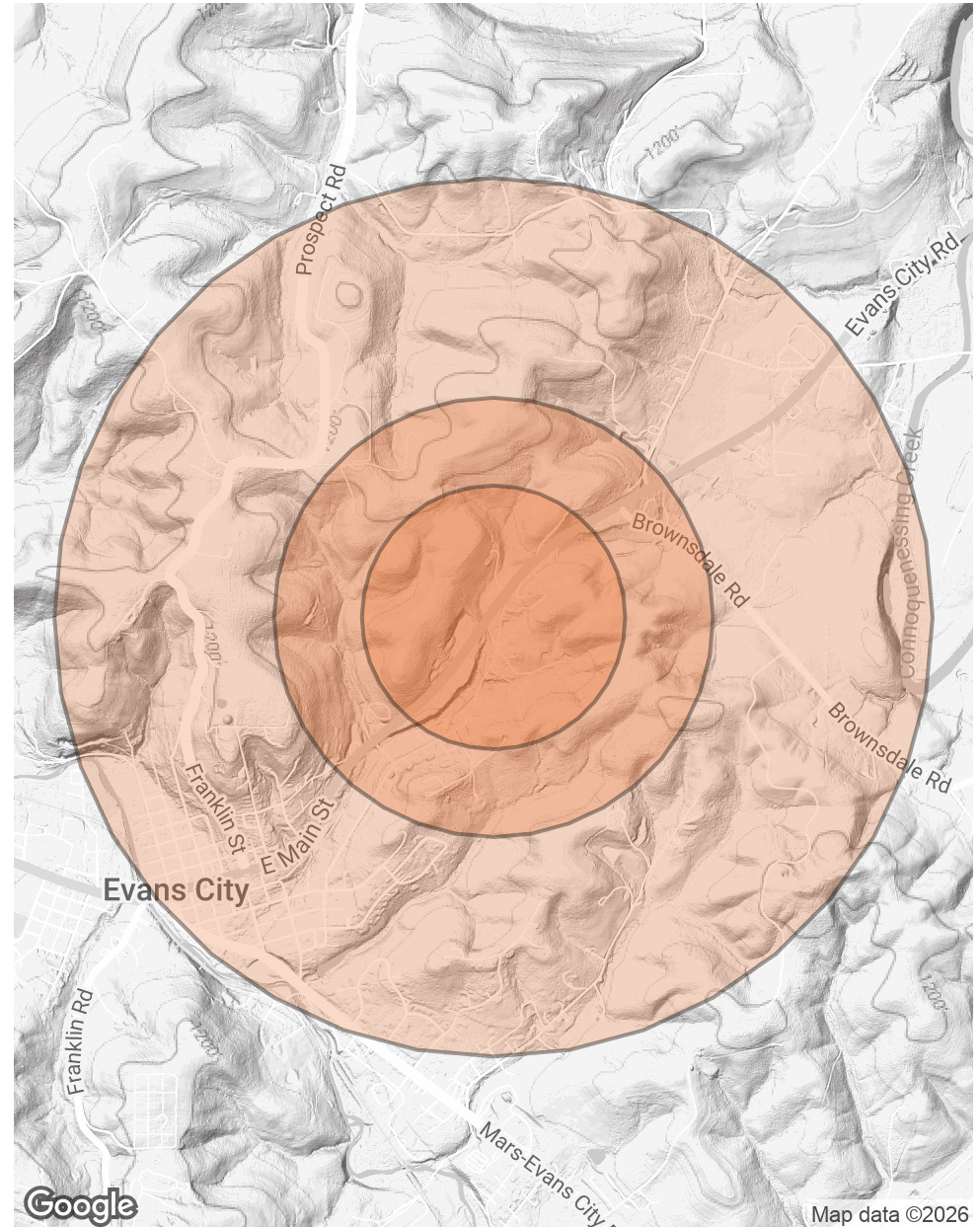
Map
data
©2026
Google

DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	21	147	1,489
AVERAGE AGE	44	44	43
AVERAGE AGE (MALE)	44	44	42
AVERAGE AGE (FEMALE)	44	45	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	9	61	651
# OF PERSONS PER HH	2.3	2.4	2.3
AVERAGE HH INCOME	\$132,347	\$118,022	\$95,541
AVERAGE HOUSE VALUE	\$445,214	\$386,688	\$266,938

2020 American Community Survey (ACS)



LOCATION DESCRIPTION



BUTLER COUNTY

Butler County is located in southwest Pennsylvania, north of the city of Pittsburgh. The County is bordered by 8 different Counties; Allegheny, Beaver, Lawrence, Mercer, Venango, Clarion, Armstrong, and Westmoreland. The predominant feature of the County is the Allegheny River, which touches Butler County at its northeast and southeast corners, it is both a recreational and industrial waterway. Butler County is home to two Pennsylvania state parks; Moraine State Park, born from continental glaciers and massive mineral extractions, that is now home to beautiful rolling hills, lush forests and sparkling waters. The second state park is Jennings Environmental Education Center which is the home of the only protected relict prairie in Pennsylvania. There are also two colleges/universities in Butler County, Slippery Rock University of Pennsylvania, and Butler County Community College. Butler County is comprised of the incorporated City of Butler, 23 boroughs and 33 Townships.



FORWARD TOWNSHIP

Forward Township, Pennsylvania, is a scenic community located in Butler County, just northeast of the Pittsburgh metropolitan area. The township offers a blend of rural charm and suburban convenience, featuring rolling farmland, quiet residential neighborhoods, and easy access to key regional highways including Routes 68 and 356. Residents enjoy a peaceful lifestyle with proximity to nearby employment centers in Cranberry Township and Butler, as well as recreational destinations like Moraine State Park and Lake Arthur. With steady growth and a strong sense of community, Forward Township provides an appealing balance of open space, accessibility, and small-town character ideal for residential and commercial development.

PRESENTED BY:

Garrett Cheran

Phone: 724.759.5164
garrett.cheran@svn.com

