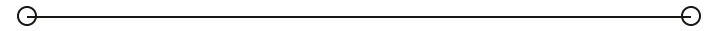


OFFERING MEMORANDUM

For Rent / Ground Lease
2,684 SF Former Bank on 1.3 AC
2630 ROCHESTER ROAD

Cranberry Township, PA 16066



PRESENTED BY:

JASON CAMPAGNA

Managing Director

C: 724.825.3137

jason.campagna@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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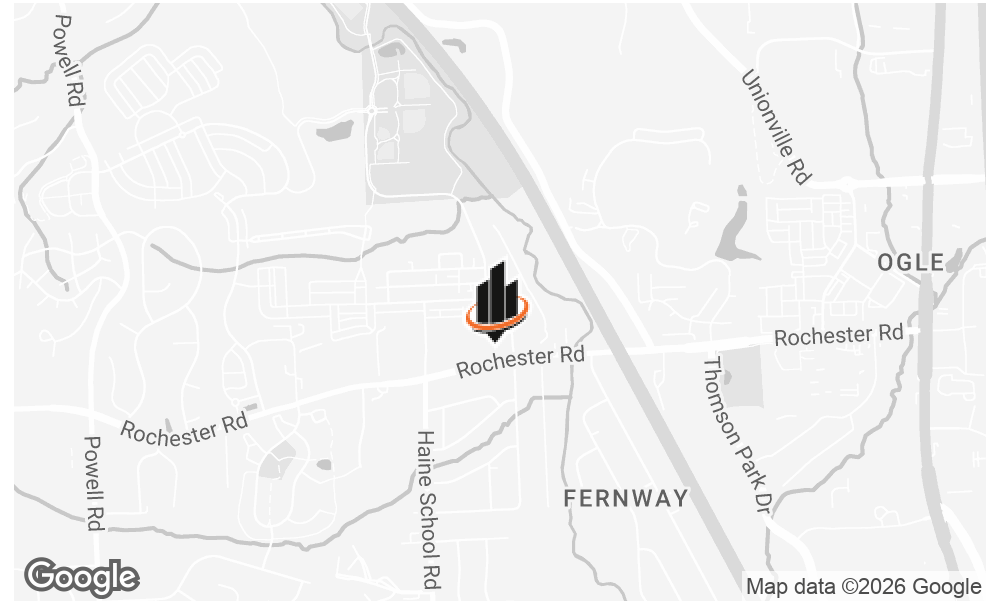
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SECTION 1
Property
Information



EXECUTIVE SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable
BUILDING SIZE:	2,684 SF
AVAILABLE SF:	2,684 SF
LAND SIZE:	1.32 Acres
YEAR BUILT:	2011
SUBMARKET:	Butler County

PROPERTY OVERVIEW

SVN is pleased to present the offering of 2630 Rochester Rd, a highly visible, freestanding retail/commercial property located in the heart of Cranberry Township, Pennsylvania 16066. This 2,684 ± SF building sits on approximately 1.3 acres at a signalized hard corner, providing excellent exposure to local traffic and strong accessibility for retail, office, restaurant or adaptive reuse opportunities.

PROPERTY HIGHLIGHTS

- 2,684 +/- SF Commercial Building on 1.32 +/- Acres at Heavily Traveled Signalized Intersection - Solidly Constructed and Well Maintained
- Zoned Community Character District (CCD) - Allowable Uses Include Pharmacy, Professional, Business or Municipal Office, Restaurant and a Variety of Retail Establishments
- Excellent Location Within minutes of I-76 & Route 19
- Nearby Businesses Include Planet Fitness, Best Buy, Costco, Barnes & Noble and a Multitude of Medical & Veterinary Facilities
- Flexible Space with High Ceilings, Open Floor Plan, Multiple Offices, Employee Break Room, Large Vault and Three Lane Drive-Thru
- Significant Paved Parking, Dual Entrances
- 5 private offices, 4 teller stations, 14 parking spaces, 3 drive thru lanes

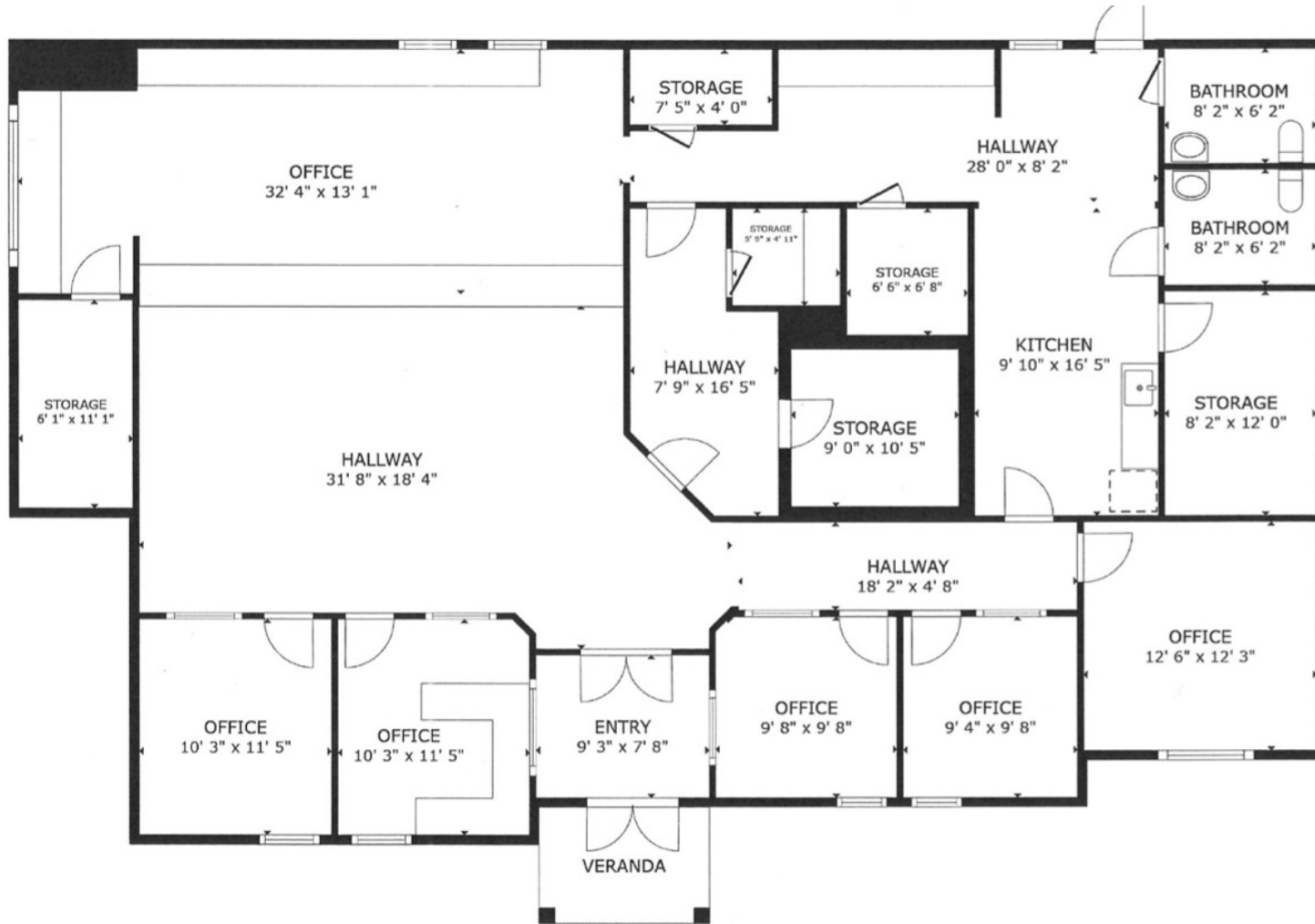
EXTERIOR PHOTOS



INTERIOR PHOTOS



FLOOR PLAN

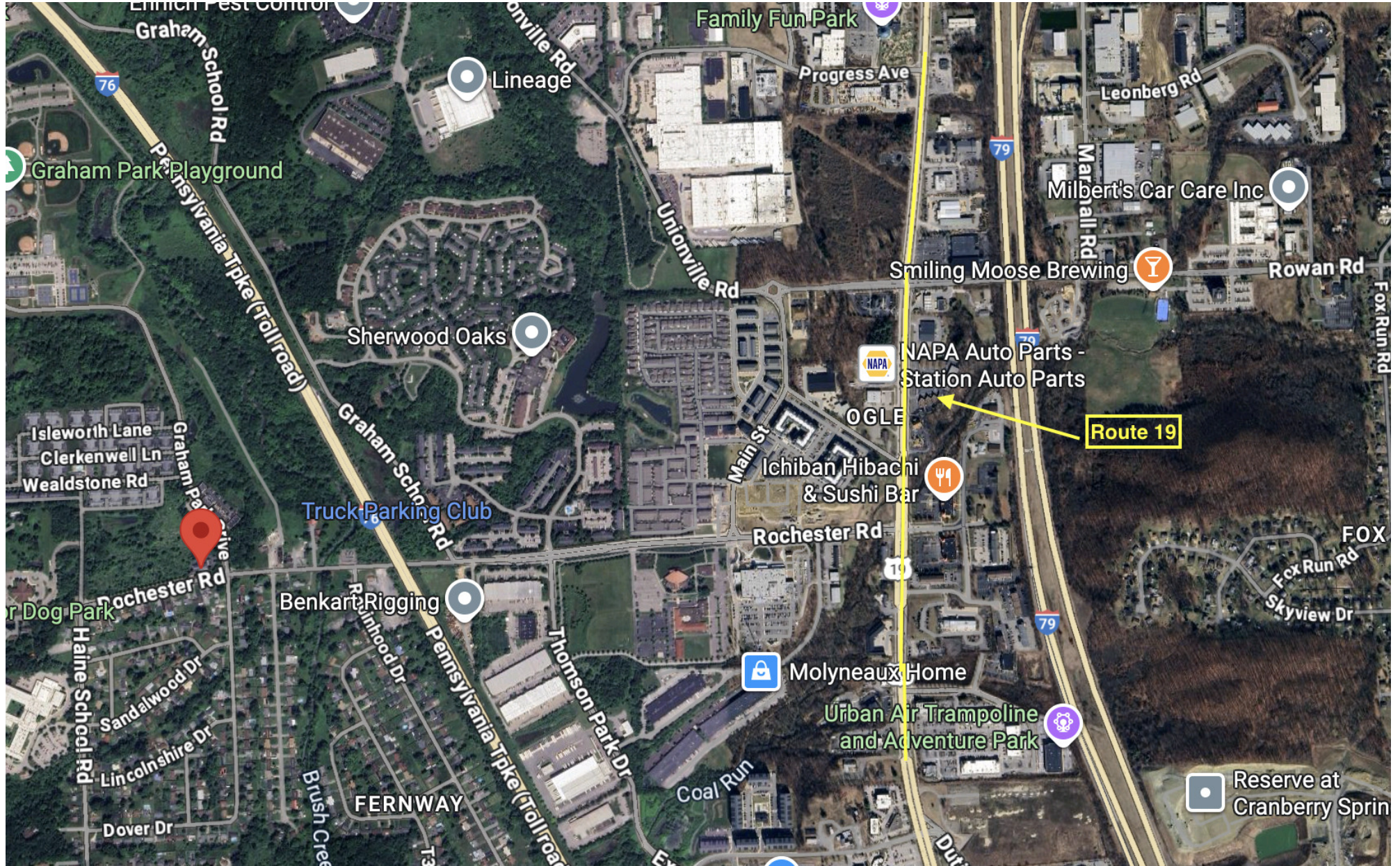


FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 2,684 sq.ft.
EXCLUDED AREAS : VERANDA 57 sq.ft.
TOTAL : 2,684 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



ADDITIONAL PHOTOS

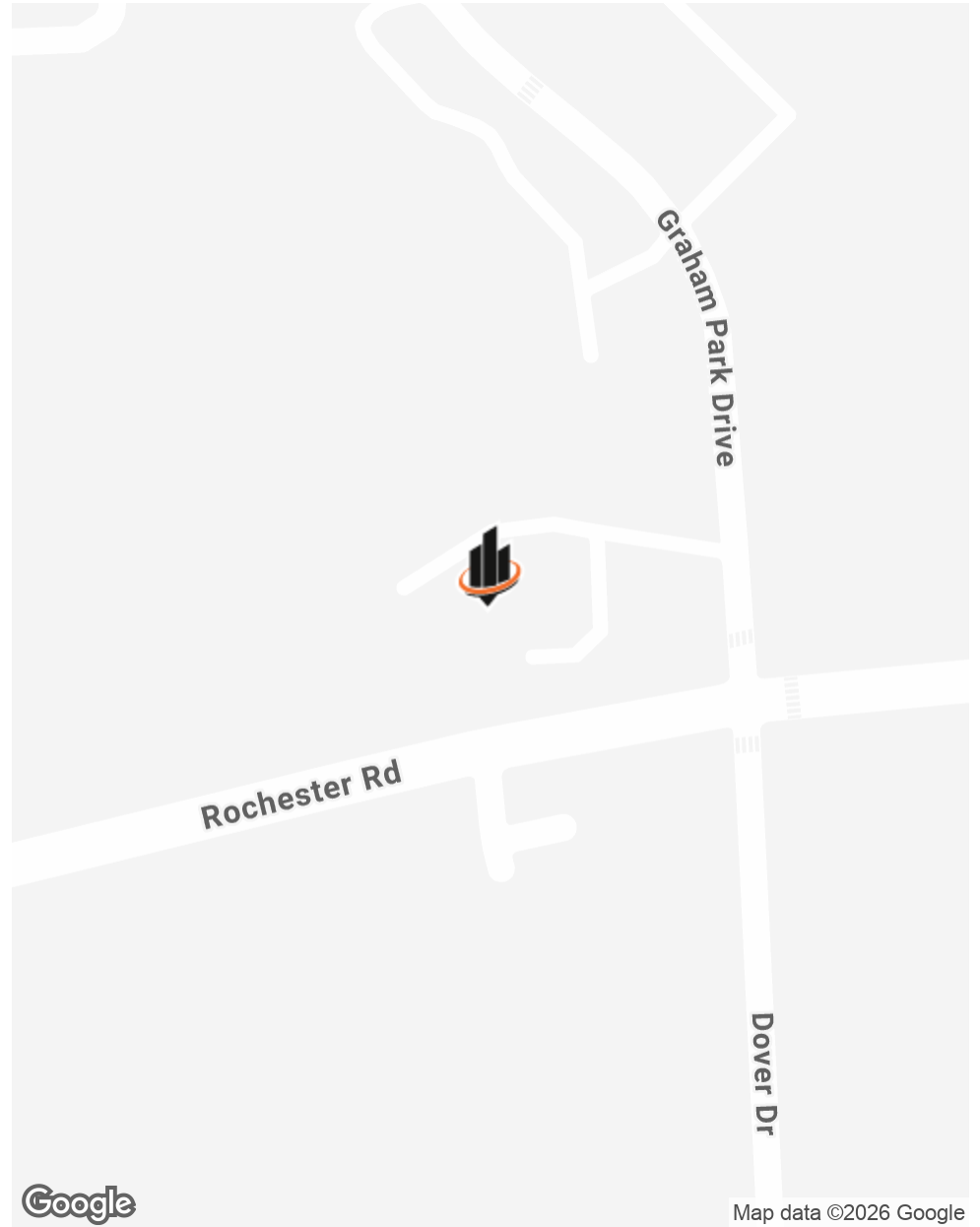
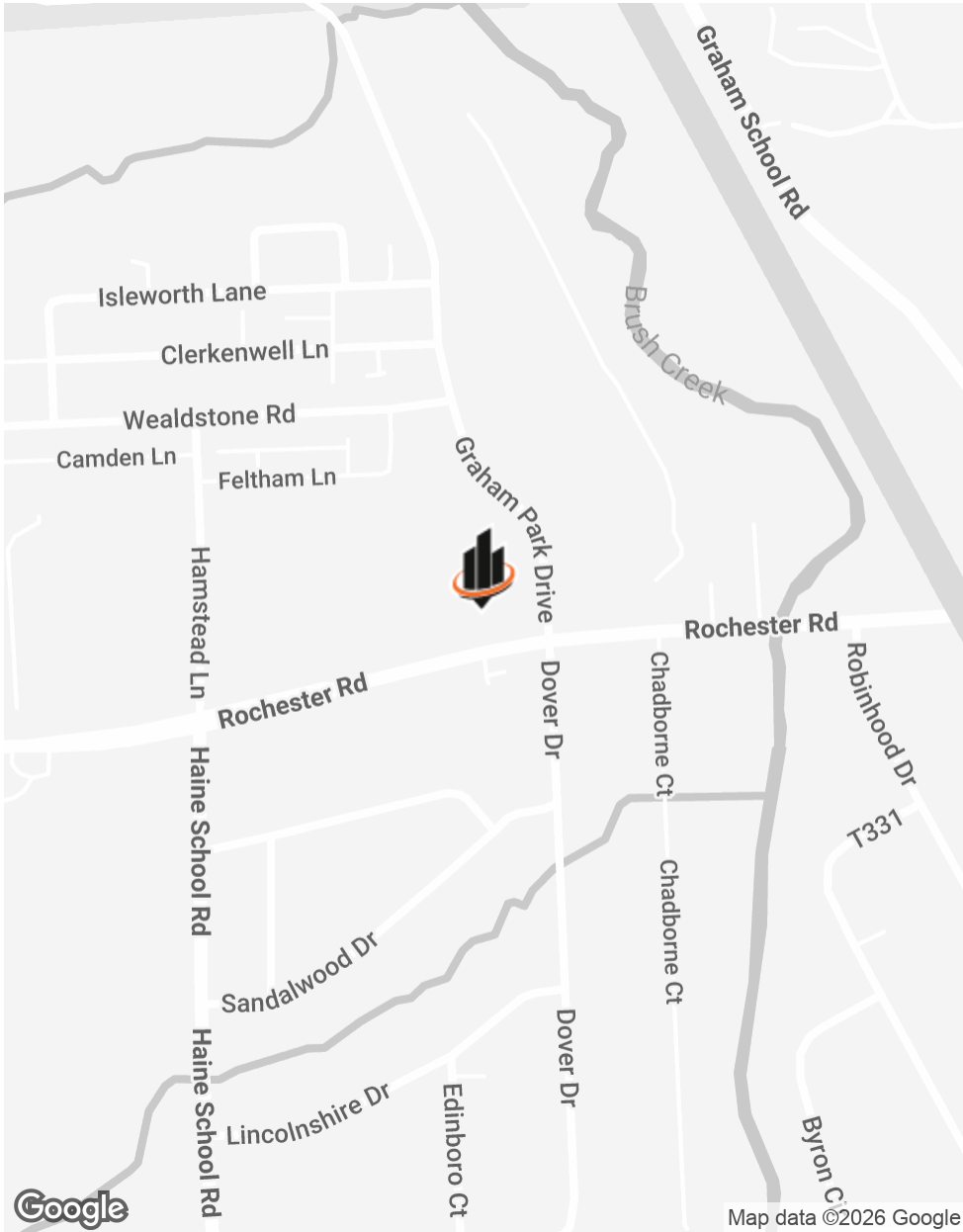


FOR LEASE or
GROUND LEASE
2,684 SF Available 11.3 Acres
412-535-8050
www.svn23realivers.com

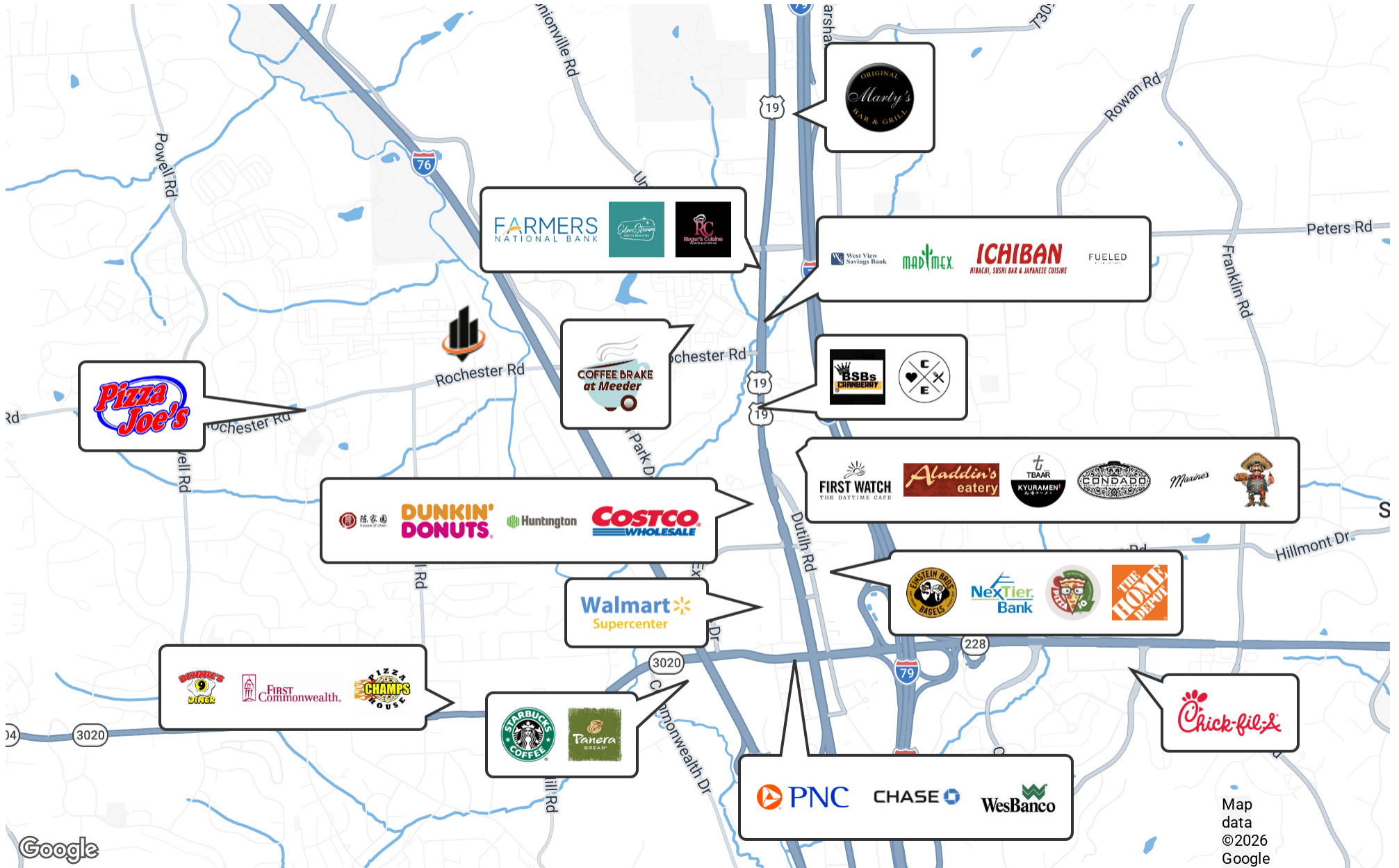


SECTION 2
Location
Information

LOCATION MAPS

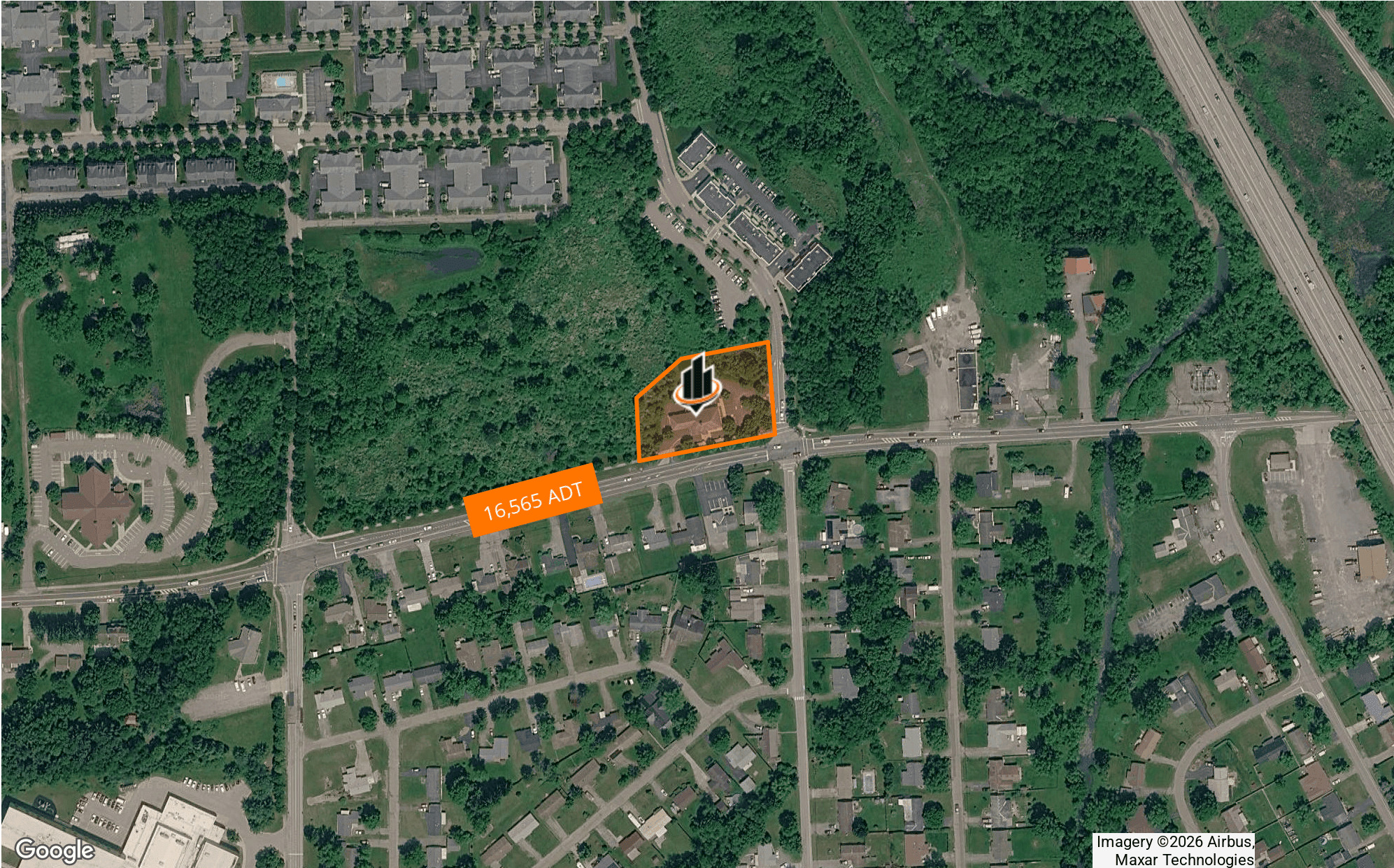


RETAILER MAP



Map data ©2026 Google

PARCEL MAP



DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

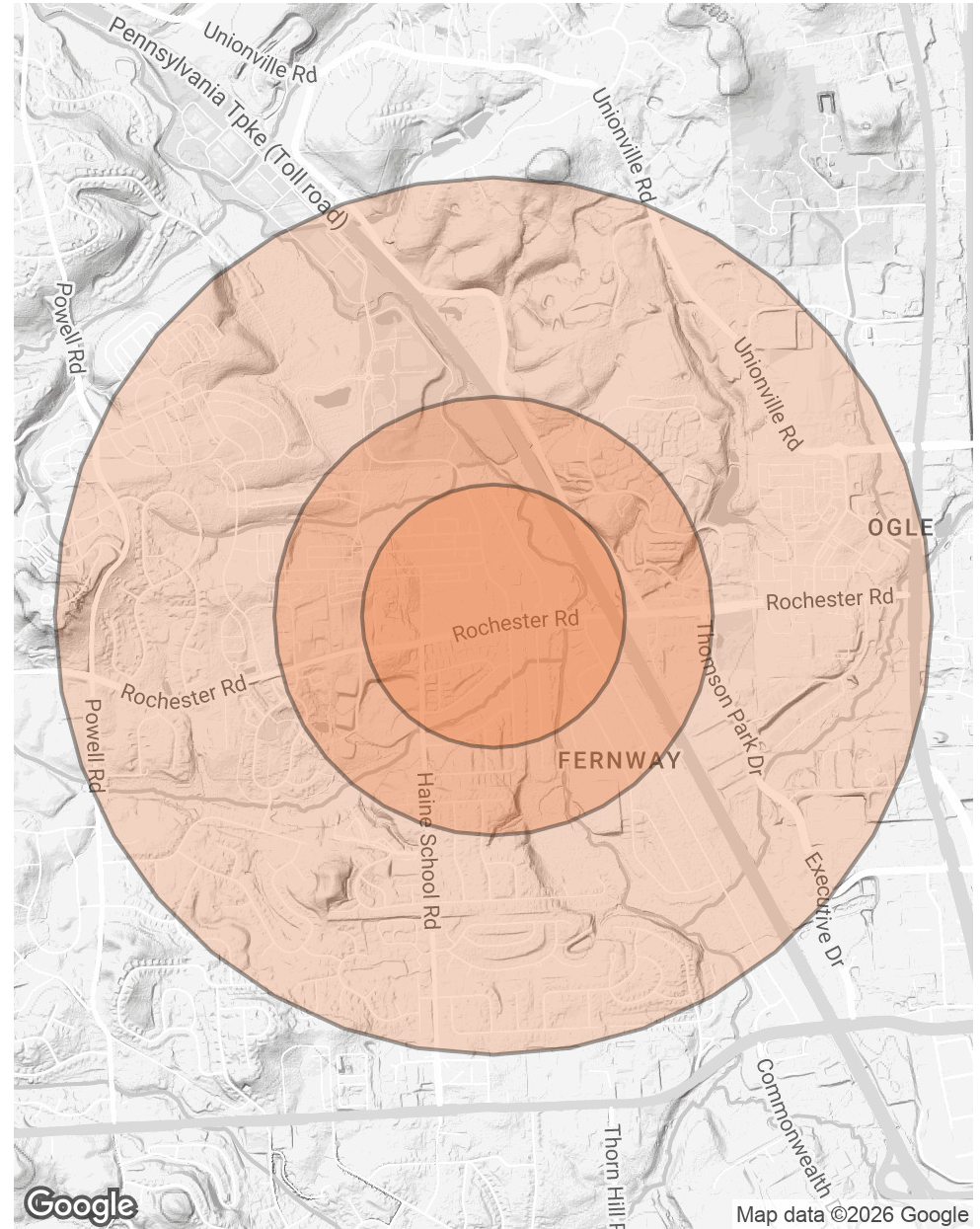
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	338	2,708	8,695
AVERAGE AGE	43	42	41
AVERAGE AGE (MALE)	41	40	39
AVERAGE AGE (FEMALE)	44	44	43

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	140	1,139	3,586
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$119,749	\$121,723	\$130,749
AVERAGE HOUSE VALUE	\$314,178	\$390,334	\$373,976

2020 American Community Survey (ACS)



LOCATION DESCRIPTION



CRANBERRY TOWNSHIP

Cranberry Township is a township in Butler County, PA. It is the fastest growing area in the Pittsburgh Metropolitan area and its population is forecasted to exceed 50,000 by 2030. The township was founded in 1804 and its name derived from the wild cranberries which could be found on the banks of Brush Creek. Location is a huge reason for the township's growth, it serves as the intersection of the PA Turnpike, I-79, Route 19, and Route 288, which makes the community easily accessible from virtually all directions. Cranberry Township is the location of the only Tesla supercharger station for the Pittsburgh metro area. It is one of the fastest growing areas in the United States in both population and business, home to one of the busiest business centers, the Cranberry Mall, and Thorn Hill Industrial Park, where many businesses are headquartered.



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.



PRESENTED BY:

Jason Campagna

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