

OFFERING MEMORANDUM
306 Maple Creek Rd
306 MAPLE CREEK RD
Charleroi, PA 15022

PRESENTED BY:

JASON CAMPAGNA
Managing Director
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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.

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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.

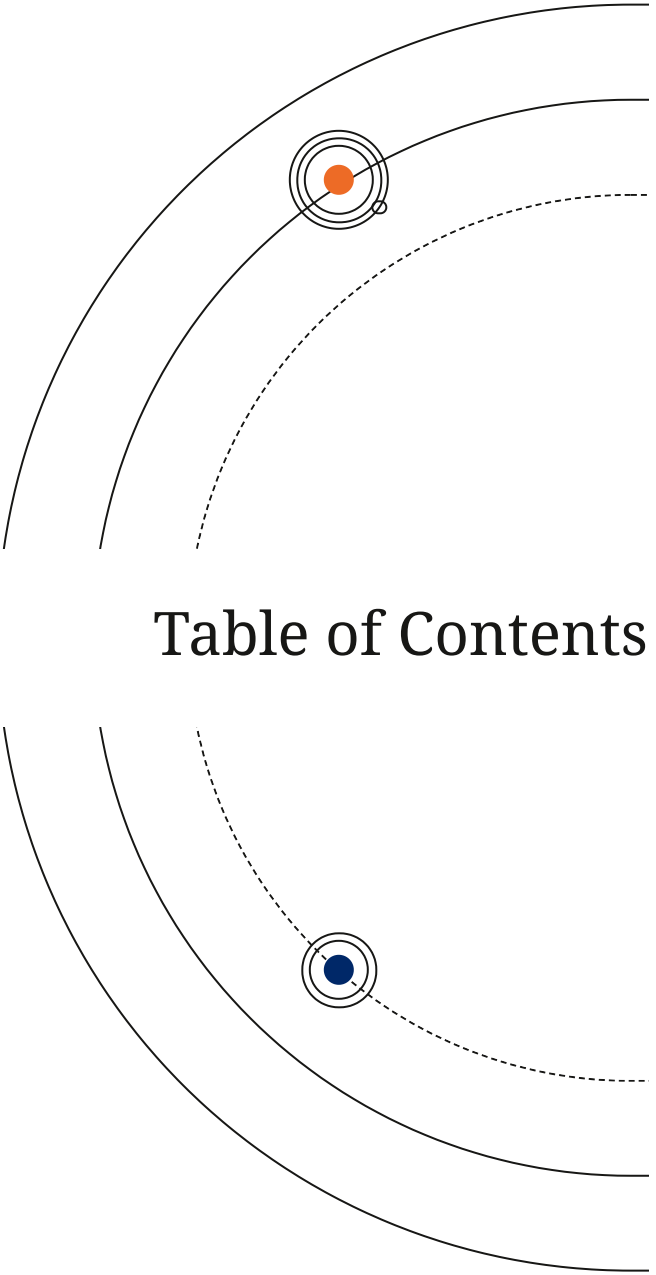


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SECTION 1
Property
Information

EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$495,000
BUILDING SIZE:	6,640 SF
LOT SIZE:	0.49 Acres
PRICE / SF:	\$74.55
YEAR BUILT:	1991
ZONING:	C-1

PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present for sale 306 Maple Creek Rd, a versatile, approximately 6,640 SF industrial/flex building plus a 3 bedroom Detached Home (Currently Rented for \$650/mo). Industrial building consists of reception area with access to a large 3 bay garage (37' x 38') with 12' ceilings and 10' doors, plus a 16' X 10' room used for parts storage. Behind the main garage there is another garage (28'x37') w/ a 16' wide garage door, a paint storage room (13'x6'), a compressor, and a small shower room. The 3rd portion of the building is currently a 31' x 30' paint booth with a 16' garage door. Adjacent is a detached three-bedroom, one-and-a-half-bathroom single-family home currently rented month-to-month. Rent it out for income or occupy it. Properties are located in Charleroi, PA. This well-positioned asset offers convenient access to regional transportation routes and is ideal for a wide range of commercial or light industrial users.

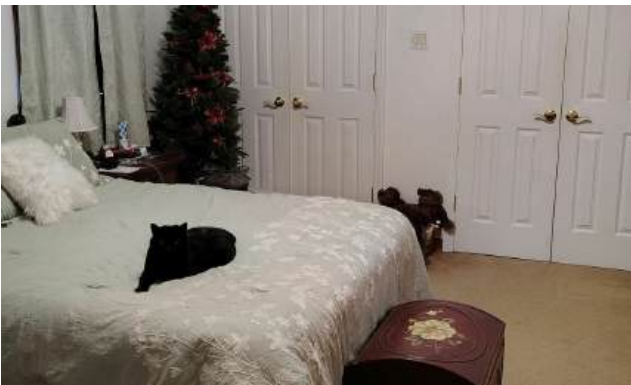
PROPERTY HIGHLIGHTS

- 6,640SF Flex / 5 bay garage w/ 3 Bedroom Detailed Home (Currently Rented for \$650 / Mo)
- Versatile industrial/flex layout supporting a wide range of commercial, service, or light manufacturing uses
- Convenient location in the Washington County Submarket with access to key regional transportation

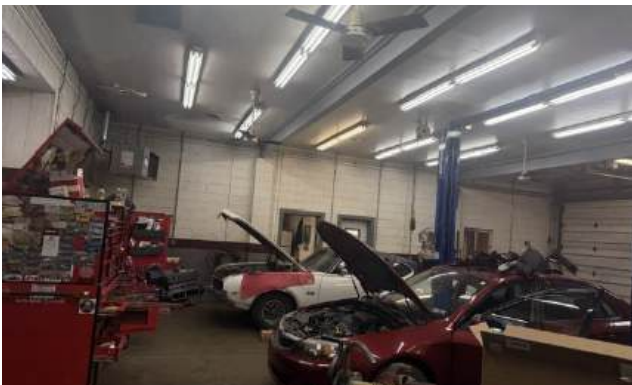
ADDITIONAL PHOTOS



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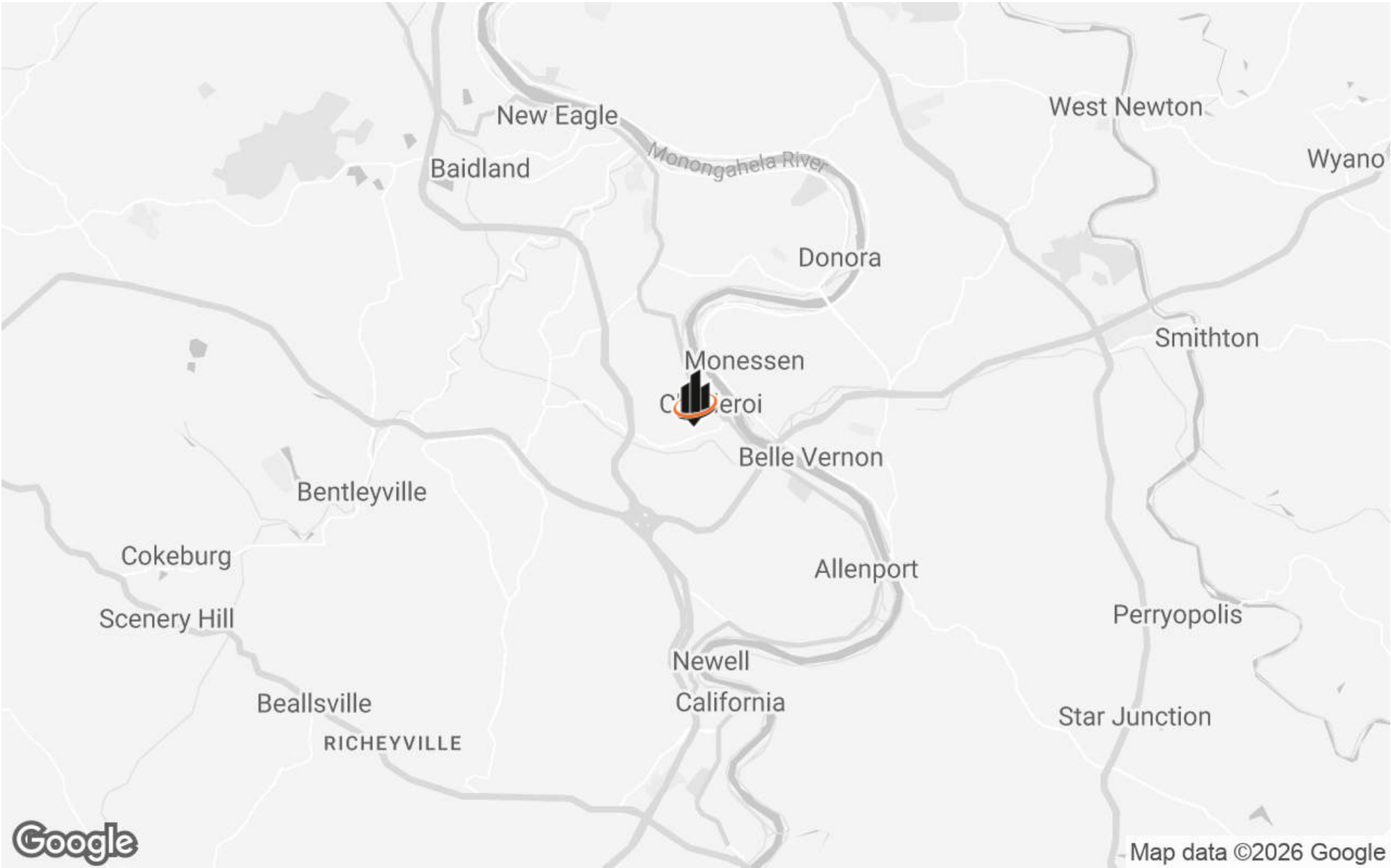


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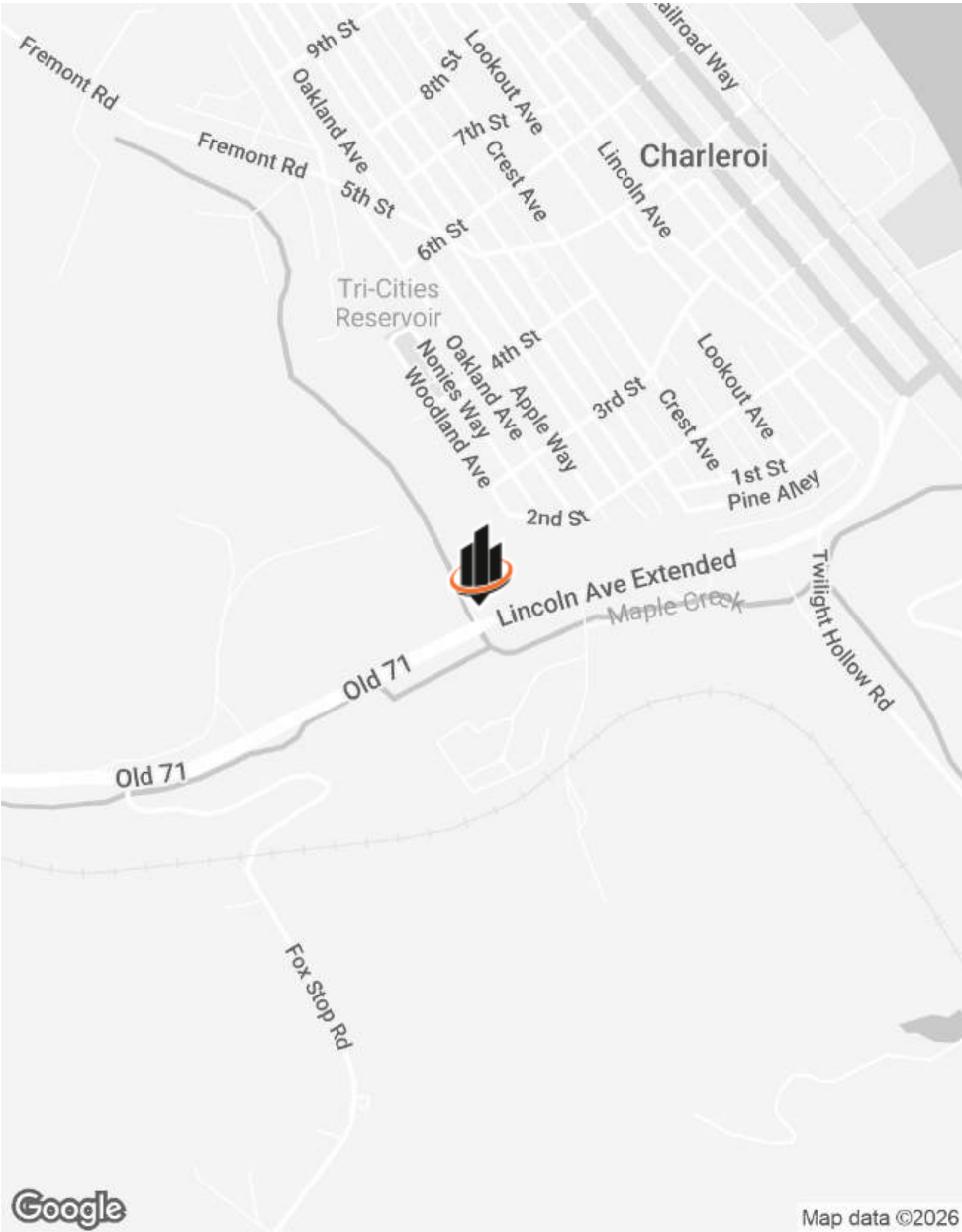
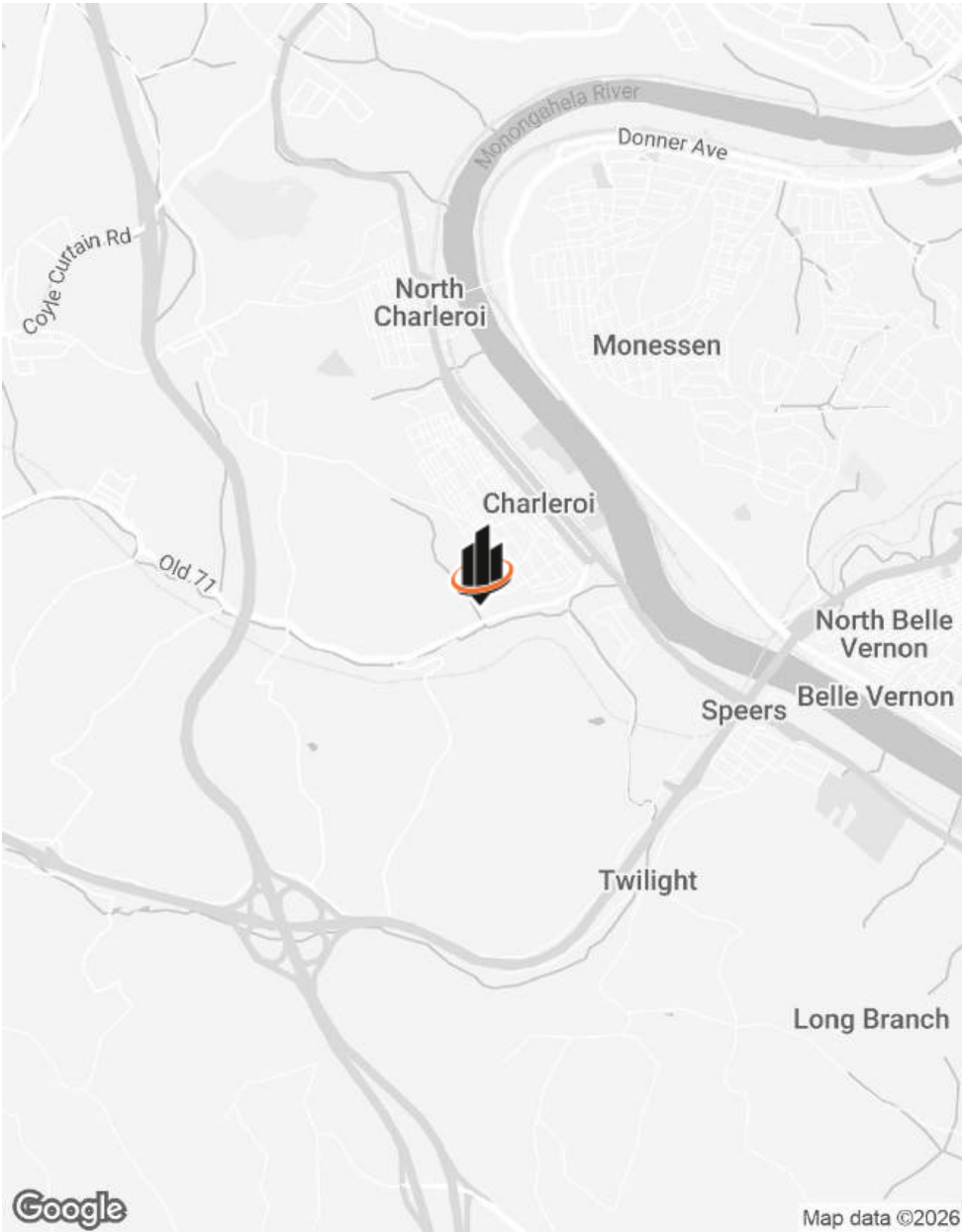


SECTION 2
Location
Information

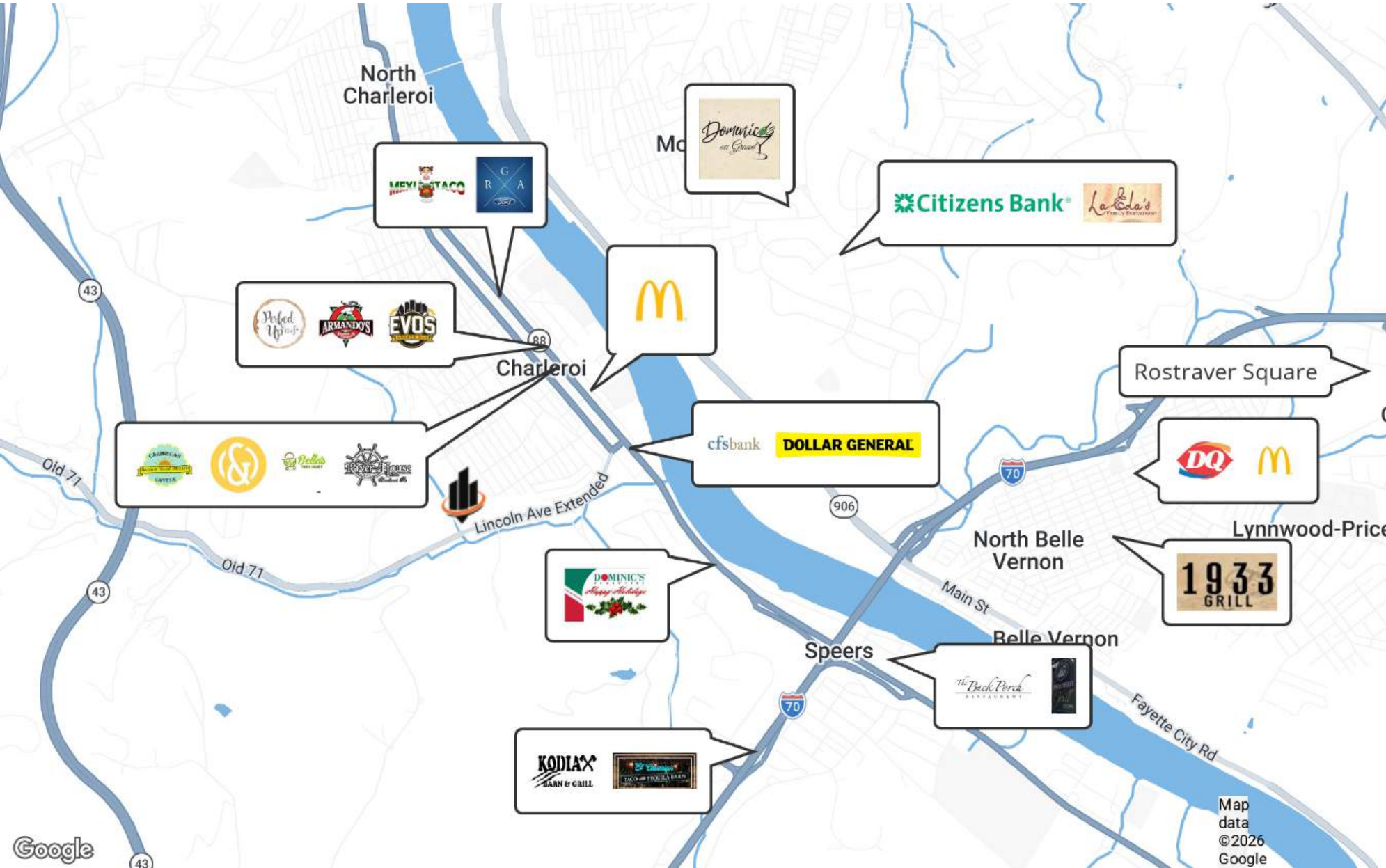
REGIONAL MAP



LOCATION MAPS



RETAILER MAP



PARCEL MAP



DEMOGRAPHICS MAP & REPORT

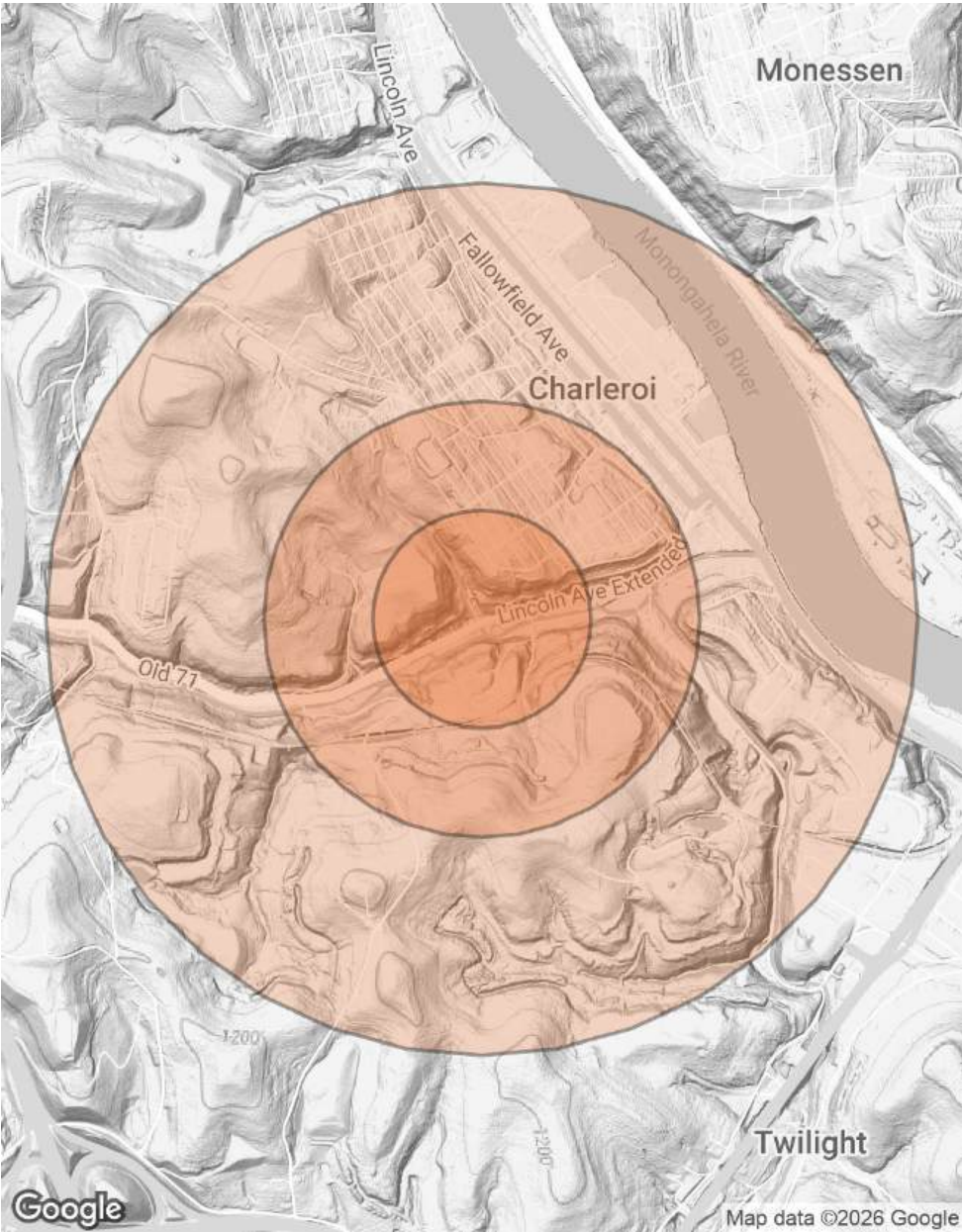
POPULATION 0.25 MILES 0.5 MILES 1 MILE

TOTAL POPULATION	524	1,649	4,356
AVERAGE AGE	37.7	37.7	38.6
AVERAGE AGE (MALE)	40.5	39.9	35.6
AVERAGE AGE (FEMALE)	36.7	37.4	41.5

HOUSEHOLDS & INCOME 0.25 MILES 0.5 MILES 1 MILE

TOTAL HOUSEHOLDS	194	610	1,660
# OF PERSONS PER HH	2.7	2.7	2.6
AVERAGE HH INCOME	\$78,371	\$77,697	\$69,035
AVERAGE HOUSE VALUE	\$76,627	\$80,287	\$87,019

2023 American Community Survey (ACS)



LOCATION DESCRIPTION



WASHINGTON COUNTY

Washington County is located in southwest Pennsylvania, southwest of the city of Pittsburgh. The County is bordered on the west by the panhandle of West Virginia, the north by Beaver County, northeast of Allegheny and Westmoreland Counties, and south/south east of Greene and Fayette Counties. The city of Washington and the County of Washington were both named after the American Revolutionary War leader George Washington in 1781. The Whiskey Rebellion took place in Washington County, and The National Pike (Route 40) which was America's first federally built transportation system runs through the county and exhibits numerous antique shops and historic points of interest, such as the Century Inn of Scenery Hill. Washington County also includes: California University of Pennsylvania, Washington and Jefferson College, Washington County Airport, First Niagara Pavilion, and The Meadows Racetrack and Casino, along with many other amenities. The county consists of two cities (Monongahela and Washington), 32 boroughs and townships.



CHARLEROI

Charleroi is a historic borough in Washington County, Pennsylvania situated approximately 25 miles south of Pittsburgh along the Monongahela River. Established in the late 19th century as a major glass manufacturing hub, Charleroi earned recognition as part of the region's once-thriving industrial corridor and continues to benefit from its strategic riverfront location and proximity to key transportation routes, including Interstate 70 and PA Route 88. Today, the borough serves as a regional commercial center for the surrounding Mon Valley communities, supported by a mix of local businesses, retail corridors, and light industrial users. Its accessibility to the greater Pittsburgh metropolitan area, combined with ongoing revitalization efforts and affordable real estate fundamentals, positions Charleroi as an attractive market for investment and redevelopment opportunities within Southwestern Pennsylvania.

SECTION 3
Advisor Bios

ADVISOR BIO 1



JASON CAMPAGNA

Managing Director

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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

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