

LEASE OFFERING MEMORANDUM
**Retail Site/ Development/
Restaurant**

1020 WASHINGTON PIKE

Collier Twp, PA 15017

PRESENTED BY:

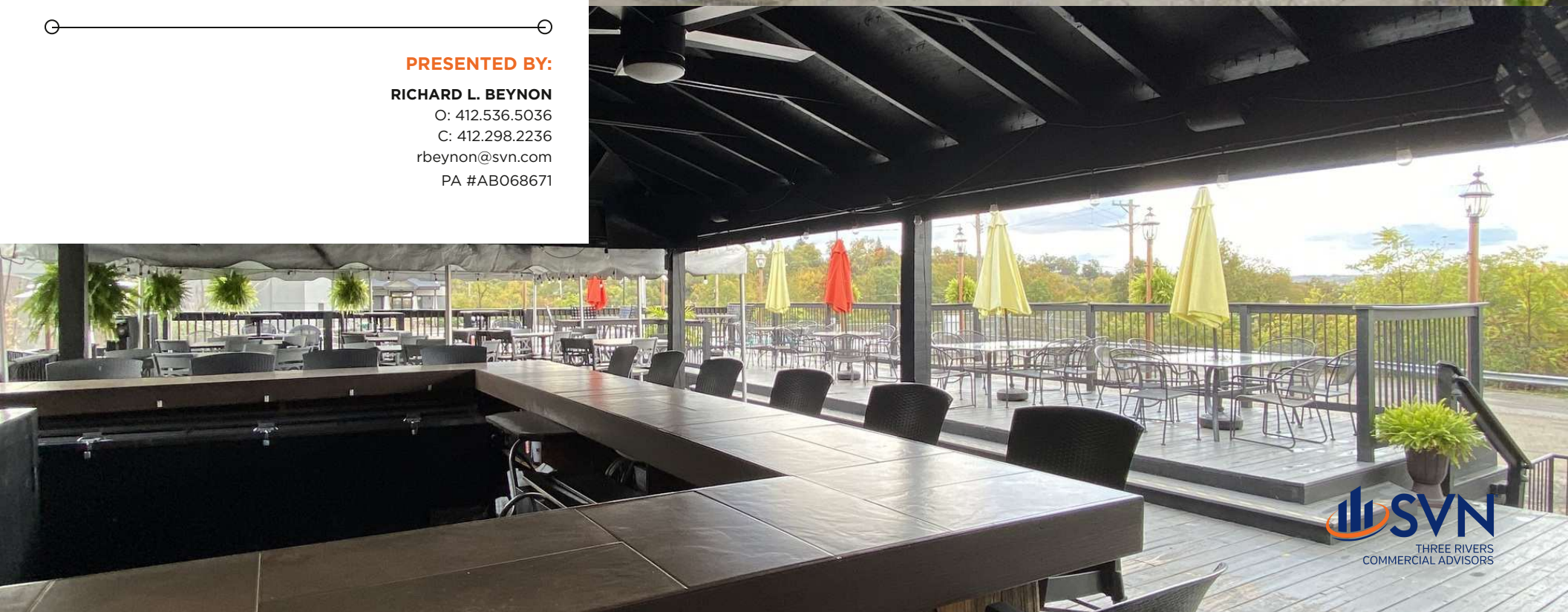
RICHARD L. BEYNON

O: 412.536.5036

C: 412.298.2236

rbeynon@svn.com

PA #AB068671



DISCLAIMER

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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.

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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.

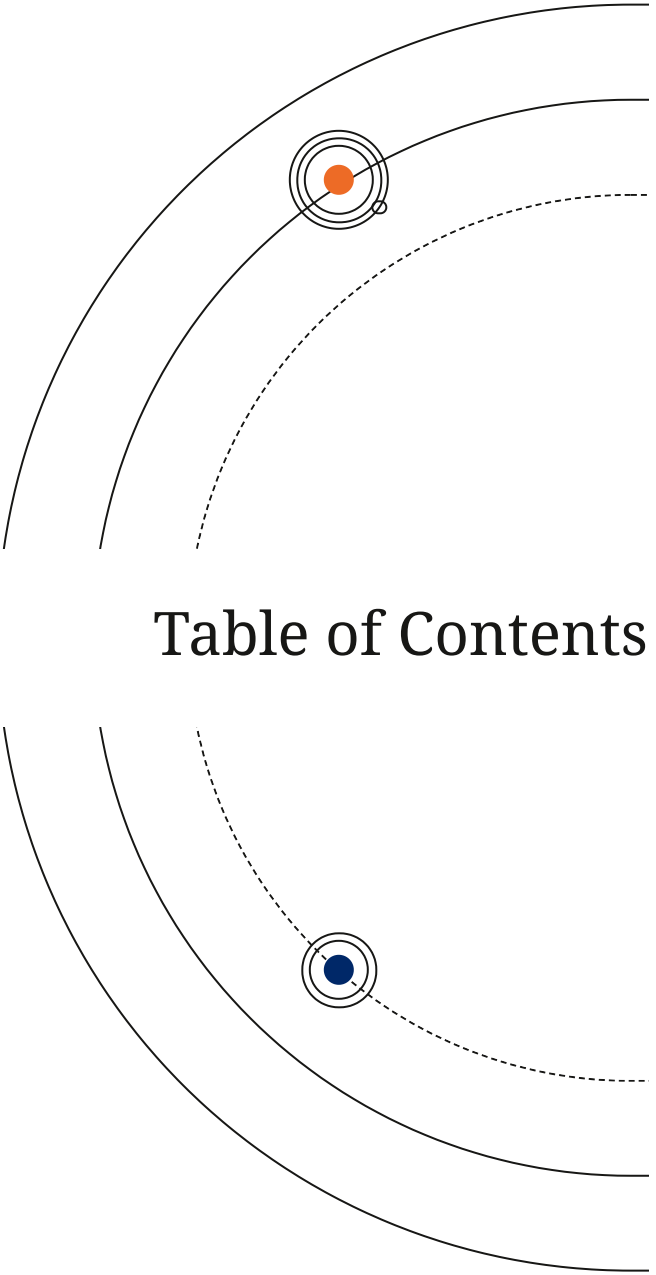


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LOCATION INFORMATION

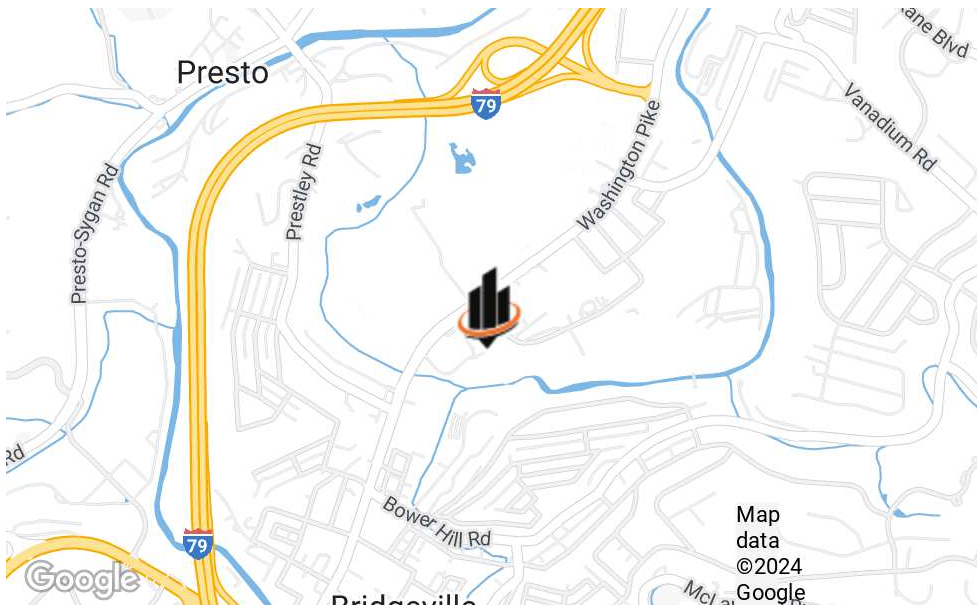
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SECTION 1

Property
Information

EXECUTIVE SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$10,500.00 per month (Plus taxes and insurance)
BUILDING SIZE:	5,000 SF
AVAILABLE SF:	5,000 SF
LOT SIZE:	32,627 SF
ZONING:	B-1
MARKET:	Pittsburgh
SUBMARKET:	South Pittsburgh/I-79

PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present this bar/restaurant for lease located at 1020 Washington Pike in Collier Township, PA. This prime restaurant site is located in a highly trafficked retail corridor with 30,570+ ADT.

PROPERTY HIGHLIGHTS

- Expansive 3,000 SF deck/patio space ideal for outdoor events and relaxation
- Available signage for enhanced visibility and brand promotion
- Parking for 40+ cars
- Strong retail corridor in Bridgeville area
- Corner location at a lighted intersection
- 47' of frontage on Washington Pike and 123' of frontage on Mayer St
- Impressive visibility with 30,570+ cars passing per day

TAXES



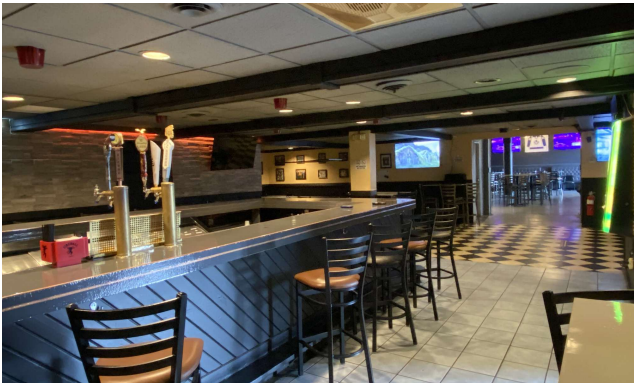
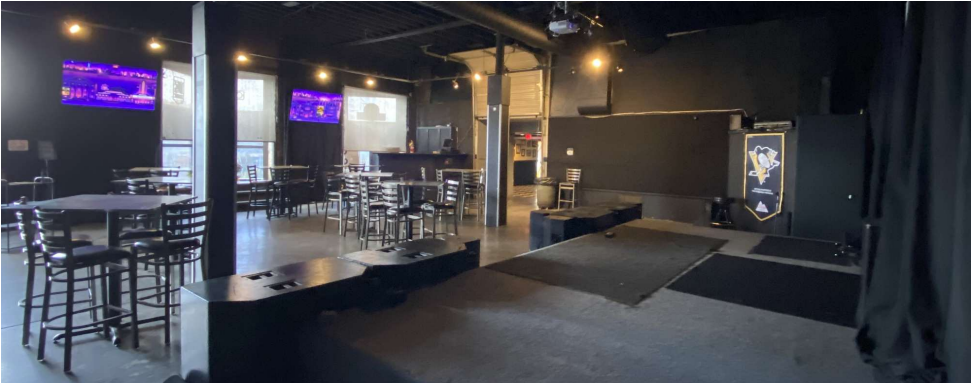
2025 COUNTY ASSESSED VALUE (PROJECTED)

LAND VALUE	\$162,300
BUILDING VALUE	\$257,700
TOTAL VALUE	\$420,000

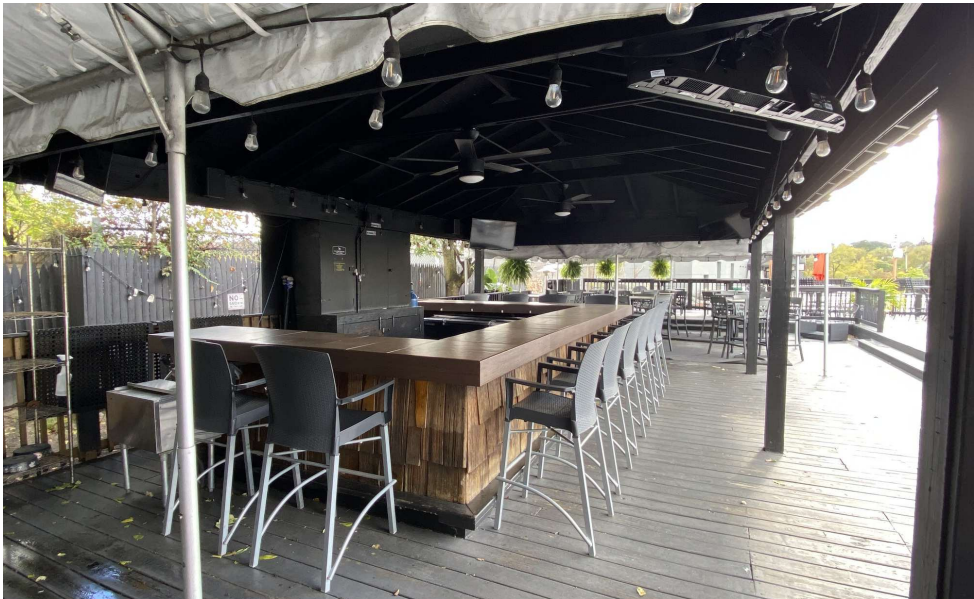
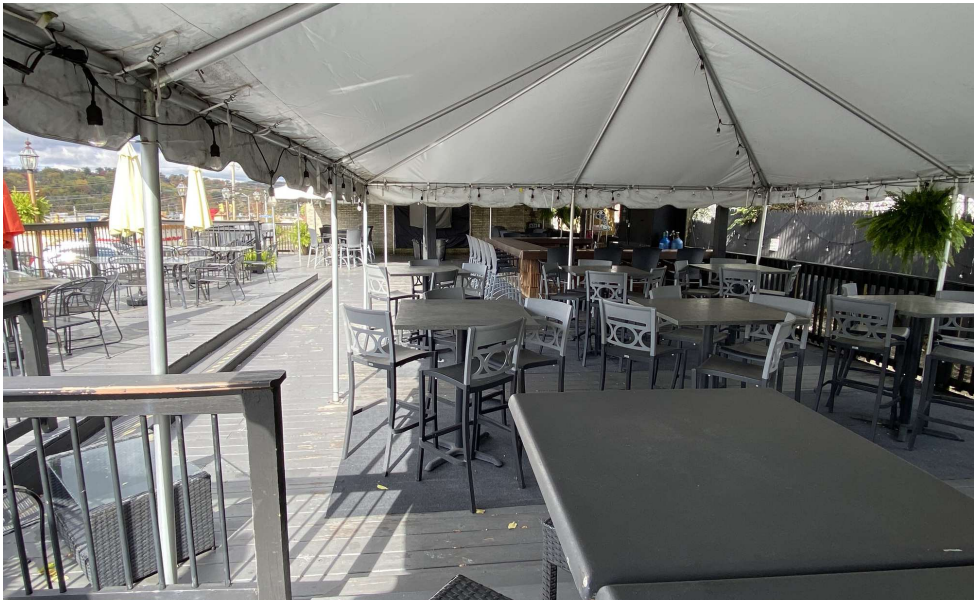
TAX CALCULATION

	MARKET VALUE	MILLAGE	/1000	FACE	DISCOUNT	MONTHLY
ALLEGHENY COUNTY	\$420,000	4.7300	0.00473	\$1,986.60	\$1,946.87	\$162.24
COLLIER TOWNSHIP	\$420,000	4.1000	0.00410	\$1,722.00	\$1,687.56	\$140.63
CHARTIERS VALLEY SCHOOL DISTRICT	\$420,000	20.1909	0.02019	\$8,480.18	\$8,310.57	\$692.55
TABLE TOTALS				\$12,188.78	\$11,945.00	\$995.42

ADDITIONAL PHOTOS | INTERIOR



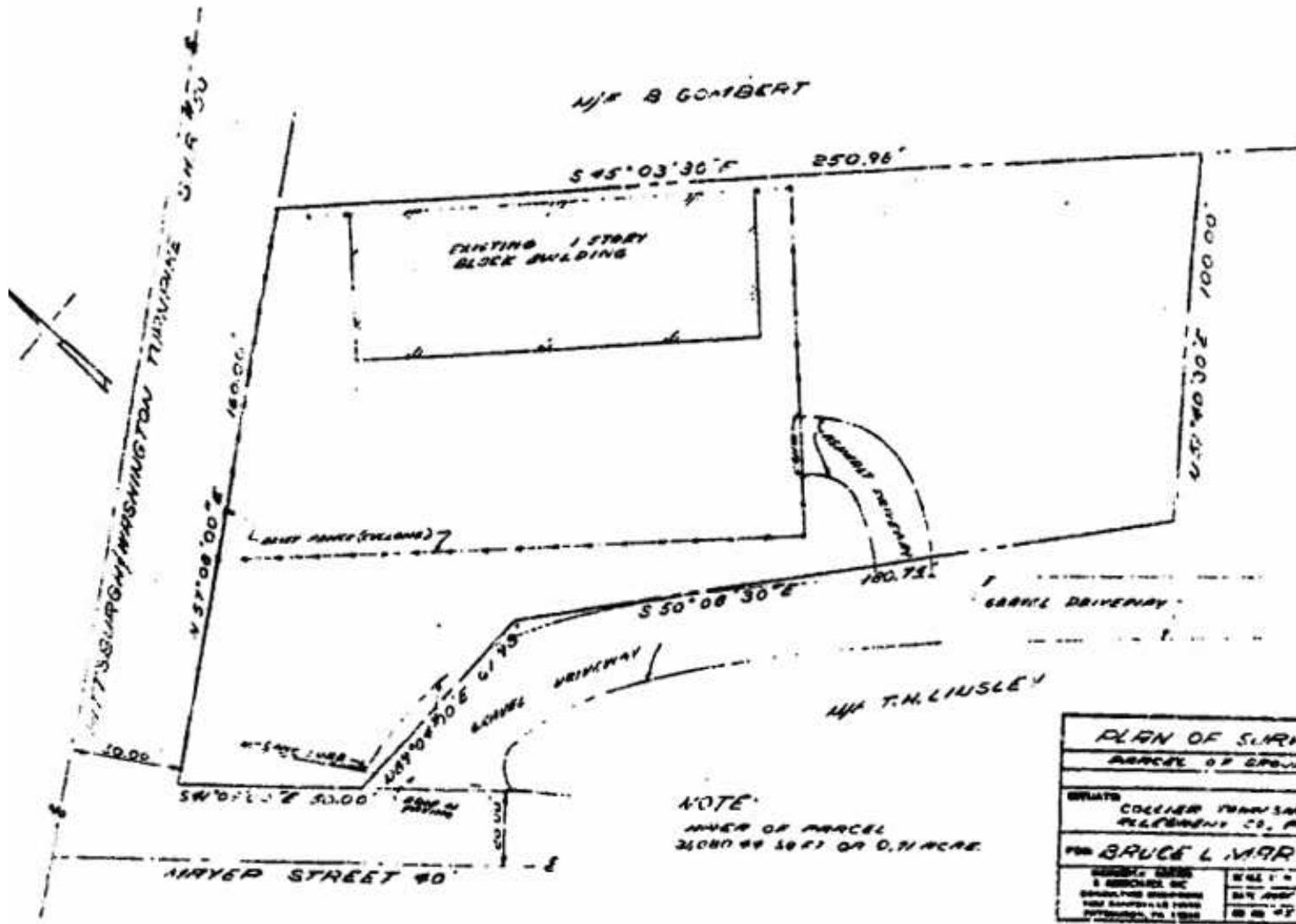
ADDITIONAL PHOTOS | PATIO



ADDITIONAL PHOTOS | PARKING

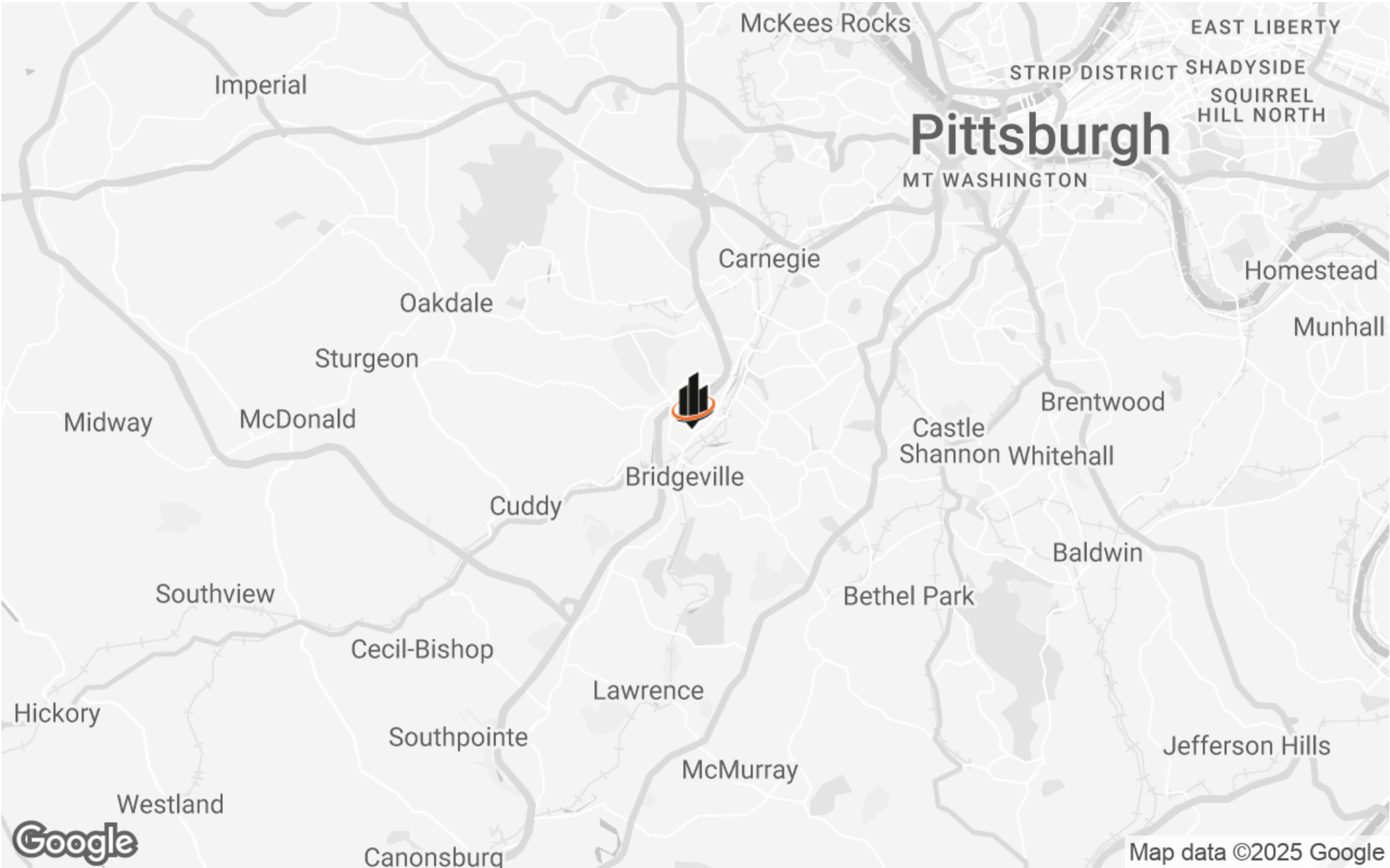


SURVEY



SECTION 2
Location
Information

REGIONAL MAP



LOCATION MAPS



RETAILER MAP



DEMOGRAPHICS MAP & REPORT

POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	6,335	172,299	596,903
AVERAGE AGE	45	44	42
AVERAGE AGE (MALE)	43	42	41
AVERAGE AGE (FEMALE)	47	45	44

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	3,023	73,803	260,164
# OF PERSONS PER HH	2.1	2.3	2.3
AVERAGE HH INCOME	\$121,536	\$135,109	\$111,173
AVERAGE HOUSE VALUE	\$335,044	\$341,153	\$286,832

Demographics data derived from AlphaMap



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 following 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.



BRIDGEVILLE

Bridgeville, PA, is a suburb located just 15 miles southwest of Pittsburgh, blending small-town warmth with urban convenience. With its rich history and close-knit community, Bridgeville offers a welcoming atmosphere and well-preserved architecture. The town provides modern amenities, including diverse dining options, shopping, and excellent schools, while its proximity to Pittsburgh ensures easy access to the city’s cultural, entertainment, and employment opportunities. This combination of historic charm and contemporary convenience makes Bridgeville a desirable place to live for those seeking a serene yet connected lifestyle.



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