



0.528 AC OUTPARCEL AT SOMERSET COMMONS PLAZA

1548 N CENTER AVENUE | SOMERSET, PA 15501

TABLE OF CONTENTS

PROPERTY OVERVIEW	03
.....	
PROPERTY PHOTOS	04
.....	
LOCATION OVERVIEW	05
.....	

Jason Campagna
Managing Director / Senior Advisor
jason.campagna@svn.com
724.825.3137

Grant Underwood
Associate Advisor
grant.underwood@svn.com
412.715.4160

SVN | Three Rivers Commercial Advisors
20 Stanwix Street Suite 500, Pittsburgh, PA 15222
P: 412-535-8050 | F: 412-535-6855
E: threeriversadmin@svn.com
www.SVNThreeRivers.com

All SVN® offices independently owned and operated.



OFFERING SUMMARY

ADDRESS:	1548 N Center Ave Somerset, PA 15501
SALE PRICE:	\$270,000
PRICE/ACRE:	\$511,364
GROUND LEASE RATE:	Negotiable
LOT SIZE:	0.528 AC
PARCEL:	420003650
USE:	Retail Development or Owner-User
ZONING:	No Zoning Ordinance

PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present for sale or lease the property located at 1548 N Center Avenue consisting of a 0.528 acre site in Somerset, PA. The property is currently a vacant lot at the entrance to Somerset Commons Plaza. The neighboring 0.525 acre lot is also available for sale.

PROPERTY HIGHLIGHTS

- 0.528 Acre Outparcel at Somerset Commons Plaza
- Retail development or owner-user opportunity
- Former ice cream stand
- Located at a traffic light intersection along the main retail corridor
- Prime frontage on N Center Ave / State Route 601
- Great visibility with 11,768 ADT on N Center Ave / State Route 601

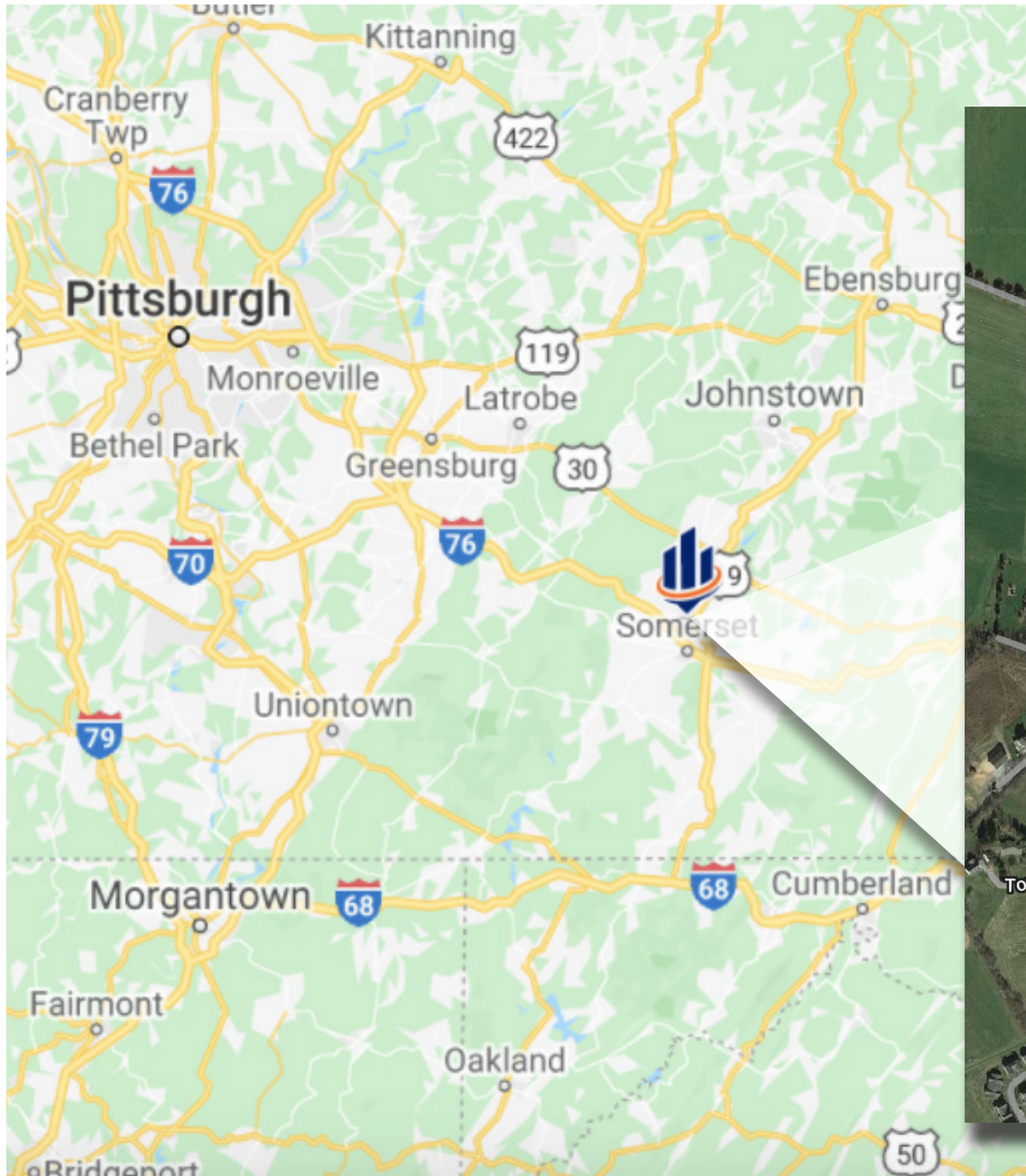
FORMER ICE CREAM STAND

PROPERTY PHOTOS



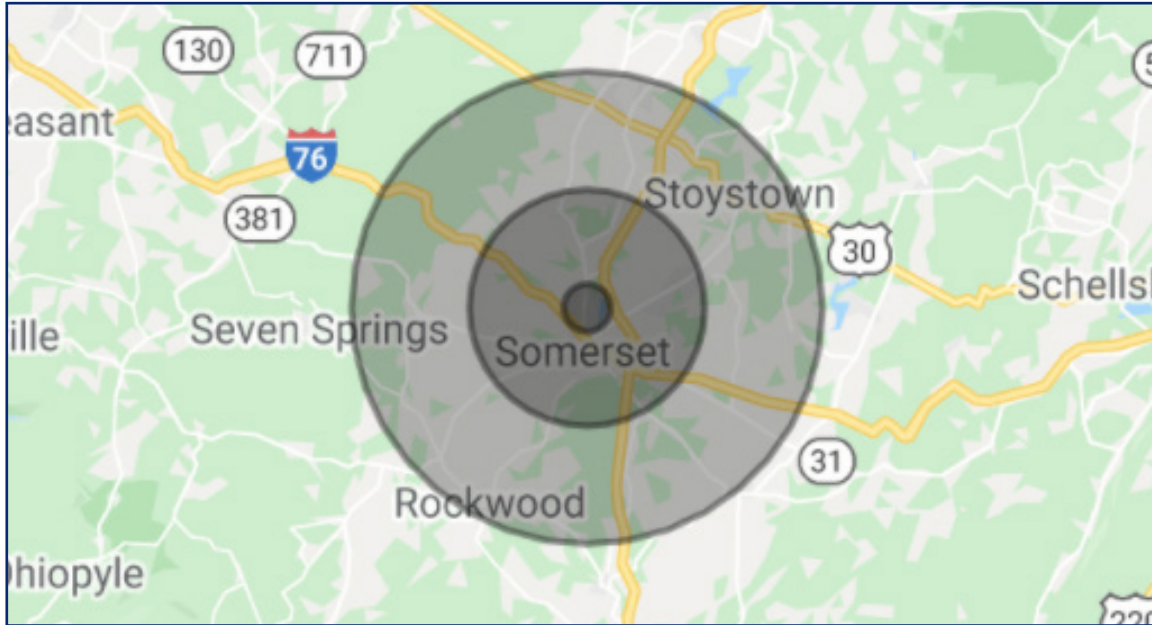
LOCATION OVERVIEW

REGIONAL MAP | RETAILER MAP

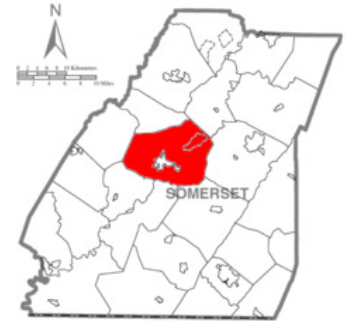


SOMERSET TOWNSHIP, PA

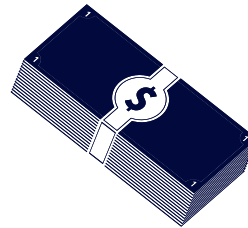
LOCATION OVERVIEW



Somerset Township, a rural farming and residential community, is located in Somerset county and is approx. 70 miles southeast of Pittsburgh. Somerset was the central stage for the Whiskey Rebellion of 1794, and several rebellion leaders lived in Somerset. Somerset has a humid continental climate that is affected by the high elevation, and is the only place in Pennsylvania to ever receive accumulations of snow in June.



DAYTIME EMPLOYEES
14,937
*5 Mile Radius



AVERAGE HOUSE-
HOLD
INCOME
\$64,566
*5 Mile Radius



AVERAGE
AGE
44.5
*5 Mile Radius

POPULATION	1 MILE	5 MILES	10 MILES	HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
2024 Total population	651	18,054	32,453	Total households	217	6,650	12,670
2029 Projected population	632	17,722	31,848	# of persons per HH	2.1	2.1	2.2
Average age	47.7	44.5	44.5	Average HH income	\$58,136	\$64,566	\$66,309
Median home value	\$141,463	\$134,878	\$131,175	Median HH income	\$53,970	\$53,087	\$53,227



Jason Campagna

Managing Director / Senior Advisor
jason.campagna@svn.com
724.825.3137

Grant Underwood

Associate Advisor
grant.underwood@svn.com
412.715.4160

20 Stanwix Street Suite 500 | Pittsburgh, PA 15222
(412) 535-8050 | threeriversadmin@svn.com
www.svnthreerivers.com