

OFFERING MEMORANDUM

**Fully Renovated, Free Standing
Multipurpose Building**

775 CLAIRTON BLVD

Pittsburgh, PA 15236

PRESENTED BY:

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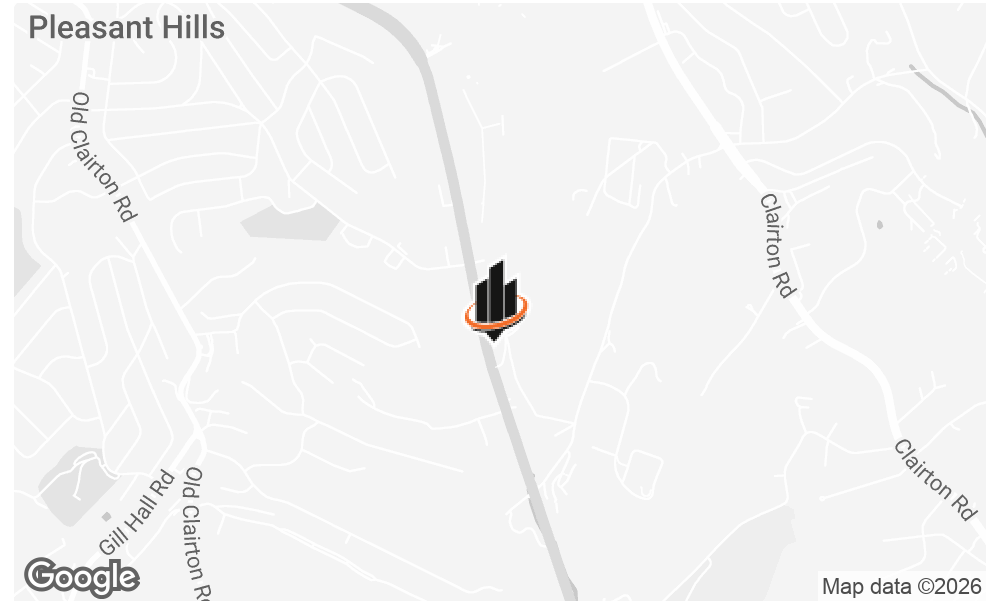
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SECTION 1
Property Information



EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,300,000
BUILDING SIZE:	12,383 SF
LOT SIZE:	0.95 Acres
VEHICLE TRAFFIC:	28,000 (+/-) ADT
ZONING:	C-3 Commercial District
MARKET:	Pittsburgh
SUBMARKET:	Pleasant Hills

PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present for sale this free standing 12,383 (+/-) SF retail building located in the Borough of Pleasant Hills on Clairton Boulevard, an extremely busy retail corridor in a southeastern suburb of Pittsburgh. The building consists of a massive retail / showroom space that is approximately 8,437 SF with completely remodeled office space in the rear of the building with separate entrance. With a high traffic count of 28,000 (+/-) ADT on Clairton Blvd, 300 + ft of frontage and prominent monument signage, this property provides unparalleled visibility and access.

PROPERTY HIGHLIGHTS

- 300 + FT of frontage
- Excellent owner / user opportunity with ability to lease to other tenants if desired
- Completely renovated building
- Finished office space
- New roof
- 30 parking spaces
- High traffic with signage
- Multiple restrooms

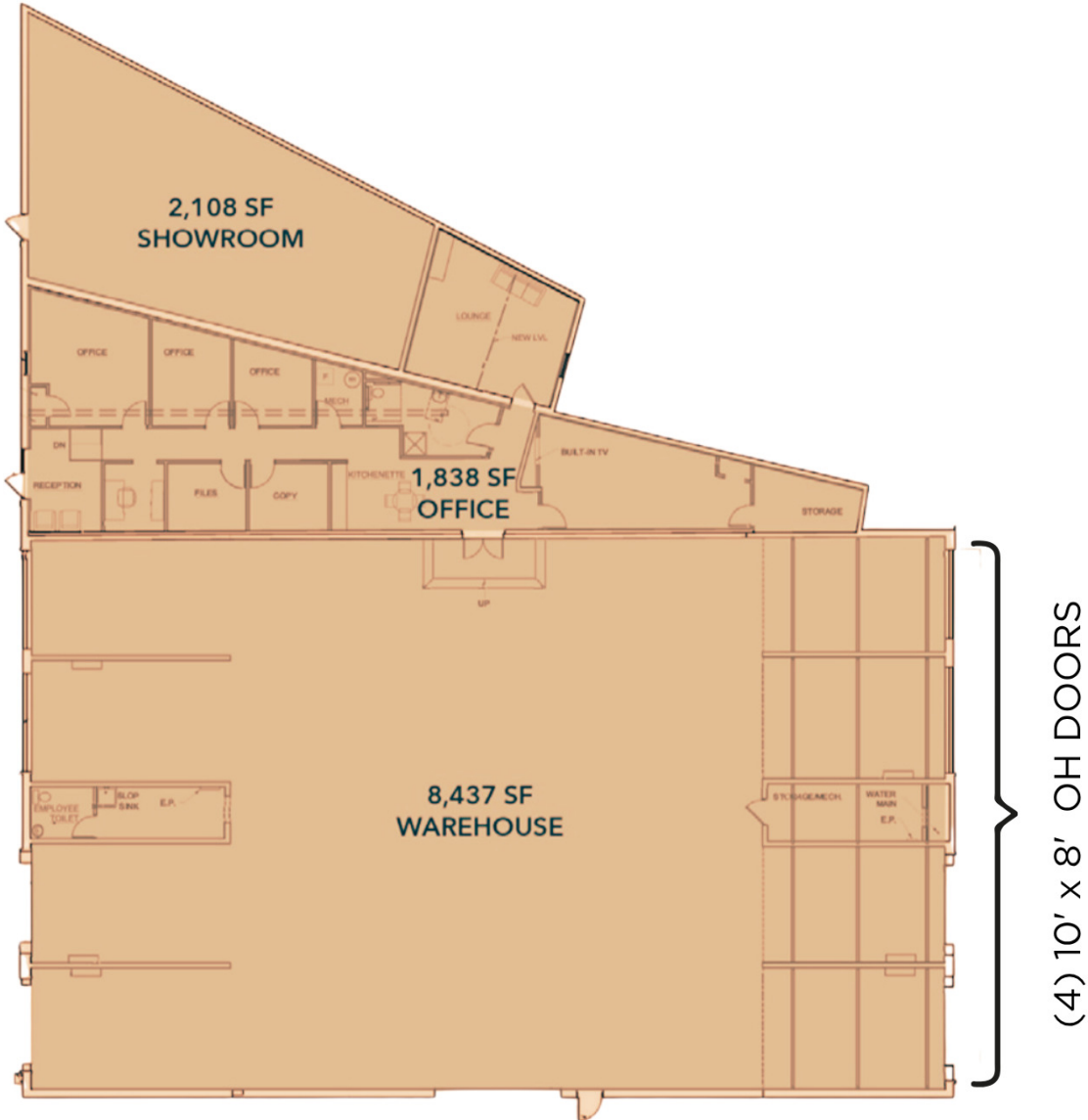
SHOWROOM PHOTOS



OFFICE PHOTOS



FLOOR PLAN

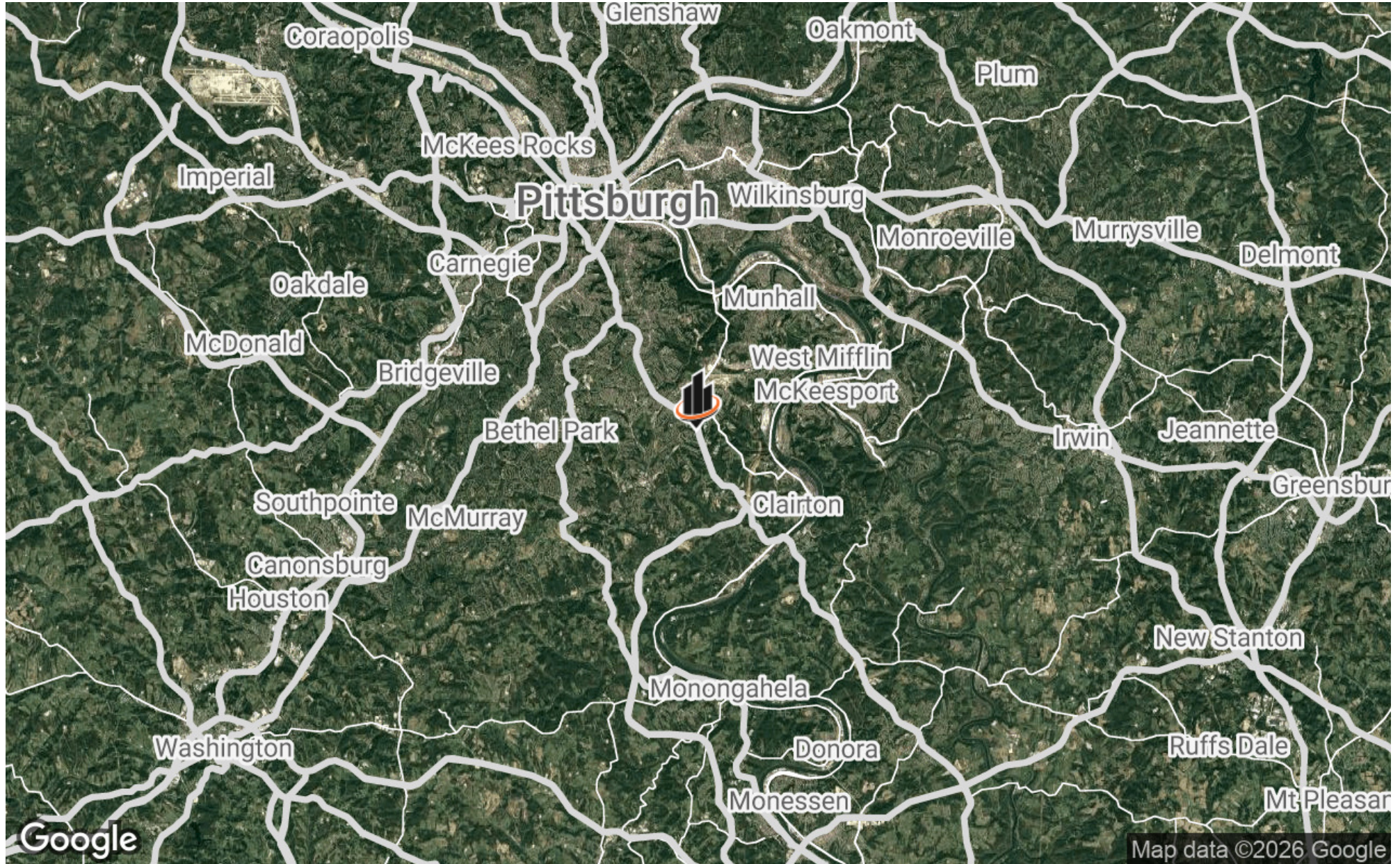




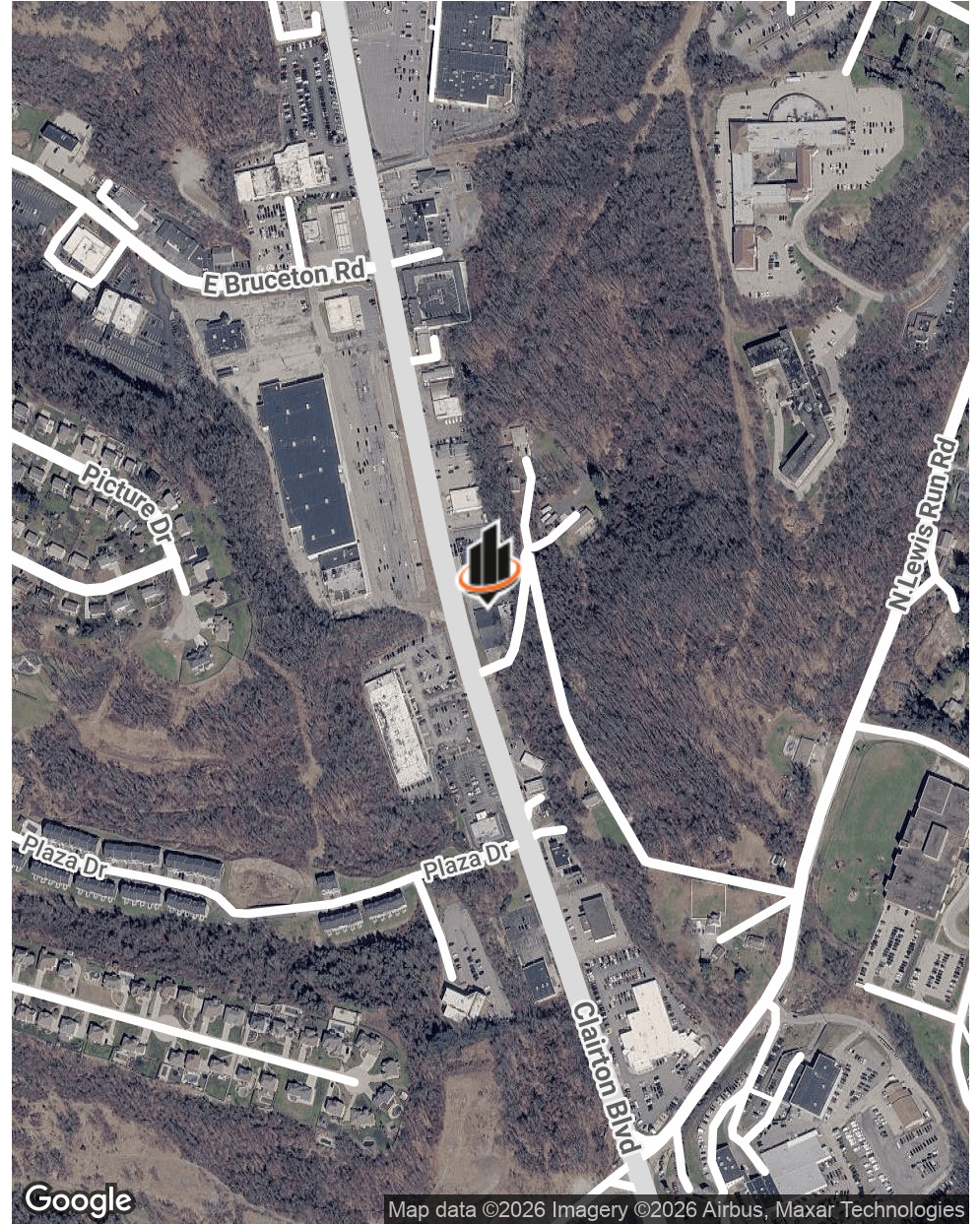
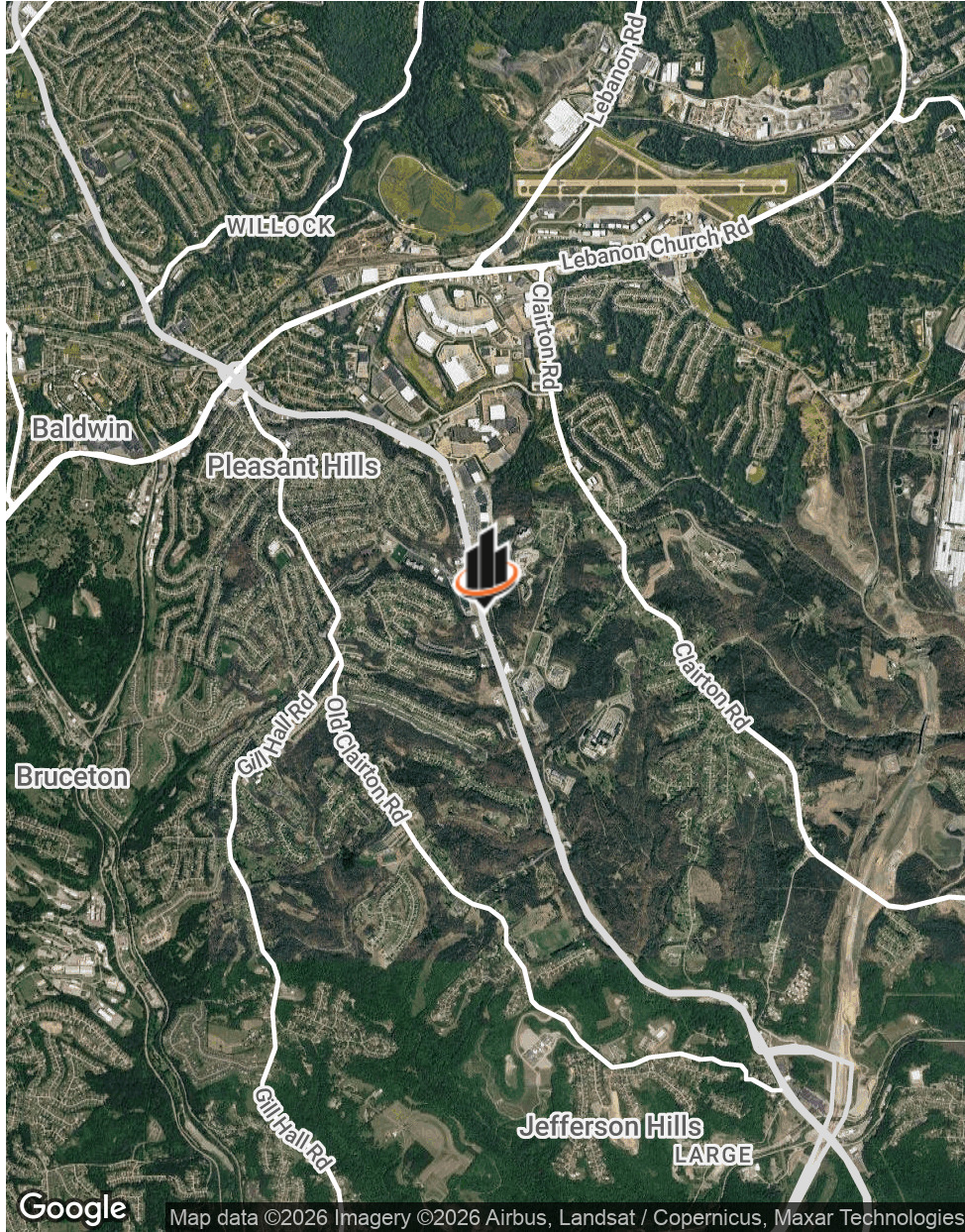
SECTION 2
**Location
Information**



REGIONAL MAP



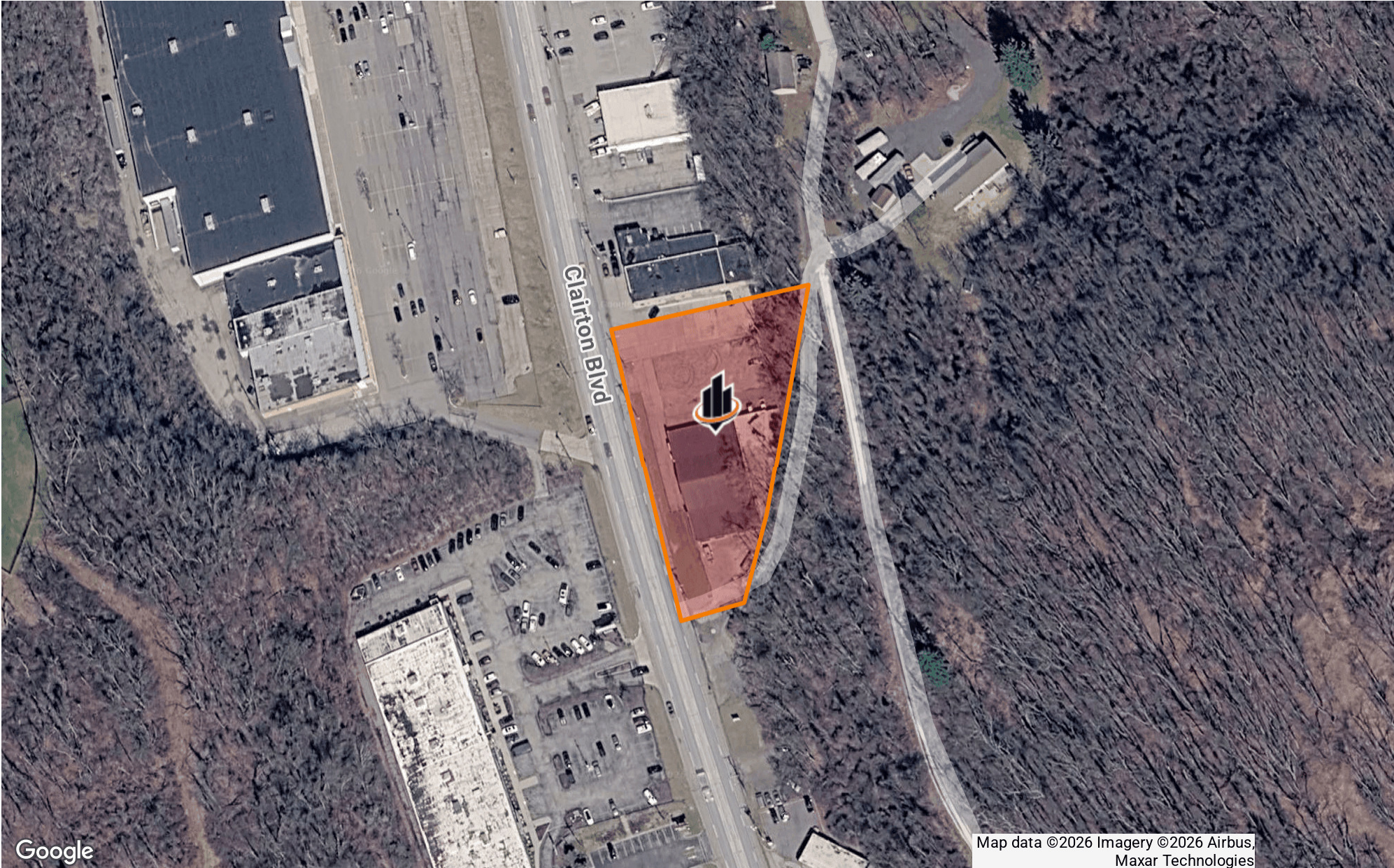
LOCATION MAPS



RETAILER MAP



PARCEL MAP



DEMOGRAPHICS MAP & REPORT

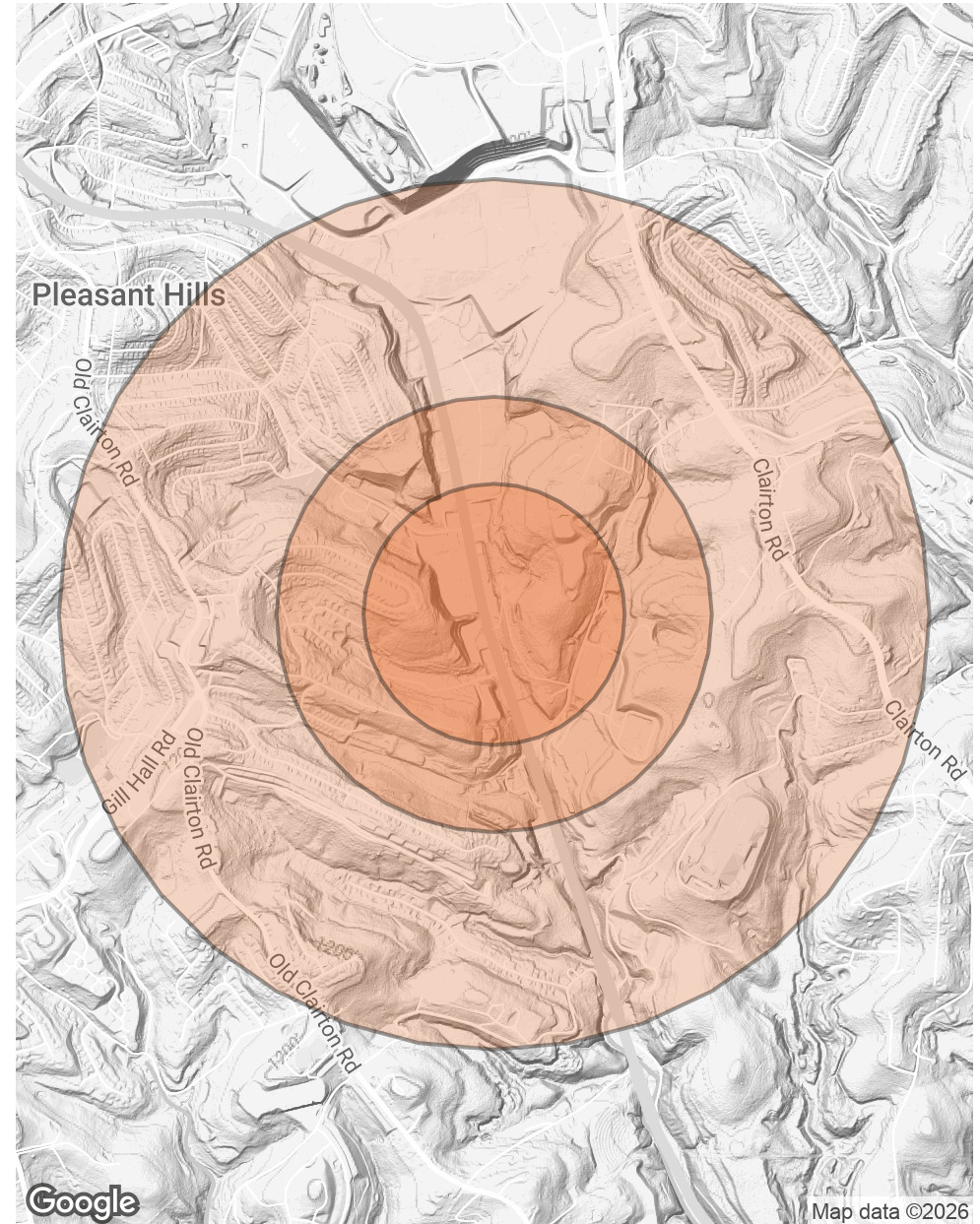
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	630	1,509	6,070
AVERAGE AGE	48	48	46
AVERAGE AGE (MALE)	45	45	44
AVERAGE AGE (FEMALE)	51	50	48

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	260	625	2,461
# OF PERSONS PER HH	2.4	2.4	2.5
AVERAGE HH INCOME	\$112,258	\$113,215	\$123,546
AVERAGE HOUSE VALUE	\$269,154	\$269,731	\$297,038

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.



PLEASANT HILLS

Pleasant Hills is a suburban borough located in Allegheny County, just nine miles south of Downtown Pittsburgh. Positioned along Route 51, it offers convenient access to major highways including I-376 and I-70, making it a strategic location for commuters and businesses alike.

Known for its well-established neighborhoods, strong community services, and proximity to South Hills Village and Century III retail corridors, Pleasant Hills provides a blend of residential charm and commercial convenience. The area is home to quality schools, parks, and recreational amenities, making it attractive for families and professionals. Its central location in the South Hills region also supports a diverse mix of retail, medical, and service-based industries.

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