

HIGHLAND VILLAGE
by **SCARMAZZI
HOMES**



TSC **TRACTOR
SUPPLY CO**

LEASE/GROUND LEASE | OFFERING MEMORANDUM

Finley Towne Center

ROUTE 88

Finleyville, PA 15332

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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.

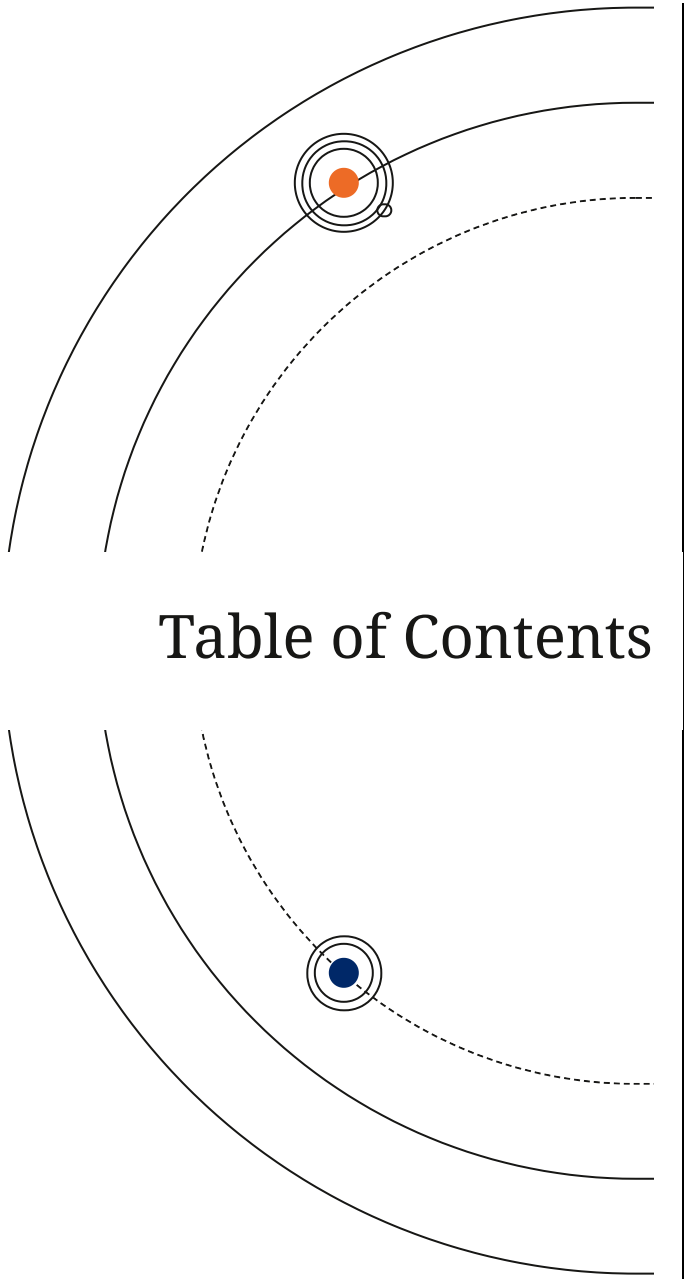


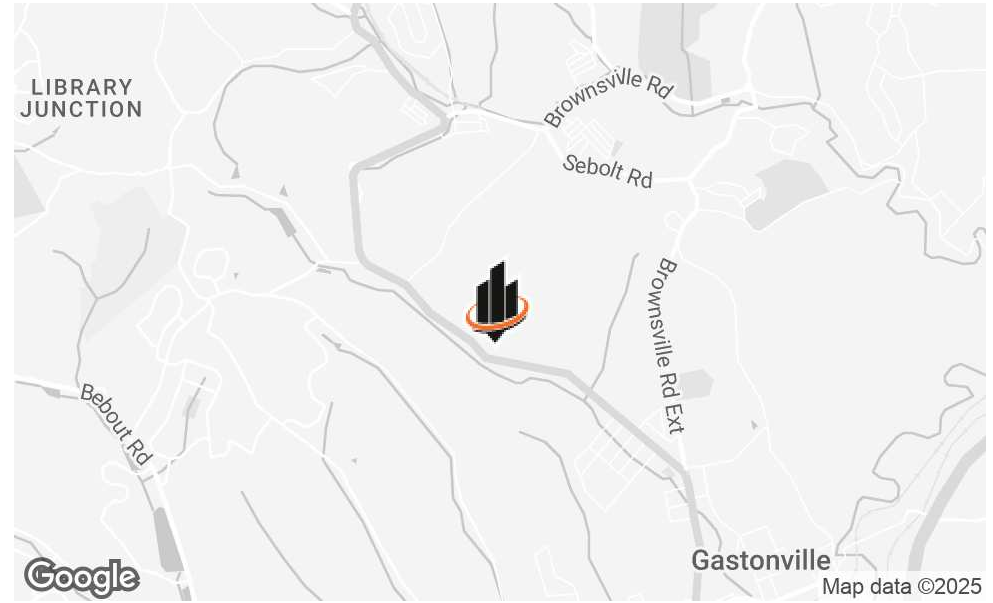
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SECTION 1
Property
Information

EXECUTIVE SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable
AVAILABLE SF:	1,500 - 50,000 SF
LOT SIZE:	14.121 Acres
MARKET:	Pittsburgh
SUBMARKET:	Washington County
LAND USE:	C-2

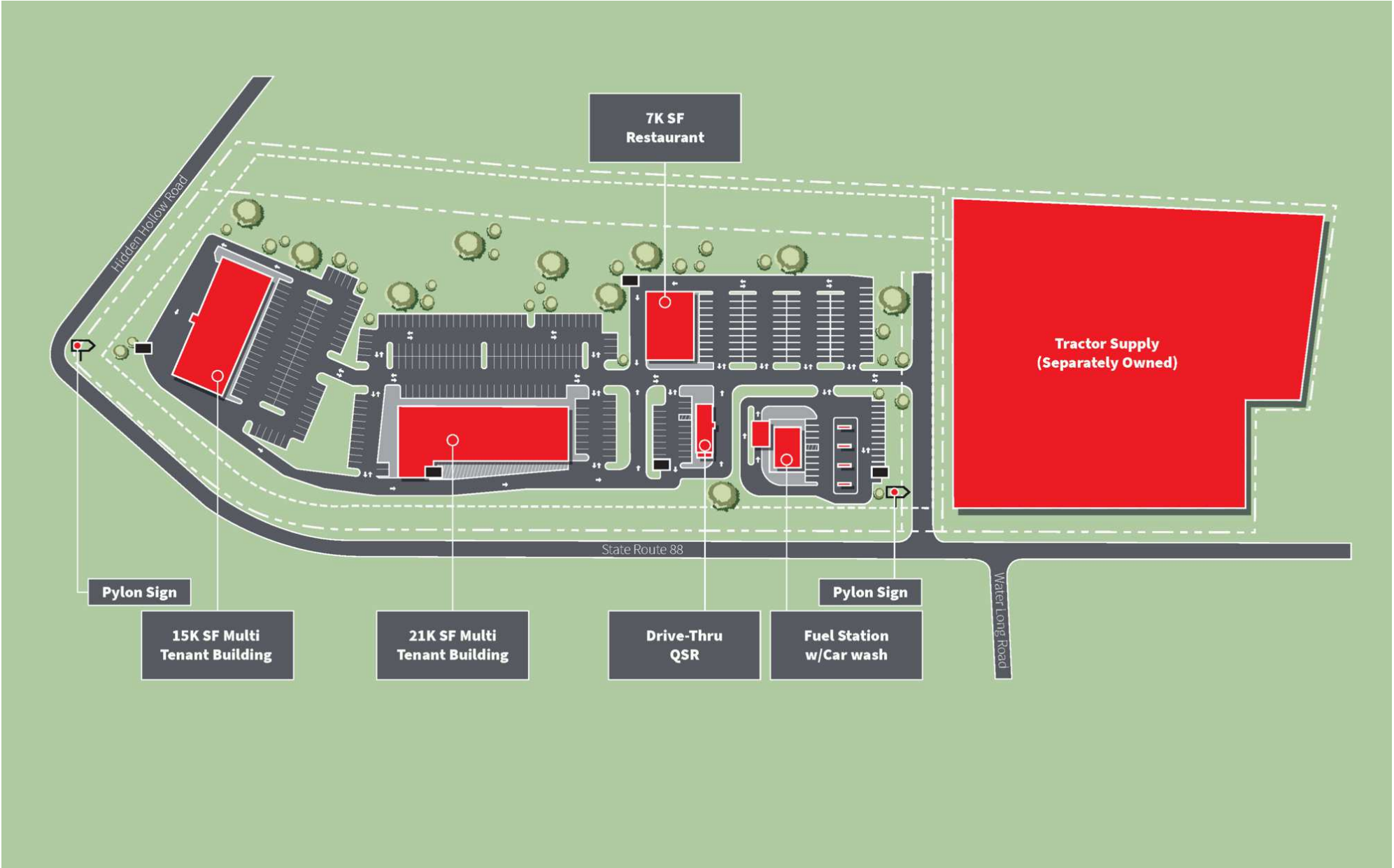
PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present this exceptional leasing opportunity at Route 88 in Finleyville, PA. This prime property provides a customizable range of 1,500 to 50,000+ SF for lease or ground lease, with flexibility for alternative configurations. The current development configuration boasts a 15,000 SF multi-tenant building, a 21,000 SF multi-tenant building, a 7,000 SF restaurant with a drive-thru, and a fuel station featuring a car wash. Enjoy prime visibility on Rt 88, with 11,000+ ADT, along with the added benefit of two pylon signs.

PROPERTY HIGHLIGHTS

- 1,500 - 50,000+ SF available for lease/ground lease
- Developer's plans are subject to change and alternative configurations are available
- Current development configuration includes 15,000 SF multi-tenant building, 21,000 SF multi-tenant building, 7,000 SF restaurant, drive thru, and fuel station with car wash
- 2 Pylon signs
- Great visibility on Rt 88 with 11,000+ ADT

CURRENT SITE PLAN CONFIGURATION



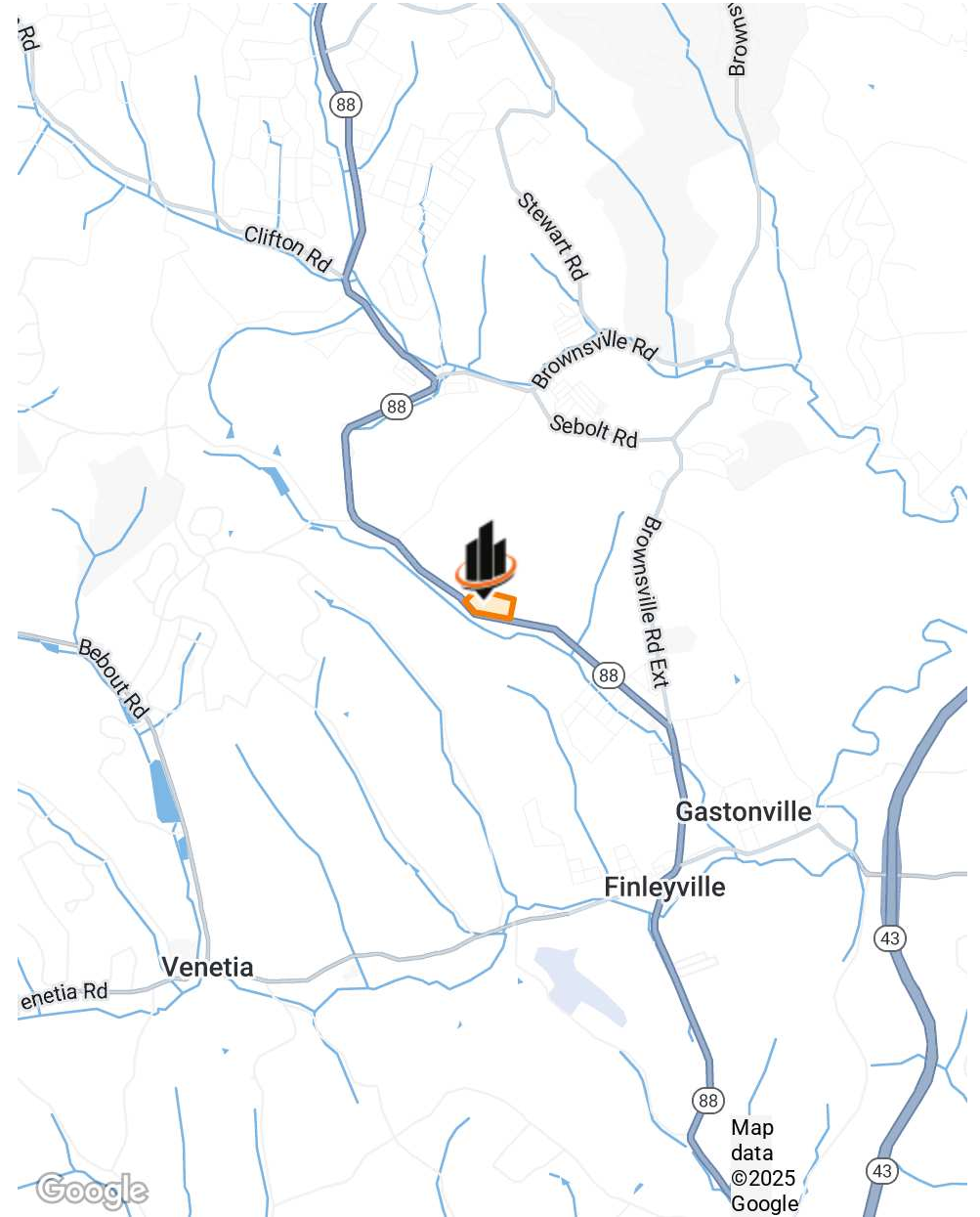
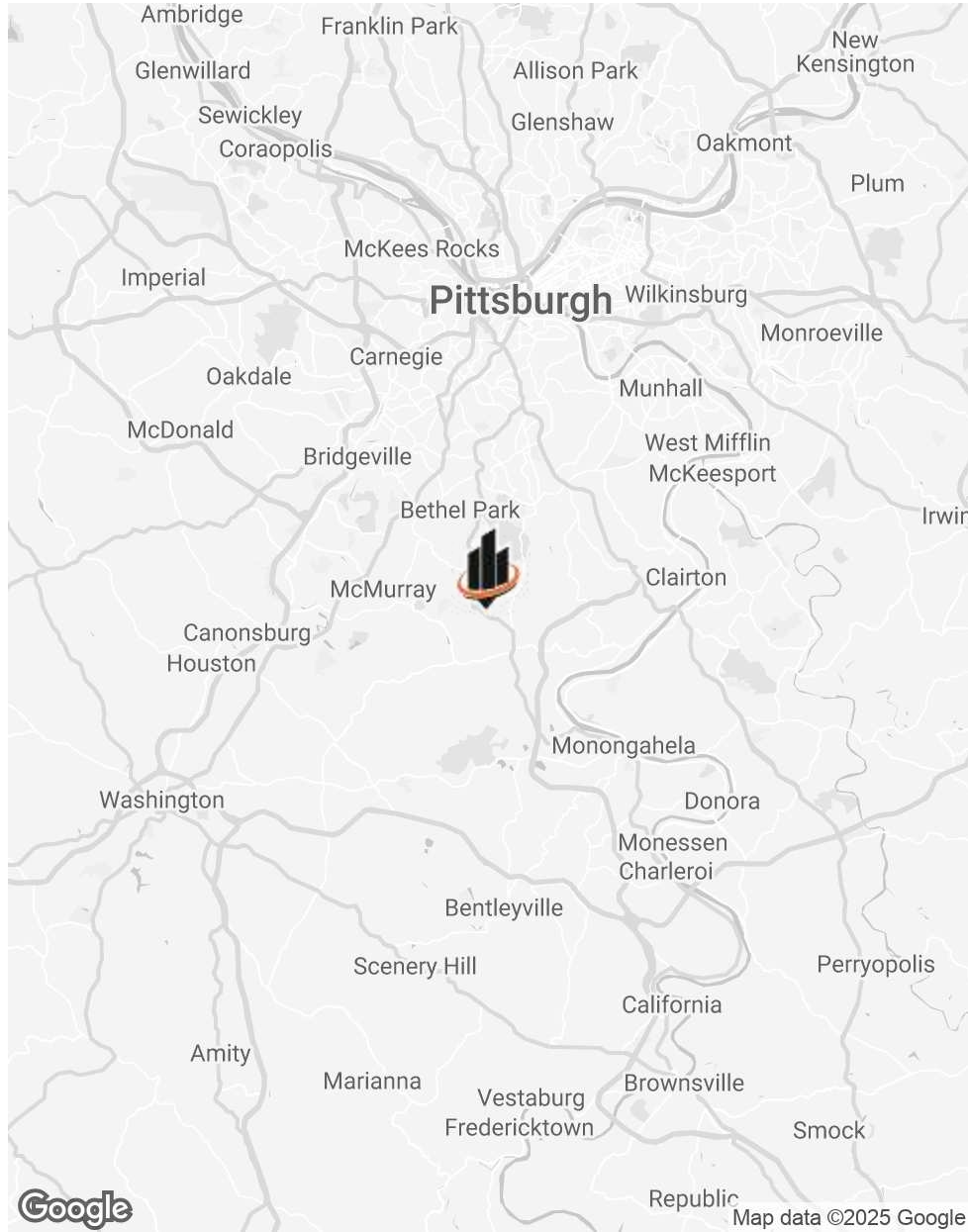
ADDITIONAL PHOTOS



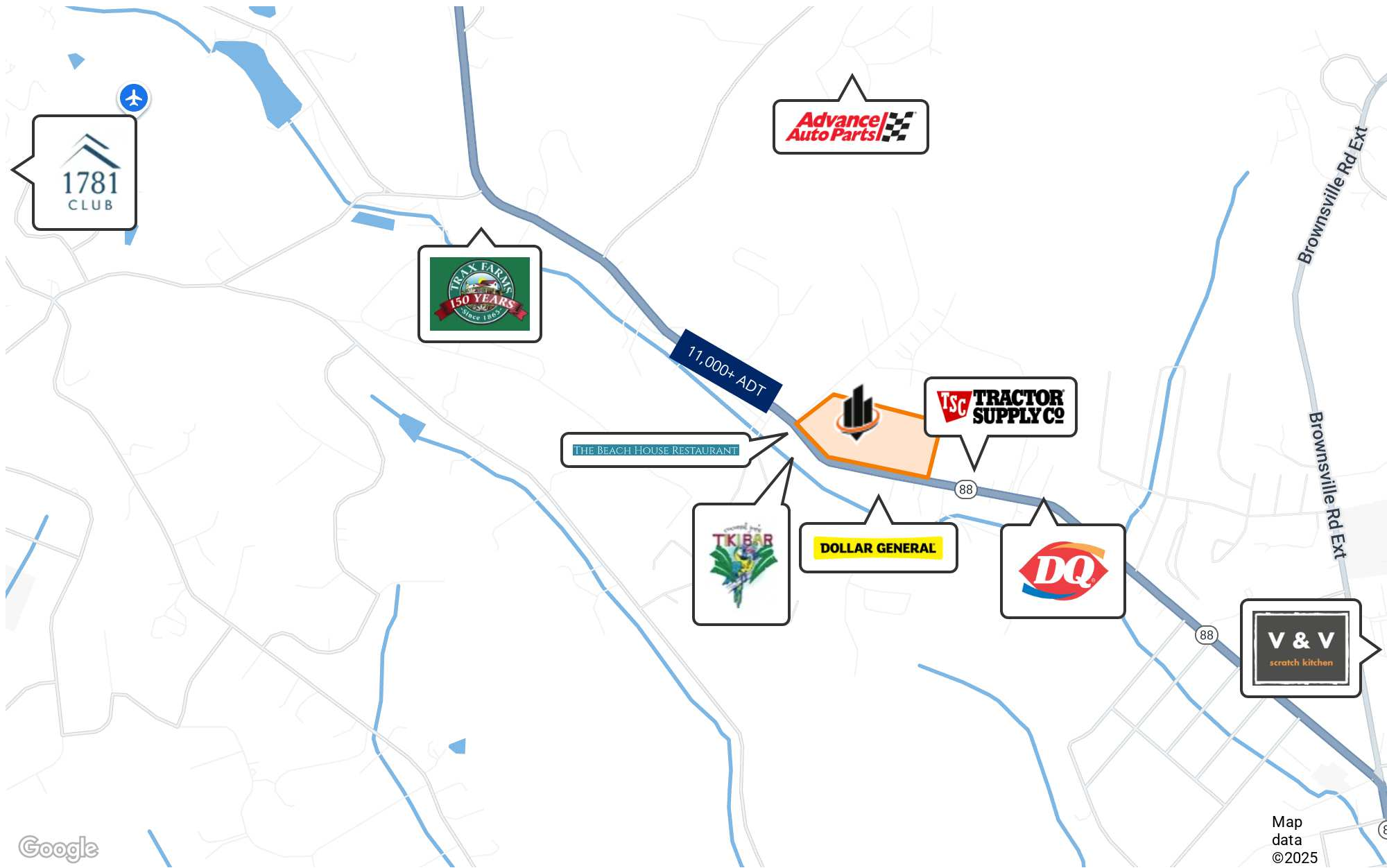


SECTION 2
Location
Information

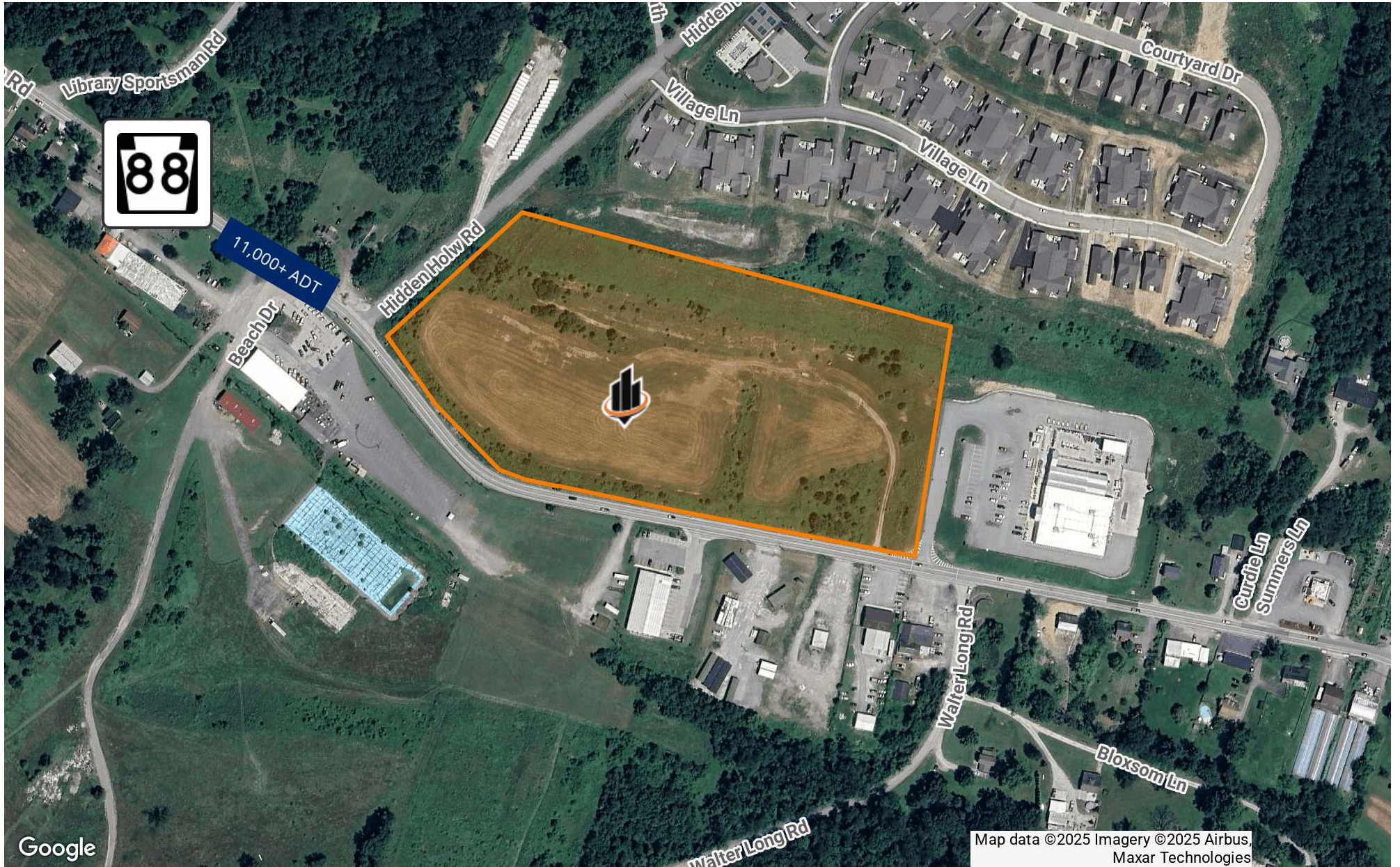
LOCATION MAPS



RETAILER MAP



PARCEL MAP



DEMOGRAPHICS MAP & REPORT

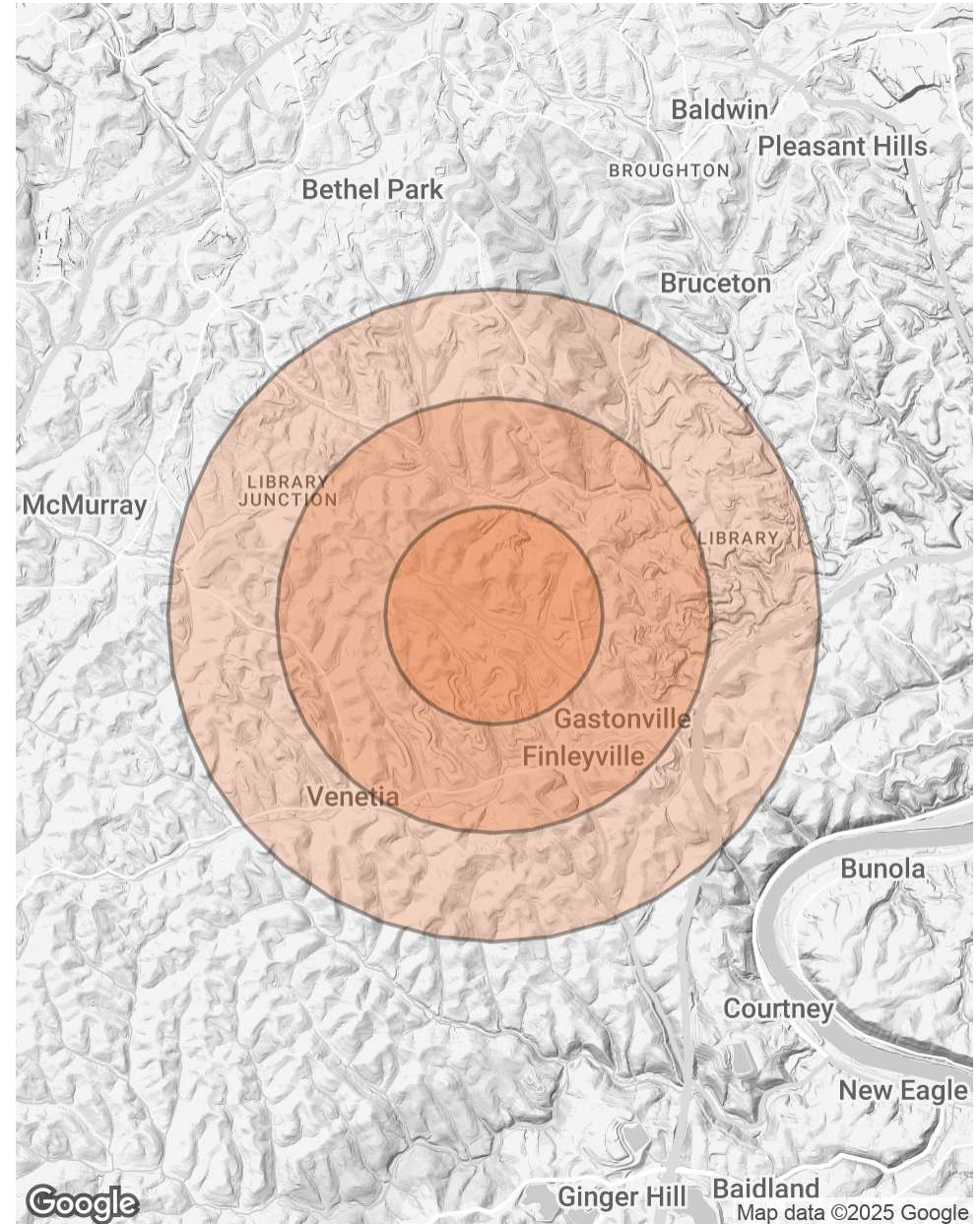
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	2,191	13,025	30,490
AVERAGE AGE	47	44	43
AVERAGE AGE (MALE)	46	43	42
AVERAGE AGE (FEMALE)	49	45	44

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	1,024	5,556	12,311
# OF PERSONS PER HH	2.1	2.3	2.5
AVERAGE HH INCOME	\$103,273	\$120,141	\$139,871
AVERAGE HOUSE VALUE	\$256,814	\$310,242	\$345,485

Demographics data derived from AlphaMap



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.



FINLEYVILLE

Finleyville is a borough in Washington County, PA approximately 15 miles south of Downtown Pittsburgh. The borough was built at the junction of Brownsville Rd, now Pennsylvania Route 88 and the "Washington Rd." First known as "Rowgalley" the borough's name was changed to Finleyville, due to the large number of Scottish-Irish immigrants. The residents of Finleyville are serviced by the Ringold School District.

An aerial photograph of a rural landscape. In the foreground, there is a large, open field with some patches of bare earth and sparse vegetation. A road runs horizontally across the middle ground, with a few vehicles visible. Beyond the road, there are several industrial or commercial buildings, including a large white warehouse-like structure and smaller red and white buildings. The background is dominated by dense green trees and rolling hills under a clear blue sky with light clouds. A large white circular graphic is overlaid on the left side of the image, containing the text 'SECTION 3 Zoning'. The graphic has a dashed inner circle and two small circular icons: one with an orange dot at the top left and one with a blue dot at the bottom right.

SECTION 3
Zoning

C-2 ZONING

C-2 BUSINESS

PERMITTED USES

Accessory uses customarily incidental to and on the same lot with any permitted use, conditional use or use by special exception authorized in the district	Day-care center	Home office	Repair shop
Bakery	Delicatessen	Indoor amusement	Restaurant
Business services	Drive-in facilities	Laundry/dry cleaners	Retail stores
Candy or ice cream store	Essential services	Motel/hotel	Signs
Commercial school	Financial institutions	Off-street parking and loading	Tavern
Contracting business	Garden nursery	Personal services	Temporary construction trailer, model home or sales office
Convenience store	Health club	Pet grooming	
Custom crafting	Home occupation	Pharmacy	Vehicle accessory sales and installation

CONDITIONAL USES

Billboard	Commercial recreation	Nursing home	Private club
Clinic	Hospital	Oil and gas extraction	Public utility installation

SPECIAL EXCEPTION

Animal hospital	Comparable uses not specifically listed	Service station	Vehicle repair garage
Apartment above office or retail	Funeral home	Shopping centers	Temporary use or structure, other than a construction trailer, model home or sales office
Car wash	Public parking lot or garage	Vehicle rental, sales and service	

C-2 ZONING

NOT PERMITTED

Adult business	Garden apartments	Nursery or greenhouse	Single-family dwelling
Agriculture	Golf course	Personal care boardinghome	Slate dump
Airport	Group care facility	Planned residential development (PRD)	Slaughterhouse
Boarding stable	Home gardening	Printing	Specialty food stores
Cemetery	Junkyard	Private garages and storage buildings	Specialty retail stores
Church	Keeping of domestic pets	Private residential swimming pools or tennis courts	Supporting commercial uses
Commercial communications tower	Kennel		Townhouses
Conference or training center	Landfill		Truck and heavy equipment rental sales and service
Contractor's yard	Light manufacturing	Private-use helipad	
Conversion apartment	Lumberyard	Public buildings	Truck terminal
Day-care center or preschool facility in a church or school	Manufacturing	Railroad yard	Two-family dwelling
	Mineral removal	Research and development	Upholsterer
Firehouse	Mobile home park	Retirement community	Warehousing
Fly ash dump	Noncommercial recreation	Schools	Wholesaling

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