

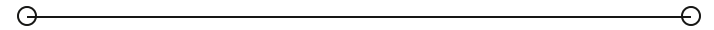


**OFFERING MEMORANDUM**

# Millennium Shops

**4603-4607 LIBRARY RD**

Bethel Park, PA 15102



**PRESENTED BY:**

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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.

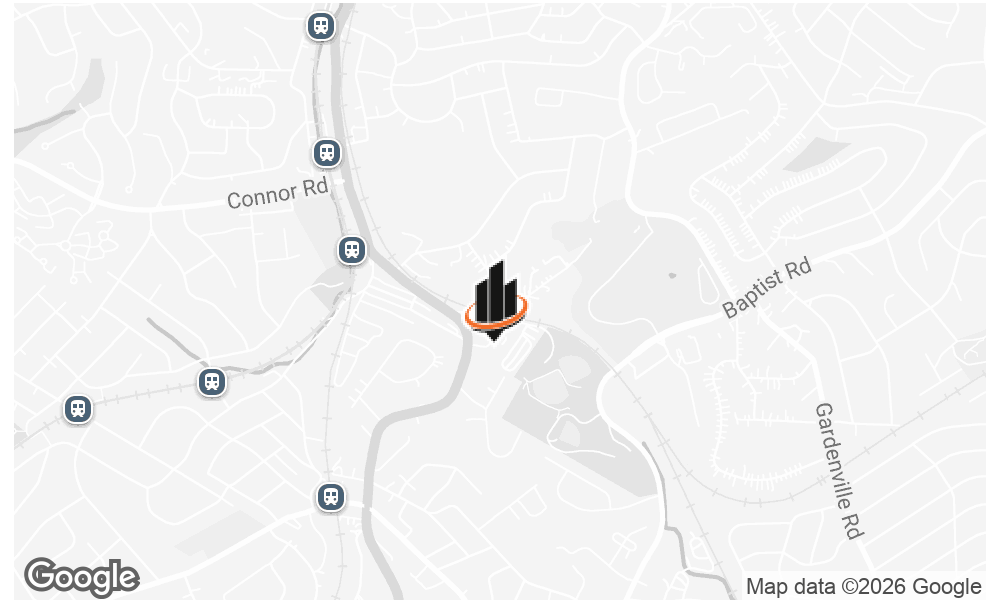
To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

SECTION 1  
Property  
Information

**Nena's**  
SKIN STUDIO

TIGHT  
DANC

## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$27.75 SF/yr
<b>LEASE TYPE:</b>	NNN (\$7.07/SF)
<b>BUILDING SIZE:</b>	17,354 SF
<b>AVAILABLE SF:</b>	1,456 SF
<b>PARKING RATIO</b>	4.78
<b>YEAR BUILT:</b>	2016
<b>MARKET:</b>	Pittsburgh
<b>SUBMARKET:</b>	South Pittsburgh/Rte 19

## PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present a 1,456SF retail space located in the Millennium Shops Plaza in Bethel Park. This property offers excellent visibility and access, making it ideal for a wide range of retail or service-oriented tenants. The space is currently built out with reception area, 4 treatment rooms that have sinks a breakroom and an ADA bathroom. The space lends itself to various uses.

## PROPERTY HIGHLIGHTS

- Prime retail frontage on Library Road (Route 88) - one of the main retail corridors in the South Hills with stoplight access at Hillside Drive.
- Class "A" retail space built in 2016
- Full stop light access from Rt. 88 & Hillside Drive
- Excellent visibility w/Pylon sign - 21,000 ADT
- Exceptional Demographics - 107k population within 3 miles

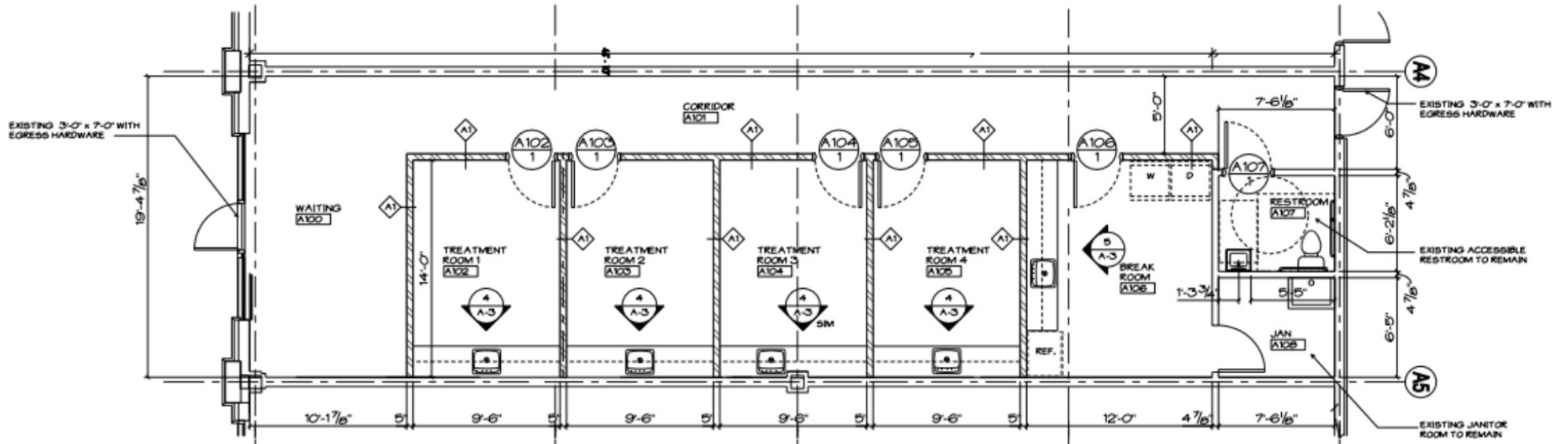
ADDITIONAL PHOTOS



**ADDITIONAL PHOTOS**



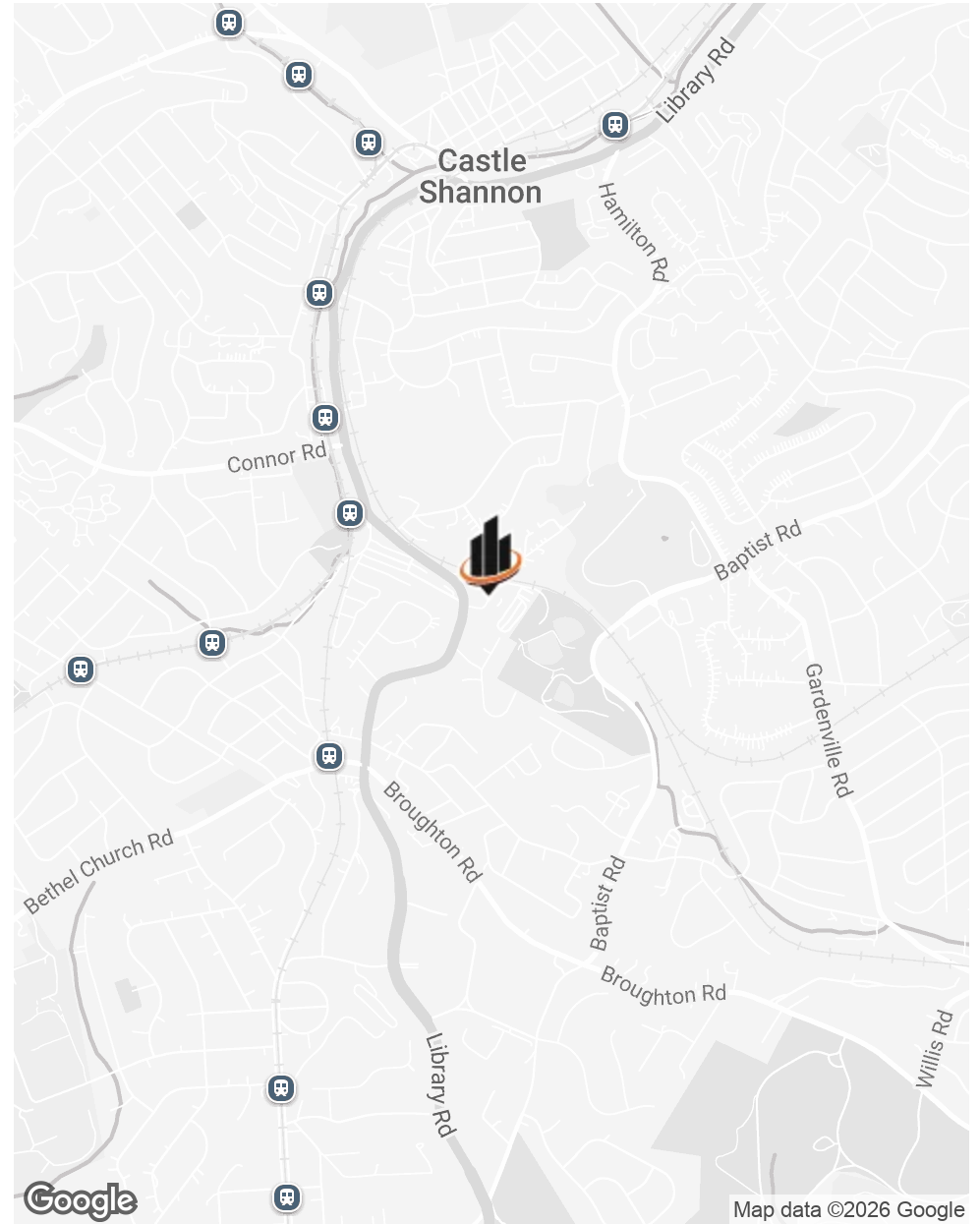
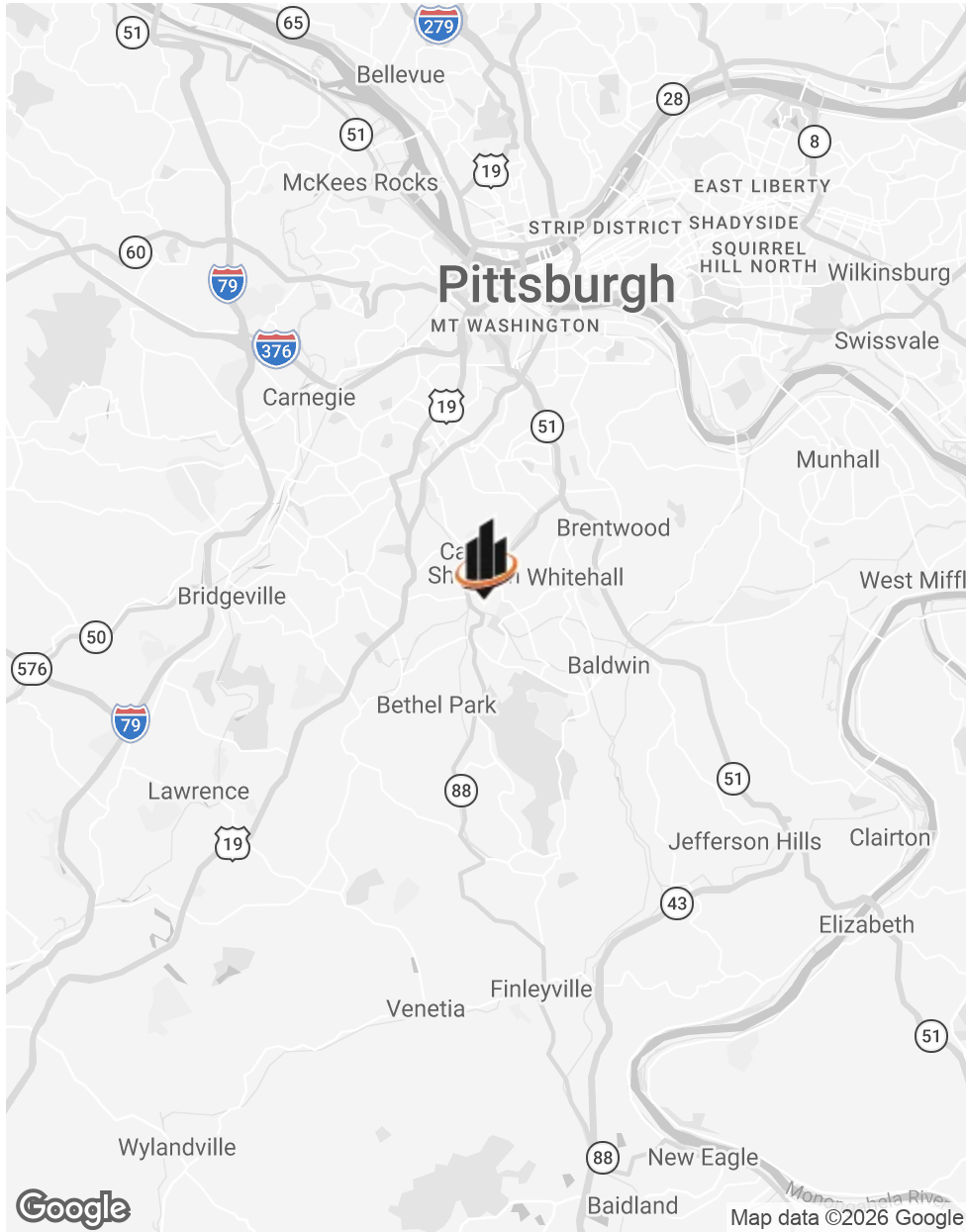
# FLOOR PLAN



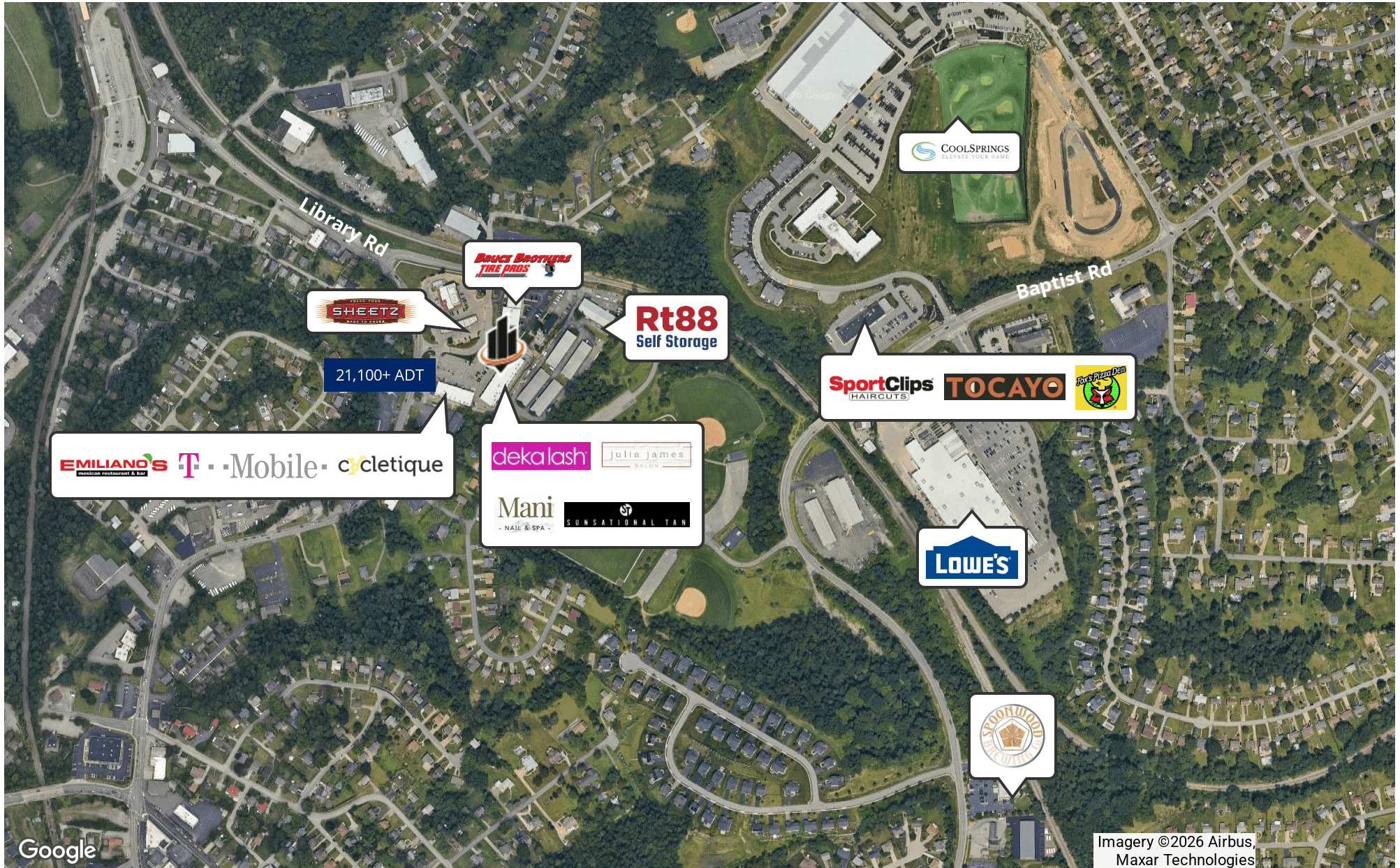


**SECTION 2**  
**Location**  
**Information**

# LOCATION MAPS



# RETAILER MAP



# MILLENNIUM SHOPS TRADE DISTRICT



## 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.



### BETHEL PARK

Bethel Park is a borough located in Allegheny County, PA and within the South Hills community. Bethel Park is only 7 miles south of downtown Pittsburgh, many residents commute to downtown using Pittsburgh’s light rail system the “T.” It is an upscale community with easy access to shopping, dining, medical care and major highways. Bethel Park is home to the South Hills Village Mall, a Simon TM Mall. While the Galleria of Mt. Lebanon, another upscale mall, is in the neighboring township of Mt. Lebanon. Bethel Park is serviced by the Bethel Park School District.

# DEMOGRAPHICS MAP & REPORT

## POPULATION

**0.3 MILES 0.5 MILES 1 MILE**

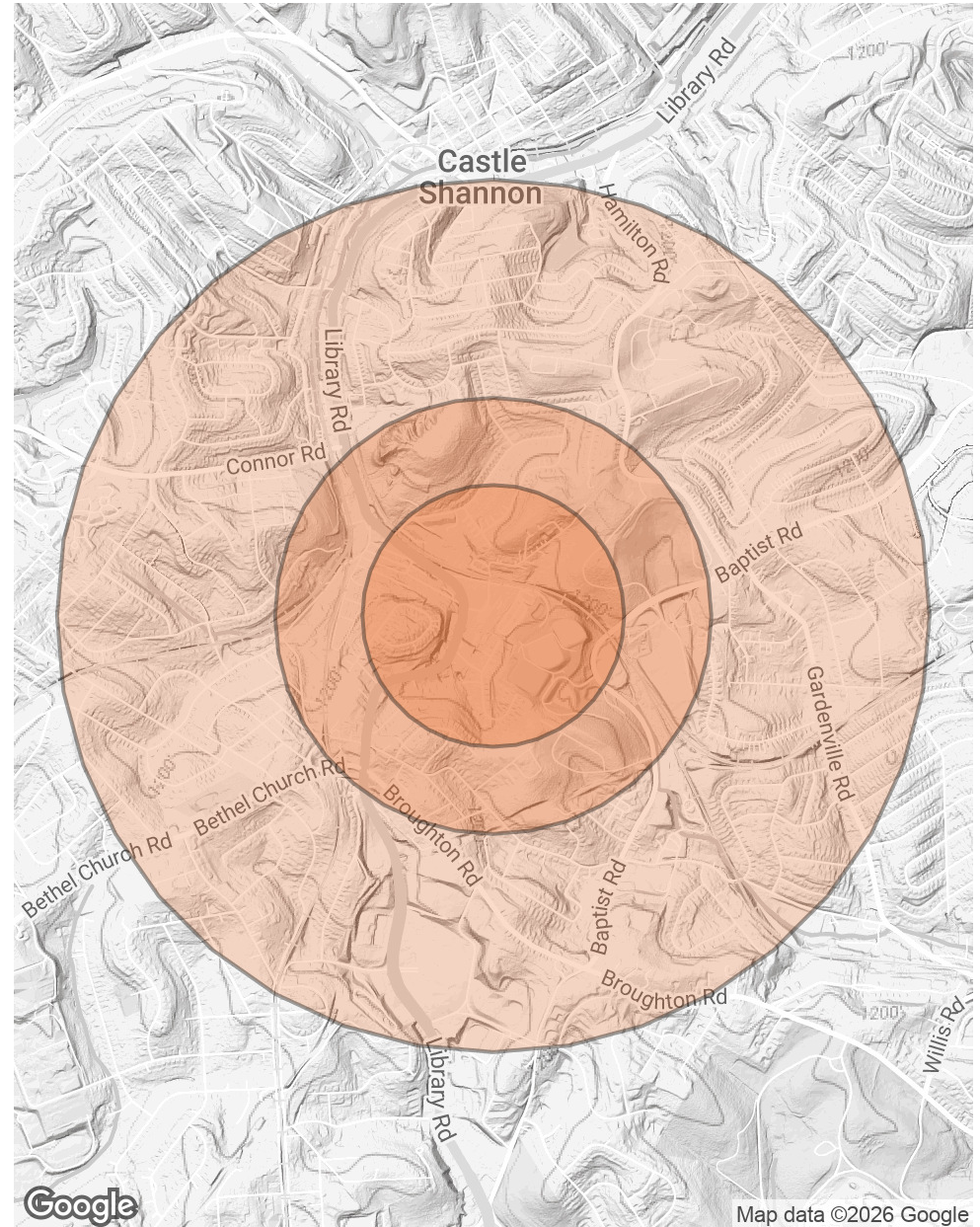
	0.3 MILES	0.5 MILES	1 MILE
<b>TOTAL POPULATION</b>	719	1,794	11,232
<b>AVERAGE AGE</b>	45	45	45
<b>AVERAGE AGE (MALE)</b>	44	44	44
<b>AVERAGE AGE (FEMALE)</b>	46	47	46

## HOUSEHOLDS & INCOME

**0.3 MILES 0.5 MILES 1 MILE**

	0.3 MILES	0.5 MILES	1 MILE
<b>TOTAL HOUSEHOLDS</b>	307	756	4,877
<b># OF PERSONS PER HH</b>	2.3	2.4	2.3
<b>AVERAGE HH INCOME</b>	\$123,183	\$123,660	\$118,504
<b>AVERAGE HOUSE VALUE</b>	\$292,208	\$297,023	\$268,085

*\* Demographic data derived from 2020 ACS - US Census*



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