



# CROSSROADS TOWNE CENTER

100 CROSSROADS PLAZA | MOUNT PLEASANT, PA 15666



**FOR LEASE | 14,600 SF**

# TABLE OF CONTENTS

<b>EXECUTIVE SUMMARY</b>	<b>03</b>
.....	
<b>PHOTOS &amp; PLANS</b>	<b>07</b>
.....	
<b>LOCATION OVERVIEW</b>	<b>15</b>
.....	

Jason Campagna  
Managing Director | Senior Advisor  
(412) 535-5756  
jason.campagna@svn.com

Ben Sherman  
Associate Advisor  
412-654-0520  
ben.sherman@svn.com



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

All SVN® offices independently owned and operated.

## DISCLAIMER

The material contained in this Offering Brochure 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.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this offering memorandum, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

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 Brochure 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 Brochure 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.

# CROSSROADS TOWNE CENTER EXECUTIVE SUMMARY



**AVAILABLE SPACE**  
14,600 SF

# PROPERTY SUMMARY

## OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present this 14,600 SF retail space located in Crossroads Plaza, a desirable, multi-tenant Aldi-anchored plaza. Located in Mount Pleasant, Pennsylvania, within the Pittsburgh MSA.

The plaza boasts excellent visibility, featuring a prominent pylon sign and a strategic location surrounded by major retailers, ensuring high traffic and easy accessibility. A new Bealls store is enhancing the property's retail mix and drawing additional customer traffic. The Ten Mile Trade Area is supported by a robust demographic profile, including over 75,600 residents, 28,500 employees, and an average household income of \$68,169, making it an ideal location for sustained retail success.

## OFFERING SUMMARY

<b>LEASE RATE:</b>	Negotiable
<b>AVAILABLE SPACE:</b>	14,600 SF
<b>PLAZA SIZE:</b>	84,883 SF
<b>PARKING SPACE:</b>	277
<b>MARKET:</b>	Pittsburgh

**GROCERY ANCHORED**

**14,600 SF AVAILABLE**

**RENOVATED 2019-2022**

**LOT SIZE 9.92 AC**



# PROPERTY DETAILS

## Construction Details

Foundation	Concrete spread footings
Framing	Concrete and Steel
Floors	Concrete
Exterior Walls	Concrete (CMU), brick veneer, metal panels, wood plank siding
Roof Type	Flat with parapet walls; Replaced in 2019
Roof Cover	Turned up with sheet metal coping parapet walls and thermoplastic polyolefin (TPO) finish; Corrugated metal canopy (Big Lots)
Windows	Tinted / Double-pane windows in aluminum frames
Pedestrian Doors	Steel service doors, glass doors with metal frame
Loading Dock Doors	Metal roll-up and fiber glass panel roll-up

## Interior Details

Layout	The plaza has a general regulator, rectangle configuration totaling 84,883 SF Gross Building area. Aldi Grocery is located on the left side, Big Lots in the middle, and O'Reilly Auto Parts is on the right side of the building.
Tenant Build-Outs	The building is improved with typical build-out for a retail plaza that meets market standards for comparable space. The building is built out into 3 retail units and one warehouse unit. Two units were updated in 2018-2019. Tenant unit finishes are the responsibility of each individual tenant.
Floor Covering	Ceramic and vinyl tile and stained concrete.
Walls	Drywall and ceramic tile.
Ceilings	Acoustic tile and open structure.
Lighting	Soffit mounted & recessed lighting.

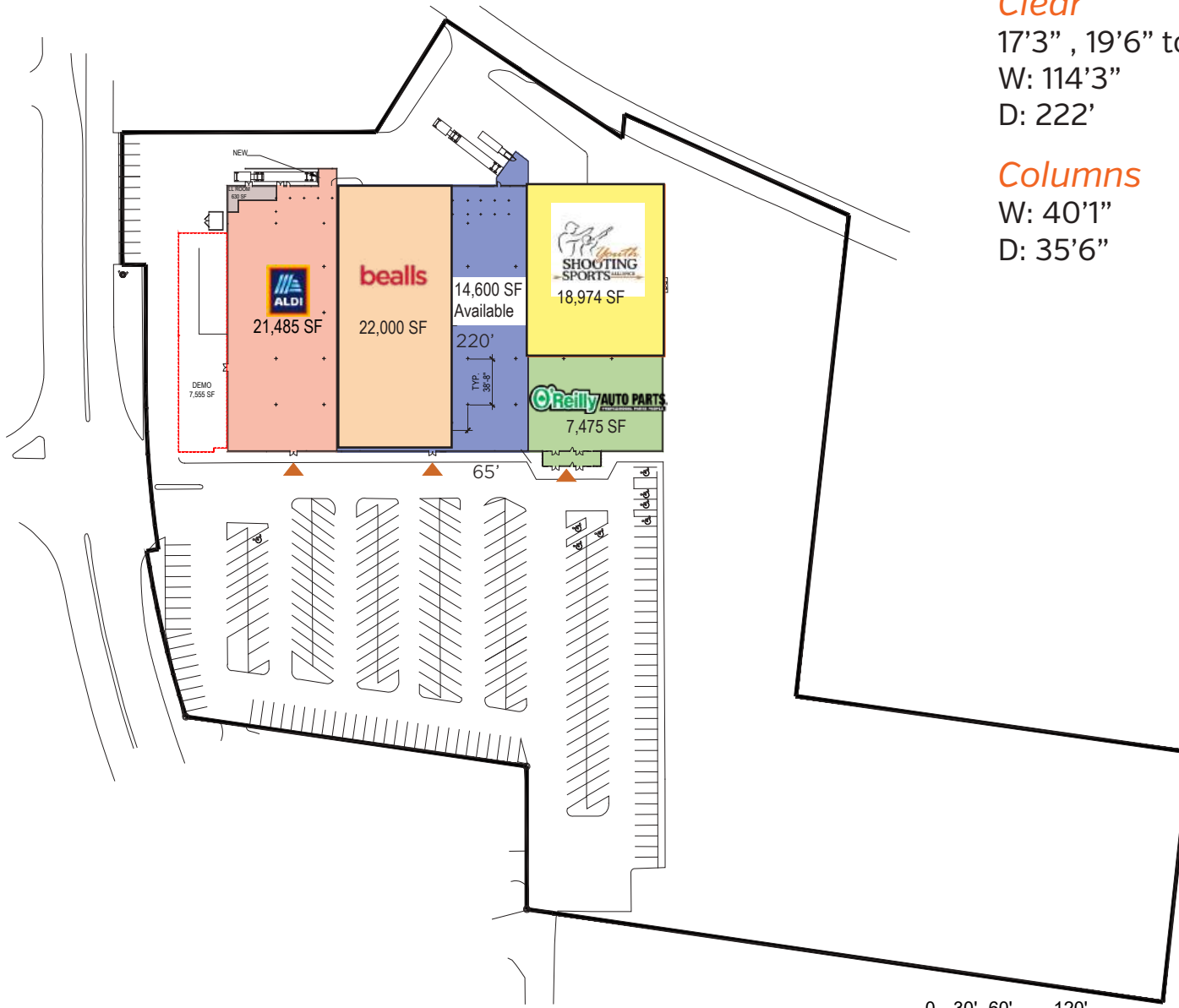
## Mechanical Details

HVAC	Most rooftop packaged units & ceiling hung warehouse heaters replaced in 2018. Temperature controlled air is provided to interior areas by the individual units. Equipment includes six 17.5-ton, three 10-ton, one 2-ton, one 25-ton rooftop mounted packaged units, one electric ceiling mounted unit heater, and three natural gas ceiling mounted unit heaters.
Plumbing	The plumbing system is reported to be adequate for the existing use and in compliance with local law and building codes. 2 Electric water heaters. Domestic water heater replaced in 2018.
Electrical	Common trip breaker. Exterior mounted electric meters. 277/480-Volt, three-phase, four-wire (x3). 800 Amps (x3) unit capacity. All electric work is assumed to be in accordance with local law and building codes.
Emergency Power	N/A

## Other Improvements

Parking	The property contains approximately 277 surface parking spaces, reflecting an overall parking ratio of 3.06 spaces per 1,000 square feet of gross leasable area. The parking spaces are asphalt-paved and striped, and adequately support the existing users.
On-Site Landscaping	Concrete retaining walls and grass landscaping.
Signage	Building mounted pylon signage.

# SITE MAP



## Clear

17'3" , 19'6" to ceiling, 12' HVAC Height  
 W: 114'3"  
 D: 222'

## Columns

W: 40'1"  
 D: 35'6"



SCALE: 1" = 120'-0"



NOTE: THIS CONCEPTUAL SITE PLAN IS FOR PLANNING PURPOSES ONLY. SITE SPECIFIC INFORMATION SUCH AS EXISTING CONDITIONS, ZONING, PARKING, LANDSCAPE AND EGRESS REQUIREMENTS MUST BE VERIFIED BY ZONING ATTORNEY AND CODE CONSULTANT. LOCATIONS OF MECHANICAL SHAFTS ARE TO BE DETERMINED. STAIRS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND TO BE REVISED TO MEET EGRESS REQUIREMENTS.

# CROSSROADS TOWNE CENTER PLANS & PHOTOS



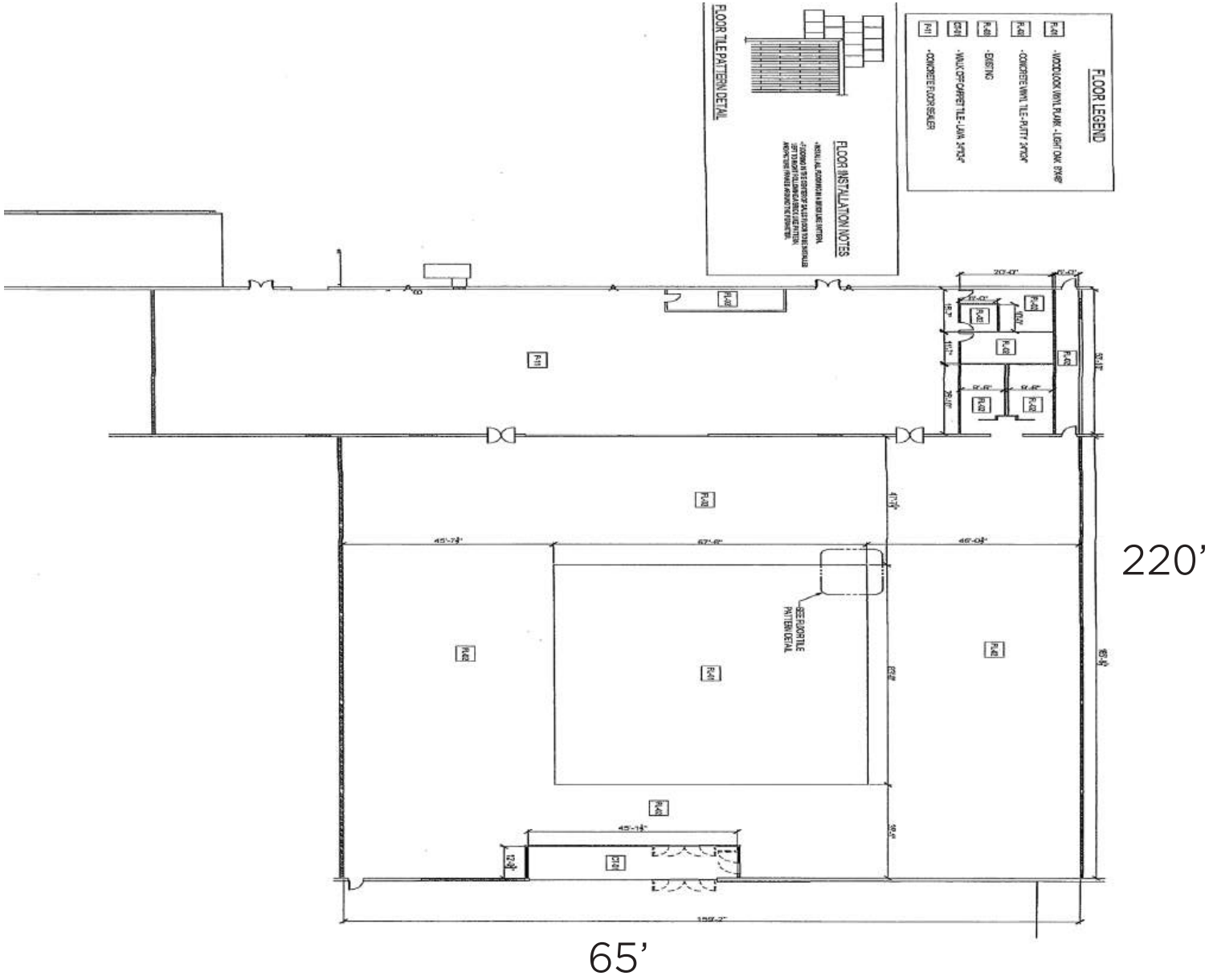
**AVAILABLE SPACE**  
14,600 SF

# PROPERTY PHOTOS

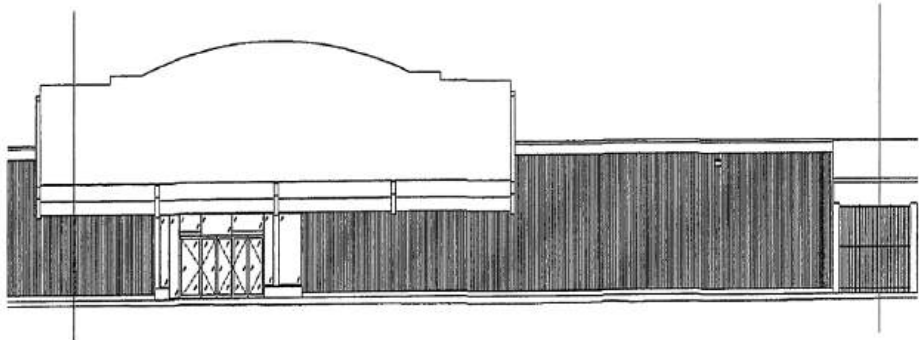




# SPACE PLANS

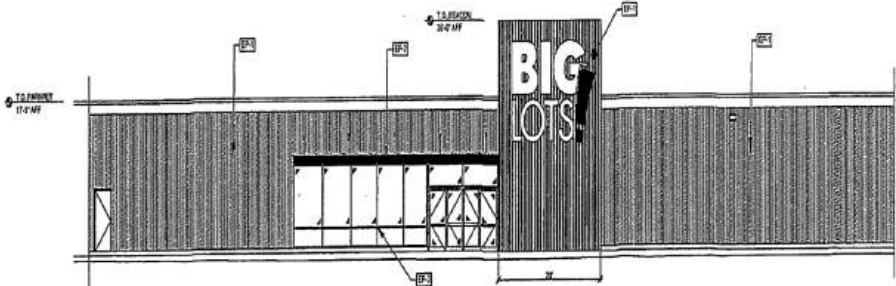


# SPACE PLANS



EXISTING STOREFRONT ELEVATION

SCALE: 1/8"=1'-0"

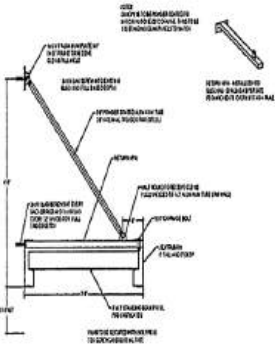


PROPOSED STOREFRONT ELEVATION

SCALE: 1/8"=1'-0"

**EXTERIOR FINISH LEGEND**

- A1** FROGLAZED PINK IRON TONER GLASS
- A2** FROGLAZED WANGE
- A3** OURE BRONZE ANODIZED ALUMINUM
- A4** AT&T INTERNATIONAL, INC.  
CORPORAAL PANEL, 100" X 100"  
COLOR: BLACK - REFERENCE: P101 001





# TENANT PROFILES



**Website:** aldi.us  
**Company Type:** Private  
**Locations:** 2,000+

Aldi is a leader in the grocery retailing industry since 1976, ALDI operates more than 2,000 U.S. stores in 36 states. More than 40 million customers each month benefit from the ALDI simple and streamlined approach to retailing. ALDI sells the most frequently purchased grocery and household items, primarily under its exclusive brands, which are designed to meet or exceed the national name brands on taste and quality. ALDI is so confident in the quality of its products, the company offers a Double Guarantee. For the seventh year in a row, ALDI was recognized as a value leader among U.S. grocery stores by a Market Force Information survey of U.S. consumers.



**Website:** beallsinc.com  
**Company Type:** Private  
**Locations:** 650+

Bealls, Inc. is a Florida-based retail corporation with headquarters located in Bradenton, Florida. Since its founding in 1915, the family-owned corporation now operates more than 650 stores under the names of Bealls, Bealls Florida, Home Centric and Rugged Earth Outfitters.

Bealls Florida was not affiliated with the Texas-based Bealls chain (formerly owned by Stage Stores), although the two brands overlapped in some markets with Bealls Outlet using the name Burkes Outlet where they overlapped. In 2020, Bealls bought Stage Stores intellectual property and acquired the rights to the Bealls name nationwide. They also acquired the rights to all of Stage's different chains, private labels, customer lists and a distribution center in Jacksonville, Texas. In 2022 they sold the rights to the Stage Stores chains (excluding Bealls) to BrandX.

# TENANT PROFILES



**Website:** [oreillyauto.com](http://oreillyauto.com)

**Company Type:** Public (NYSE: ORLY)

**Locations:** 5000+

As one of the leading auto parts retailers in the U.S., O'Reilly Auto parts offers automotive aftermarket auto parts, tools, equipment and accessories. Serving professionals and everyday Americans. Customers may shop at one of the over 5000 locations across the United States, or online with next day delivery offered. Free store services include, battery testing, alternator and starter testing, wiper blade and bulb installation.

O'Reilly Auto Parts was founded in 1957 by Charles O'Reilly and is head quartered in Springfield, MO., and became a publicly traded company in 1993. The companies mission statement is defined as "O'Reilly Automotive intends to be the dominant supplier of auto parts in our market areas by offering our retail customers, professional installers, and jobbers the best combination of price and quality provided with the highest possible service level." O'Reilly Auto parts continues to strive to be an industry leader.



**Website:** [www.youthshootingsa.com](http://www.youthshootingsa.com)

**Company Type:** Nonprofit

Recognizing the importance of introducing safe and responsible shooting sports to the youth and insuring that hunting and shooting traditions and opportunities remain intact, the Youth Shooting Sports Alliance was formalized. YSSA has become a central location for equipment needs for youth shooting and hunting programs across the country since 2007.

The Youth Shooting Sports Alliance selects priority youth shooting programs that best contribute to the future market goals of the industry, and provides support by distributing equipment and supplies to address the growth limitations of these programs.

Youth Shooting Sports Alliance identifies and supports the needs of successful and safe youth programs and provides leadership in the development and promotion of family-friendly shooting ranges to encourage continued participation in the shooting sports.

# CROSSROADS TOWNE CENTER LOCATION OVERVIEW



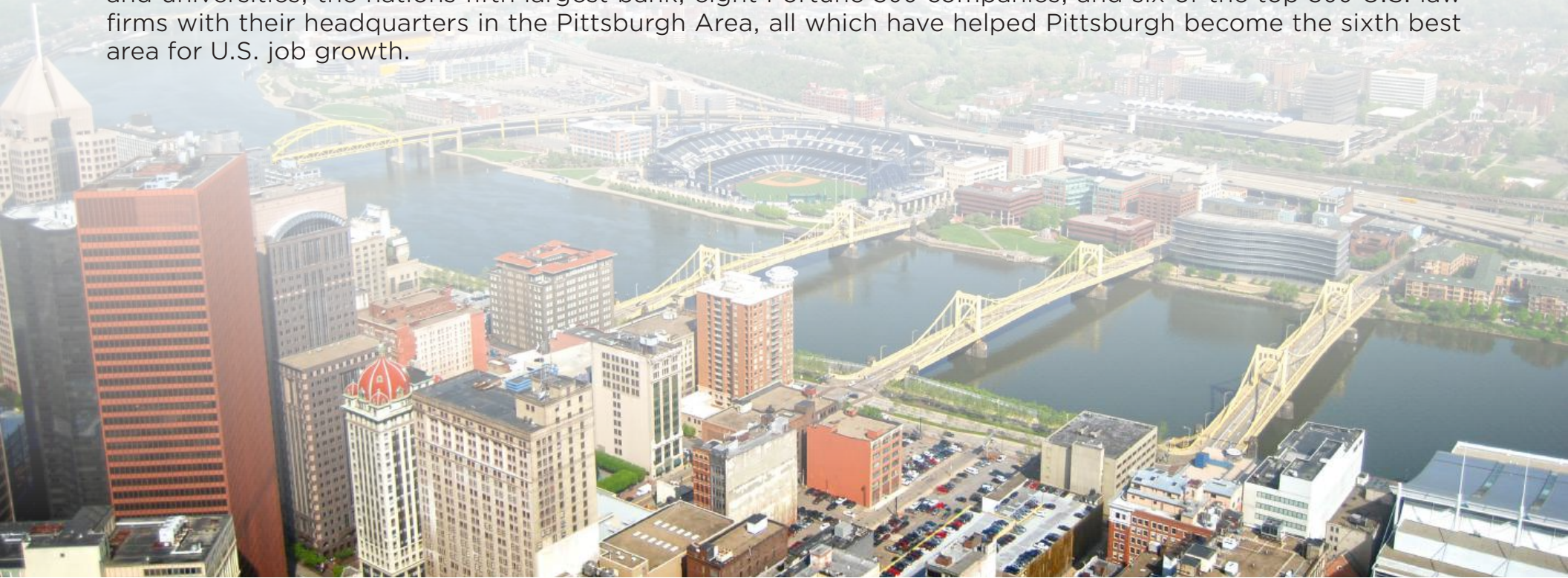
AVAILABLE SPACE  
14,600 SF



# LOCATION OVERVIEW

## PITTSBURGH METRO

**Pittsburgh** is the county seat of Allegheny County, located in southwestern Pennsylvania. It is the second-largest city in the Commonwealth of Pennsylvania and is known as both “The Steel City” for its more than 300 steel-related businesses and as the “City of Bridges” for its 446 bridges. The city features 30 skyscrapers, two inclines, and a pre-revolutionary fortification and the Point State Park at the confluence of the three rivers. Aside from steel, Pittsburgh has led in manufacturing of aluminium, glass, shipbuilding, petroleum, foods, sports, transportation, computing, autos, and electronics. After the de-industrialization of the 1980s Pittsburgh was left with many museums, medical centers, parks, research centers, libraries, a diverse cultural district, and has the most bars per capita in the United States. The area is home to 68 colleges and universities, the nations fifth largest bank, eight Fortune 500 companies, and six of the top 300 U.S. law firms with their headquarters in the Pittsburgh Area, all which have helped Pittsburgh become the sixth best area for U.S. job growth.



# LOCATION OVERVIEW

# WESTMORELAND COUNTY



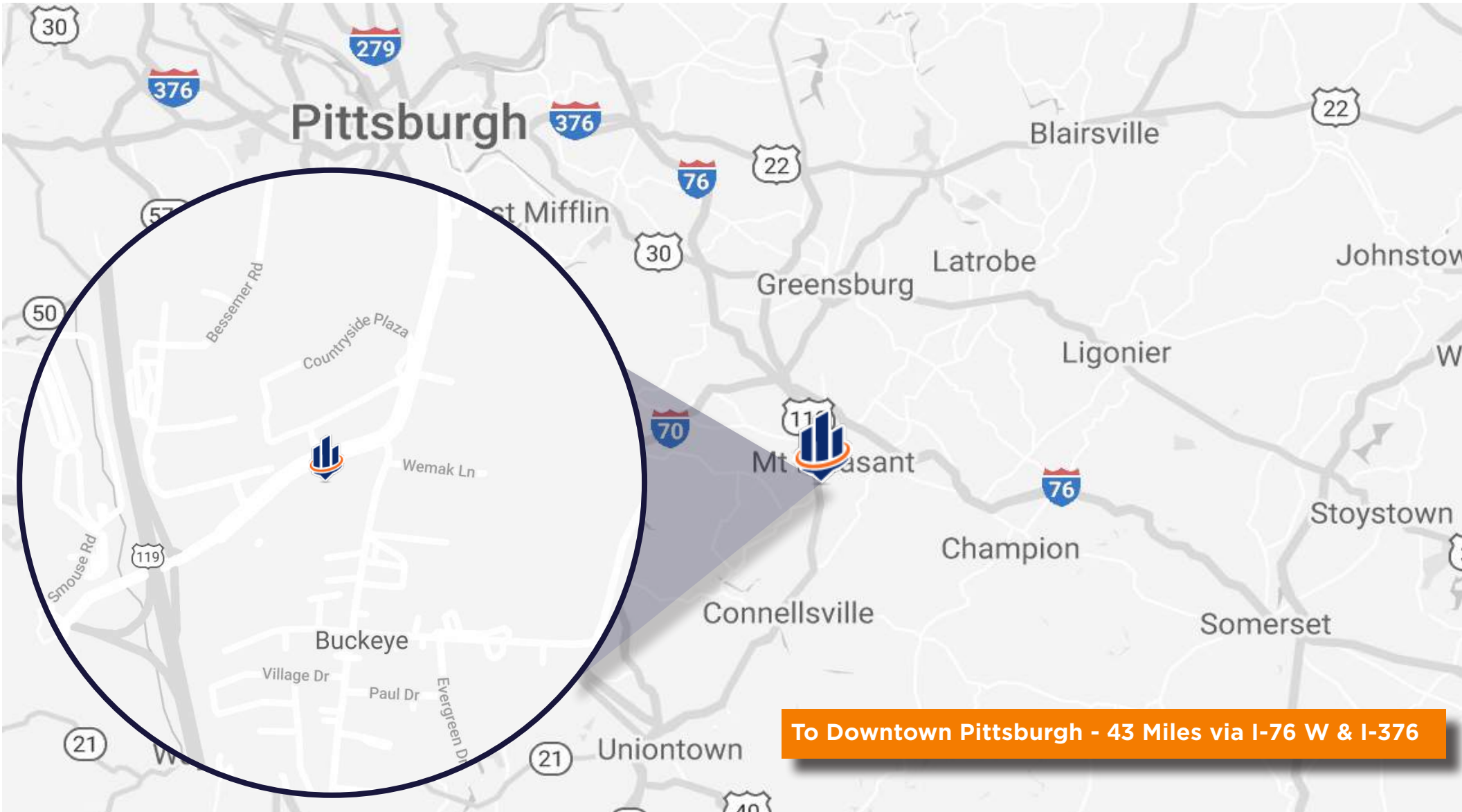
**Westmoreland County** is the second largest county in the southwestern part of Pennsylvania. Cut from Lancaster, Northumberland, and later Bedford Counties, Westmoreland County was founded in 1773 and was the first county in the colony of Pennsylvania in which its entire territorial boundary was located west of the Allegheny Mountains. The vibrant county enjoys natural beauty, a great historical legacy, a thriving economy and pleasant communities. The county has 7 different colleges and universities, four state parks and 19 public school districts. It consists of 7 cities with the county seat being Greensburg, 37 boroughs and 21 townships.



## TOP EMPLOYERS



# LOCATION MAPS



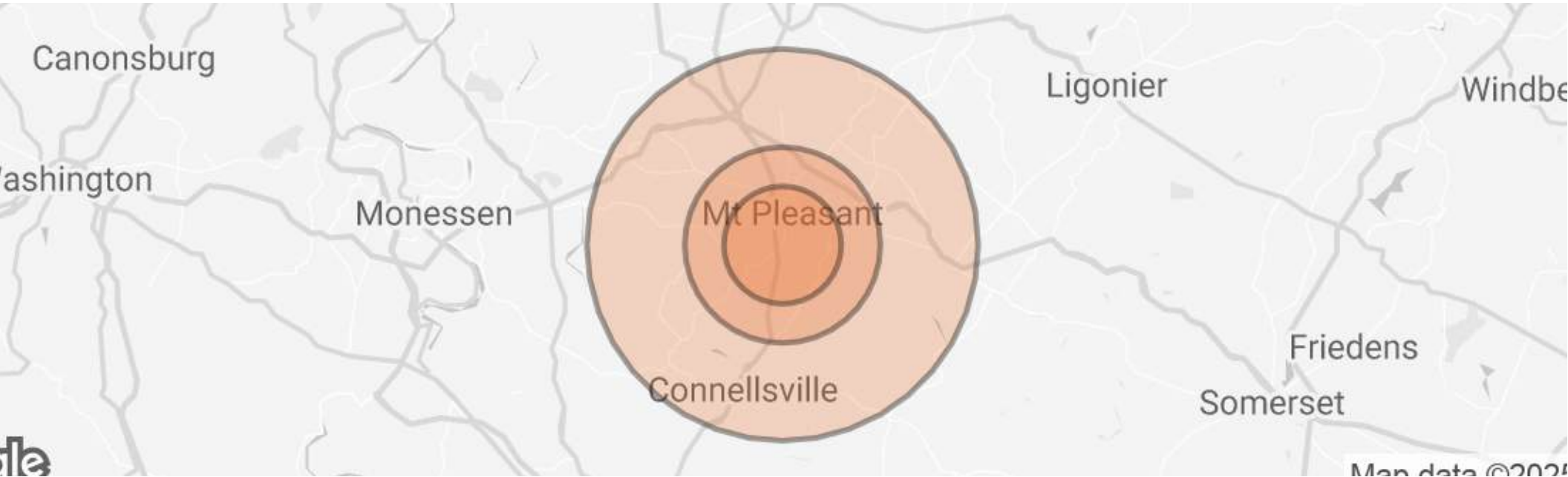
# PARCEL MAP



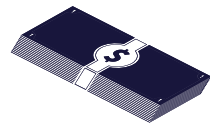
# RETAIL OVERVIEW



# PROPERTY DEMOGRAPHICS



**7,696**  
DAYTIME  
EMPLOYEES  
\*3 Mile Radius



**\$97,166**  
AVG HOUSEHOLD  
INCOME  
\*1 Mile Radius



**44.50**  
AVERAGE  
AGE  
\*3 Mile Radius

POPULATION	3 MILE	5 MILES	10 MILES	HOUSEHOLDS & INCOME	3 MILE	5 MILES	10 MILES
2024 Total Population	17,071	26,635	74,886	Total Households	7,497	11,472	30,776
2029 Projected Population	17,132	26,310	71,352	# Of Persons Per HH	2.2	2.3	2.3
Median Age	46.7	47.2	47.2	Average HH Income	\$70,545	\$70,488	\$72,112
Median Home Value	\$139,534	\$148,678	\$153,076	Median HH Income	\$54,234	\$54,823	\$54,428