

2ND GEN RESTAURANT & BANQUET FACILITY

\$1,495,000

6,400 SF

1033 Paxton Drive,
Bethel Park, PA 15102



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DISCLAIMER

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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 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.



Property Summary

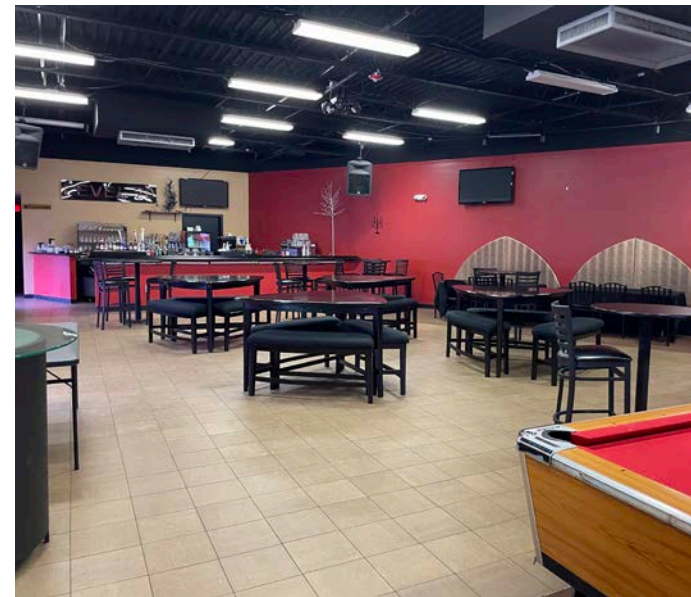
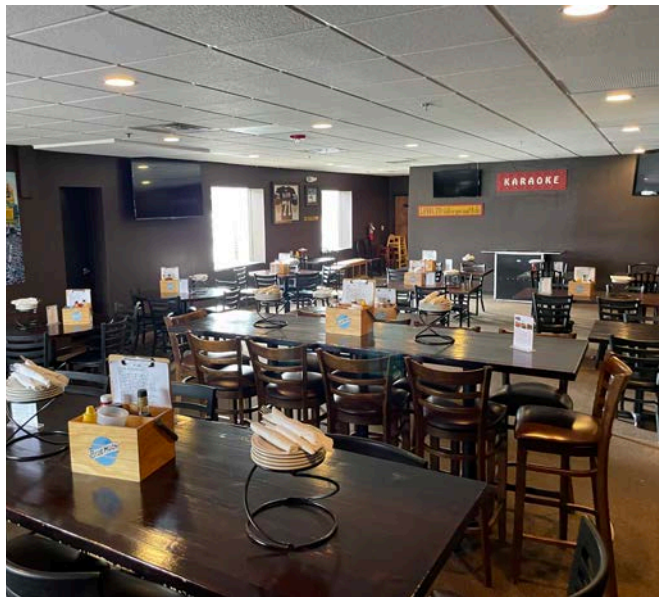
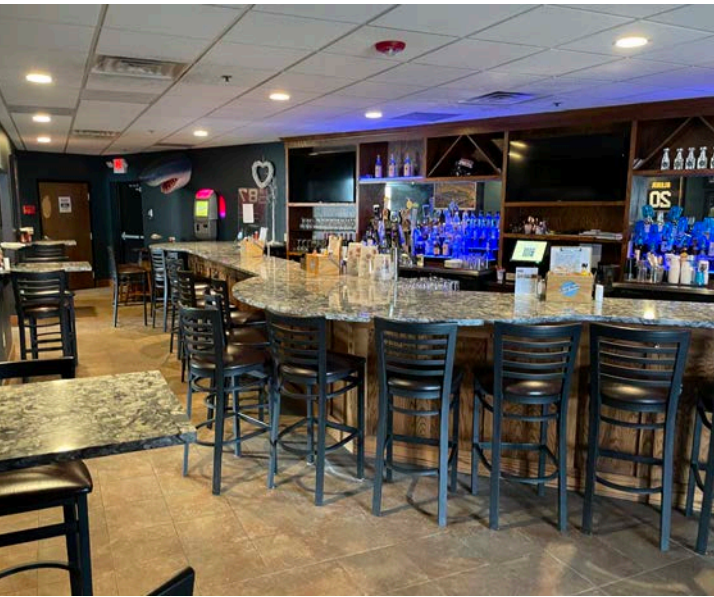
Address	1033 Paxton Drive, Bethel Park, PA 15102
Building Size	6,400 SF
Lot Size	0.68 AC
Floors	2

INVESTMENT HIGHLIGHTS

NAI Burns Scalo is pleased to present this 2nd generation restaurant and banquet facility for sale. This 6,300 SF property is located at 1033 Paxton Drive in Bethel Park, Pennsylvania. The property offers an exceptional owner-user or investment opportunity at the signalized corner of Library Road (Route 88) and Paxton Drive within one of the South Hills' most active retail corridors. Benefiting from strong visibility, ample parking, and retail synergy, the property is shadow-anchored by the Bethel Park Shopping Center, including Walmart and Giant Eagle, generating significant consumer traffic throughout the trade area. The existing restaurant, bar, and banquet hall configuration provides a turnkey opportunity for hospitality operators, event venue users, or investors seeking a well-positioned commercial asset.

- 3,400 SF on the First Floor | 3,000 SF on the Second Floor
- Established Restaurant, Bar, and Banquet/Event Venue Configuration
- Flexible Layout Suitable for Restaurant, Sports Bar, Banquet Hall, Event Center, Private Club, Brewery, or Entertainment Venue
- Adequate Parking Available (50+ Spaces)
- Shadow-Anchored by Walmart and Giant Eagle and positioned at a Signalized, High-Visibility Commercial Intersection
- Strong Traffic Counts along Library Road (PA-88): 15,435 VPD
- Liquor License Being Sold Separately
- Located Adjacent to the Bethel Park Shopping Center, Recently Acquired by Walmart for \$39.6M, Signaling a Strong Long-Term Commitment to the Corridor by one of the Nation's Largest Retailers

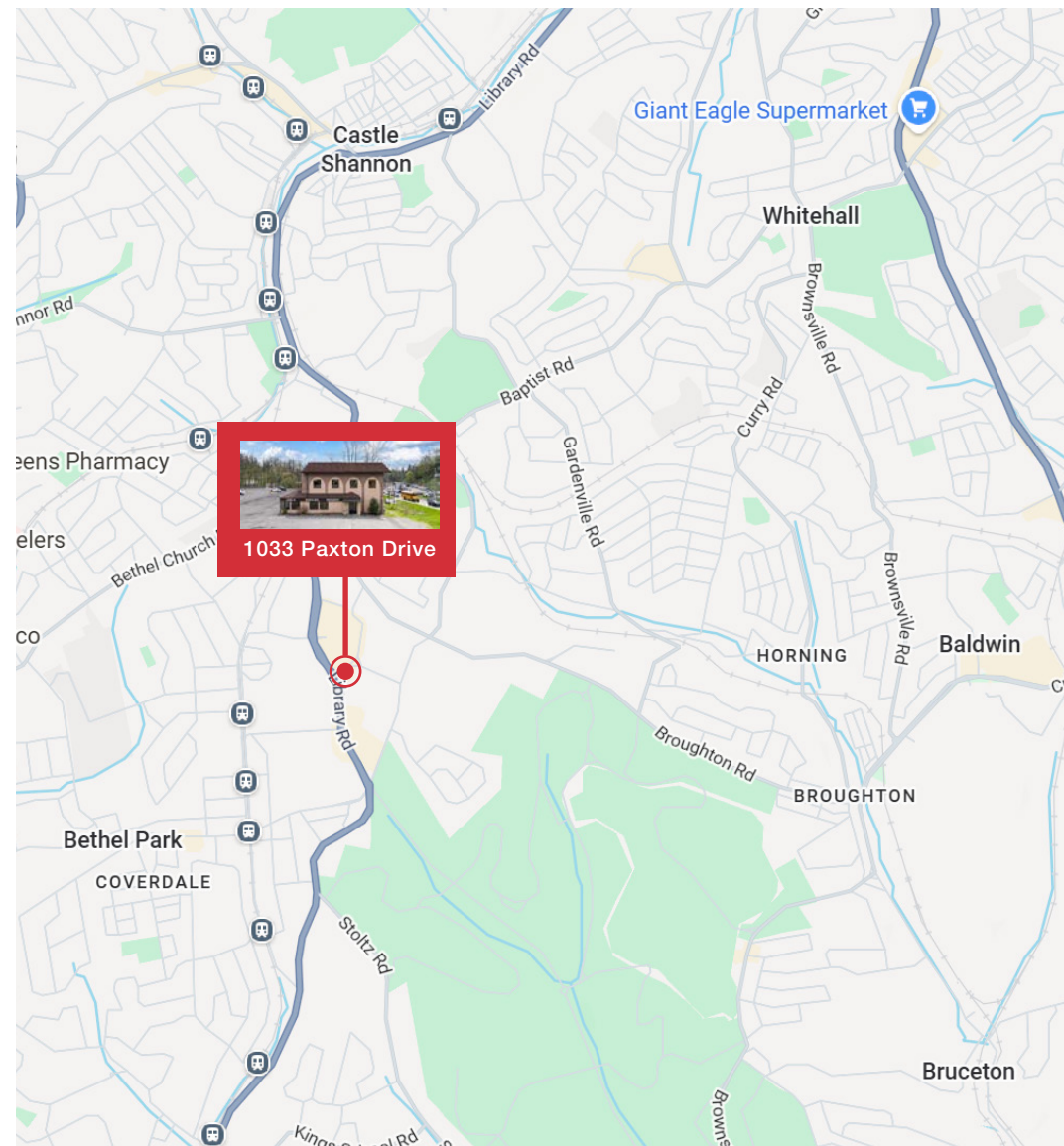
PROPERTY PHOTOS



LOCATION MAPS



9 MILES TO DOWNTOWN PITTSBURGH



ADJACENT TO RT 88

SURROUNDING RETAILERS



RETAILER MAP



SOUTH HILLS VILLAGE



ALLEGHENY SPORTS COMPLEX



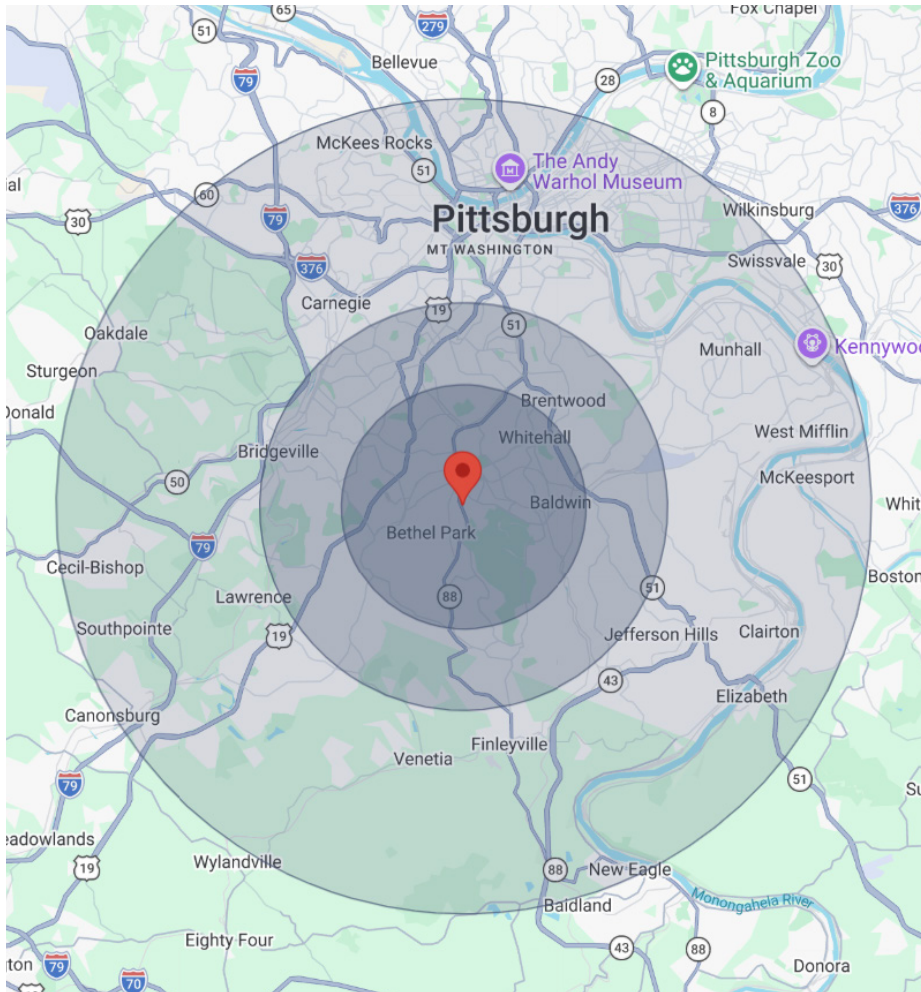
BETHEL PARK SHOPPING CENTER



SOUTH PARK SHOPS



DEMOGRAPHICS



Population	3 Miles	5 Miles	10 Miles
2026 Total Population	89,017	237,709	685,438
Median Age	45.4	44.1	40.9
Employees	45,946	123,546	352,862
Businesses	4,319	11,293	51,913

Household & Income	3 Miles	5 Miles	10 Miles
Total Households	37,855	102,507	302,609
# of Persons per HH	2.4	2.3	2.3
Median HH Income	\$124,061	\$118,957	\$103,722
Median Home Value	\$297,388	\$284,581	\$273,677

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