



# RETAIL DEVELOPMENT OR OWNER-USER OPPORTUNITY

1548-1554 N CENTER AVENUE | SOMERSET, PA 15501



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## OFFERING SUMMARY

<b>ADDRESS:</b>	1548-1554 N Center Ave Somerset, PA 15501
<b>SALE PRICE:</b>	\$499,000
<b>PRICE/ACRE:</b>	\$473,884
<b>GROUND LEASE RATE:</b>	Negotiable
<b>LOT SIZE:</b>	1.053 AC
<b>PARCEL:</b>	420003650, 420091020
<b>USE:</b>	Retail Development or Owner-User
<b>ZONING:</b>	No Zoning Ordinance

## PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present for sale or lease the property located at 1548-1544 N Center Avenue consisting of a 1.05 acre site in Somerset, PA. The property is currently used as a miniature golf course and previously included an ice cream stand.

## PROPERTY HIGHLIGHTS

- Retail development or owner-user opportunity
- Located in retail corridor
- 1.05 Acre Outparcel at Somerset Commons Plaza
- 300' of frontage on N Center Ave / State Route 601
- Great visibility with 11,768 ADT on N Center Ave / State Route 601
- Located at a traffic light intersection along the main retail corridor

# PROPERTY PHOTOS

## MINIATURE GOLF COURSE



# ICE CREAM STAND

# PROPERTY PHOTOS

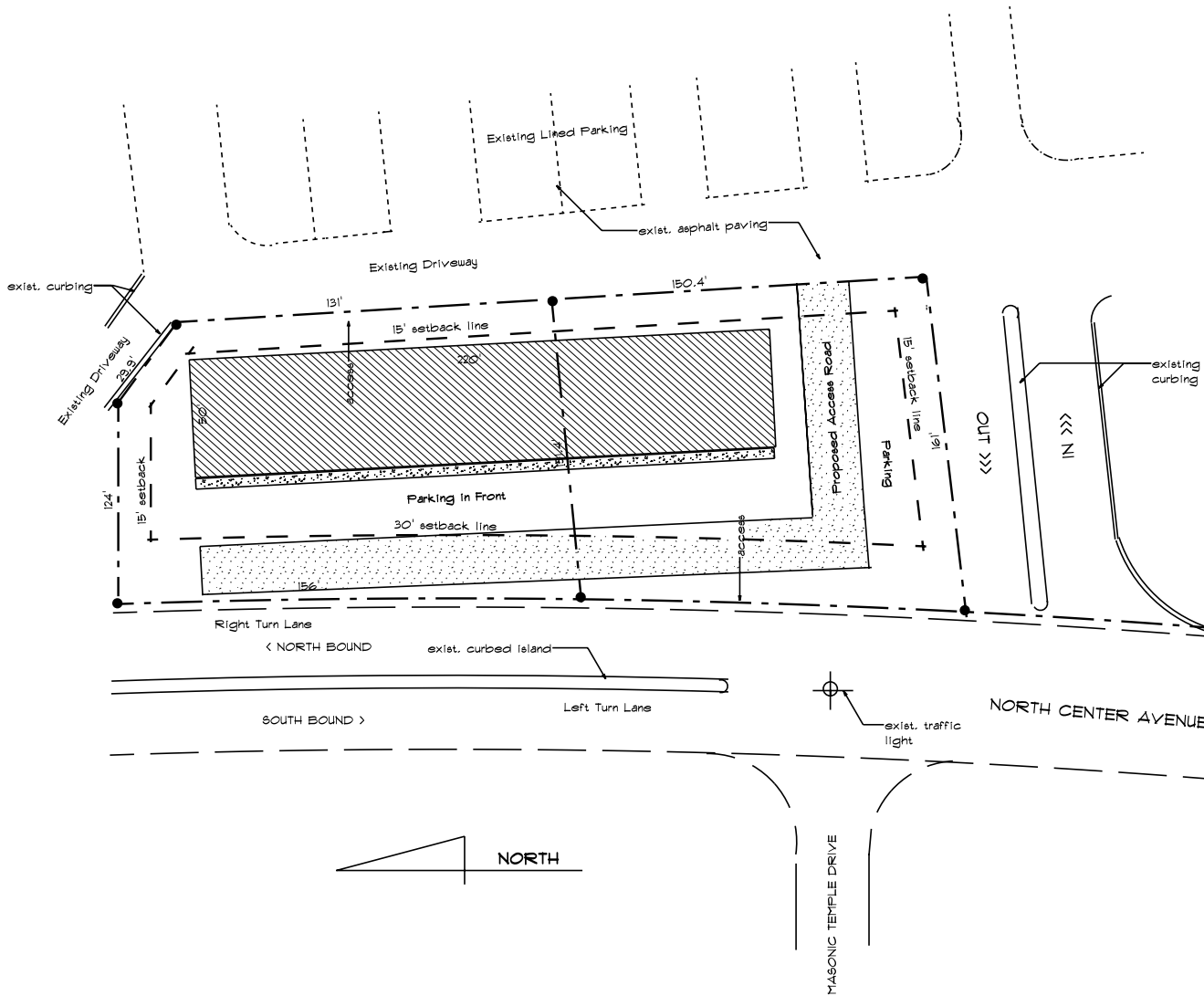


# SITE PLANS

# REDEVELOPMENT OPTIONS

### NOTES

APPROX. 46,281 SQ. OF PROPERTY  
WITH BOTH LOTS COMBINED - 1.06 ACRES.  
APPROX. 306' OF ROAD FRONTAGE.



## PRELIMINARY SITE PLAN



JOB TITLE:		DWG TITLE:	
OPTION 1 - REDEVELOPMENT		preliminary site plan	
Mollys Ice Cream & Jakes Mini-Golf Site			
North Center Ave.			
Somerset, PA			
DRN BY: Roy W. Kemp	PAGE:		
DATE: Feb. 2021			
SCALE: As Noted	1 of 1		

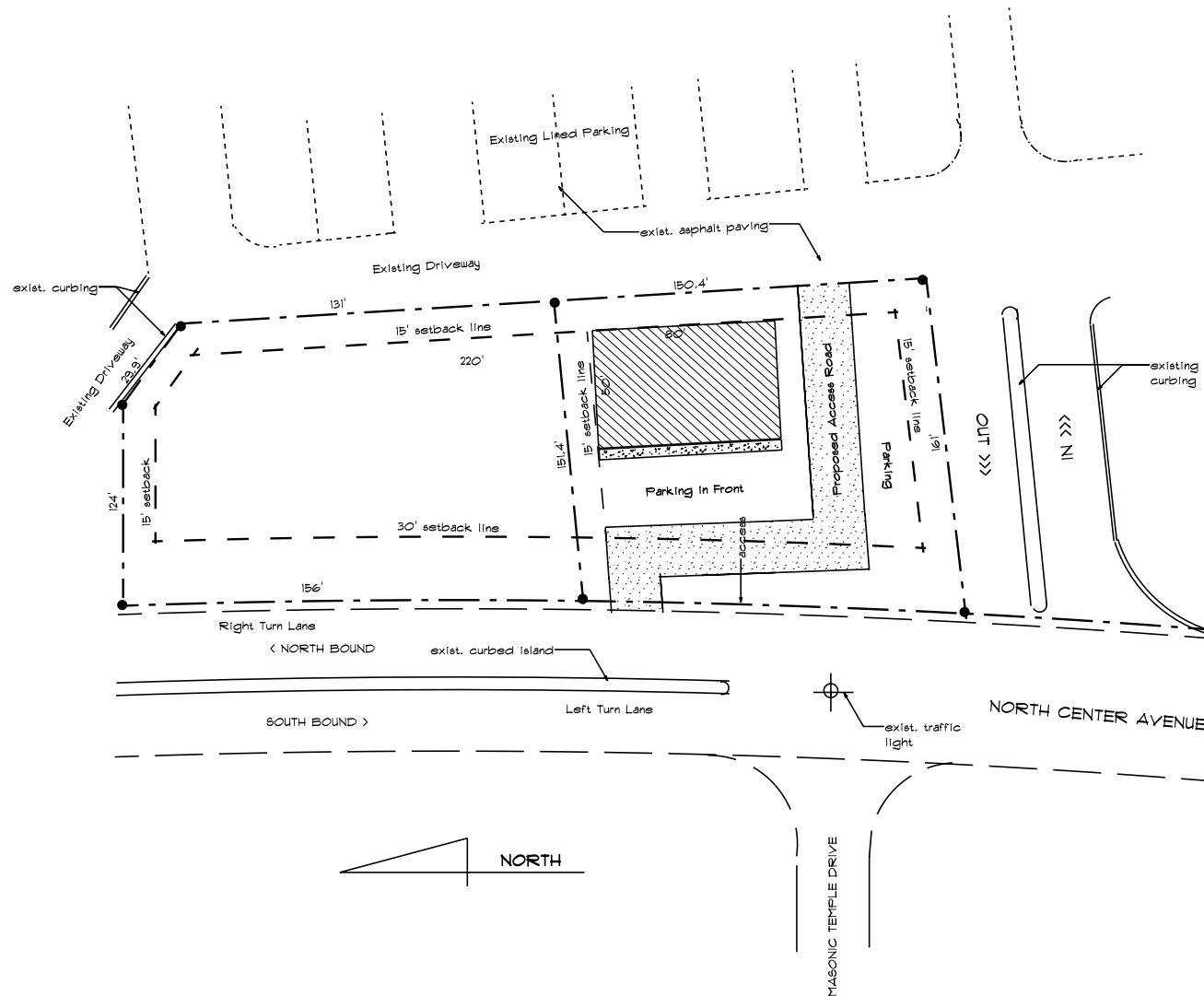
# REDEVELOPMENT OPTIONS

# SITE PLANS

**NOTES**

APPROX. 46,281 SQ. OF PROPERTY WITH BOTH LOTS COMBINED - 1.06 ACRES.

APPROX. 306' OF ROAD FRONTAGE.



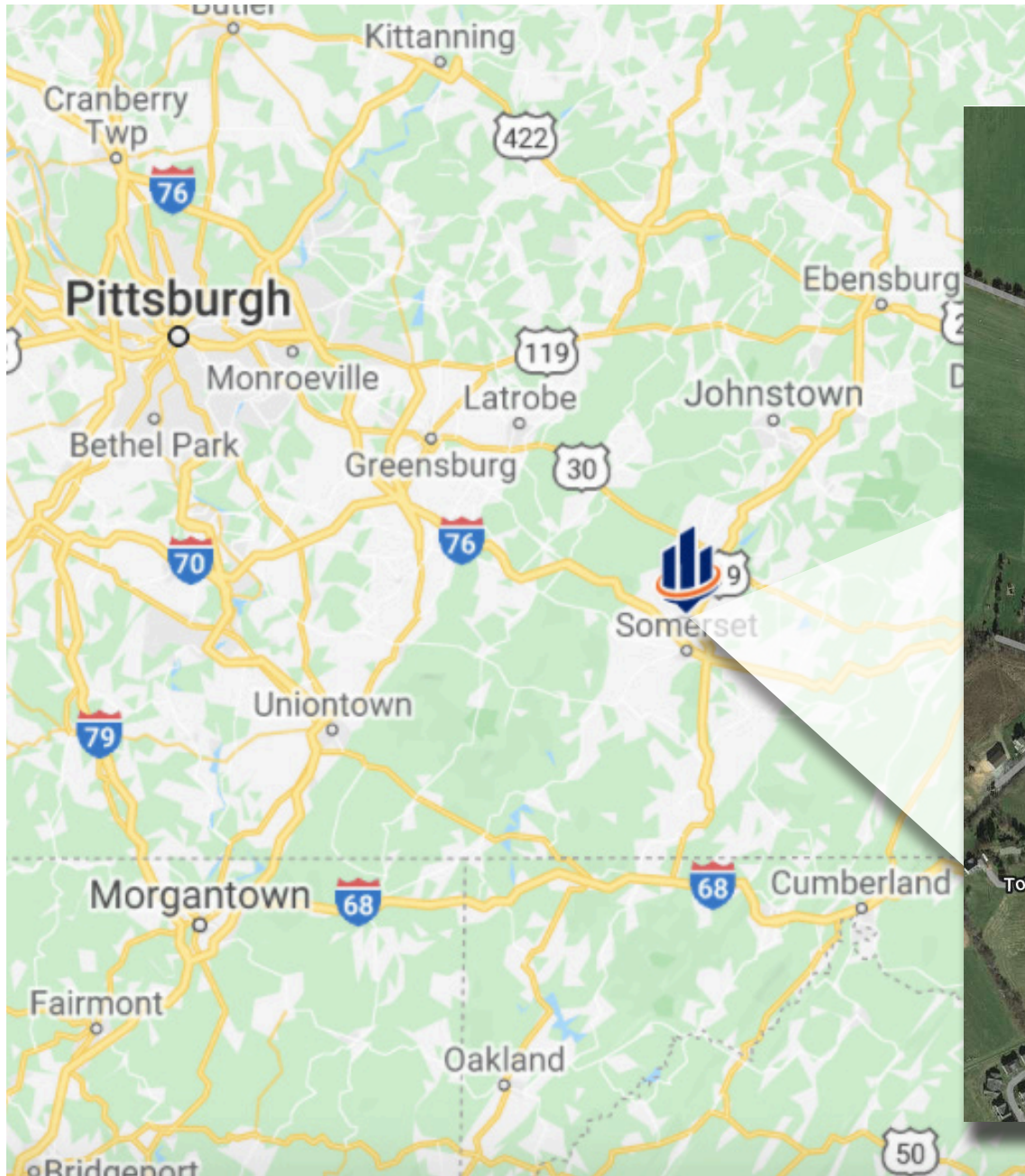
**PRELIMINARY SITE PLAN**



JOB TITLE:		DWG TITLE:	
OPTION 2 - REDEVELOPMENT		preliminary site plan	
Mollys Ice Cream Site			
North Center Avenue			
Somerset, PA			
DRN. BY:	Kay W. Kemp	PAGE:	
DATE:	Feb. 2021		
SCALE:	As Noted		1 of 1

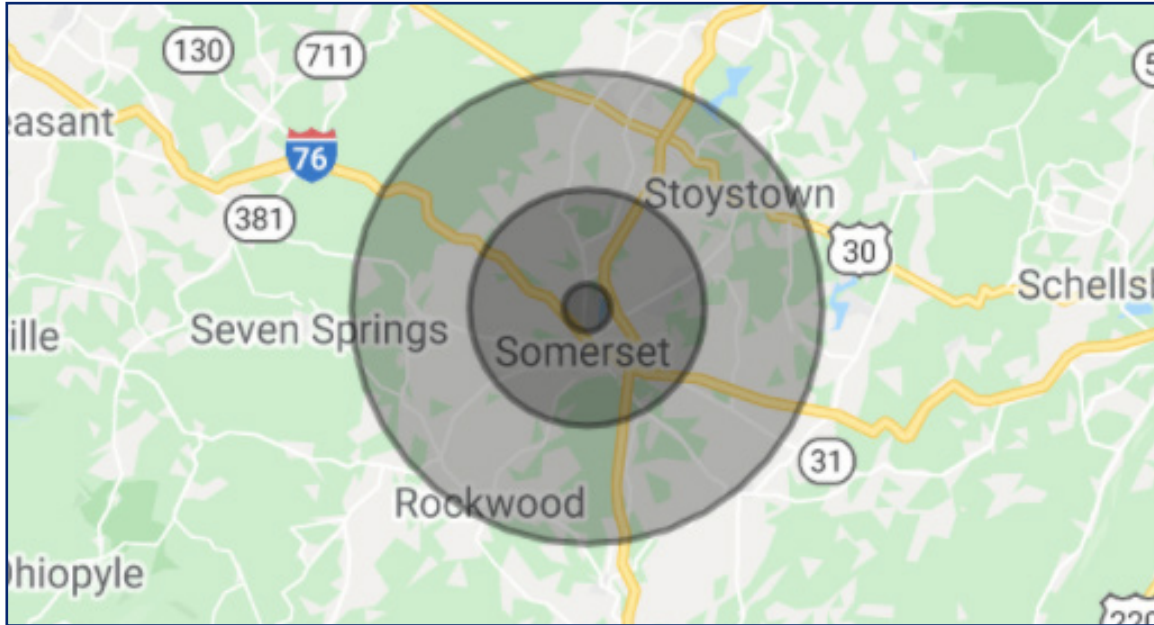
# LOCATION OVERVIEW

# REGIONAL MAP | RETAILER MAP

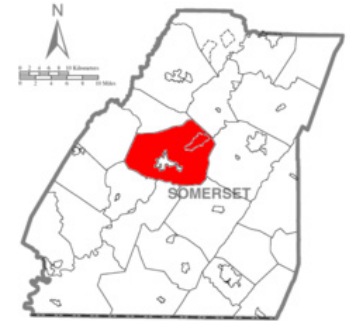


# SOMERSET TOWNSHIP, PA

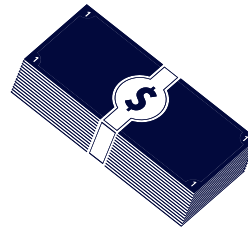
# LOCATION OVERVIEW



**Somerset Township**, a rural farming and residential community, is located in Somerset county and is approx. 70 miles southeast of Downtown Pittsburgh. Somerset was the central stage for the Whiskey Rebellion of 1794, and several rebellion leaders lived in Somerset. Somerset has a humid continental climate that is affected by the high elevation, and is the only place in Pennsylvania to ever receive accumulations of snow in June.



**DAYTIME EMPLOYEES**  
**14,937**  
\*5 Mile Radius



**AVERAGE HOUSEHOLD INCOME**  
**\$64,566**  
\*5 Mile Radius



**AVERAGE AGE**  
**44.5**  
\*5 Mile Radius

POPULATION	1 MILE	5 MILES	10 MILES	HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
2024 Total population	651	18,054	32,453	Total households	217	6,650	12,670
2029 Projected population	632	17,722	31,848	# of persons per HH	2.1	2.1	2.2
Average age	47.7	44.5	44.5	Average HH income	\$58,136	\$64,566	\$66,309
Median home value	\$141,463	\$134,878	\$131,175	Median HH income	\$53,970	\$53,087	\$53,227



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