

OFFERING MEMORANDUM
531 Weyman Road

531 WEYMAN ROAD

Pittsburgh, PA 15236

PRESENTED BY:

JASON CAMPAGNA

Managing Director

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Maxar Technologies

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.

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

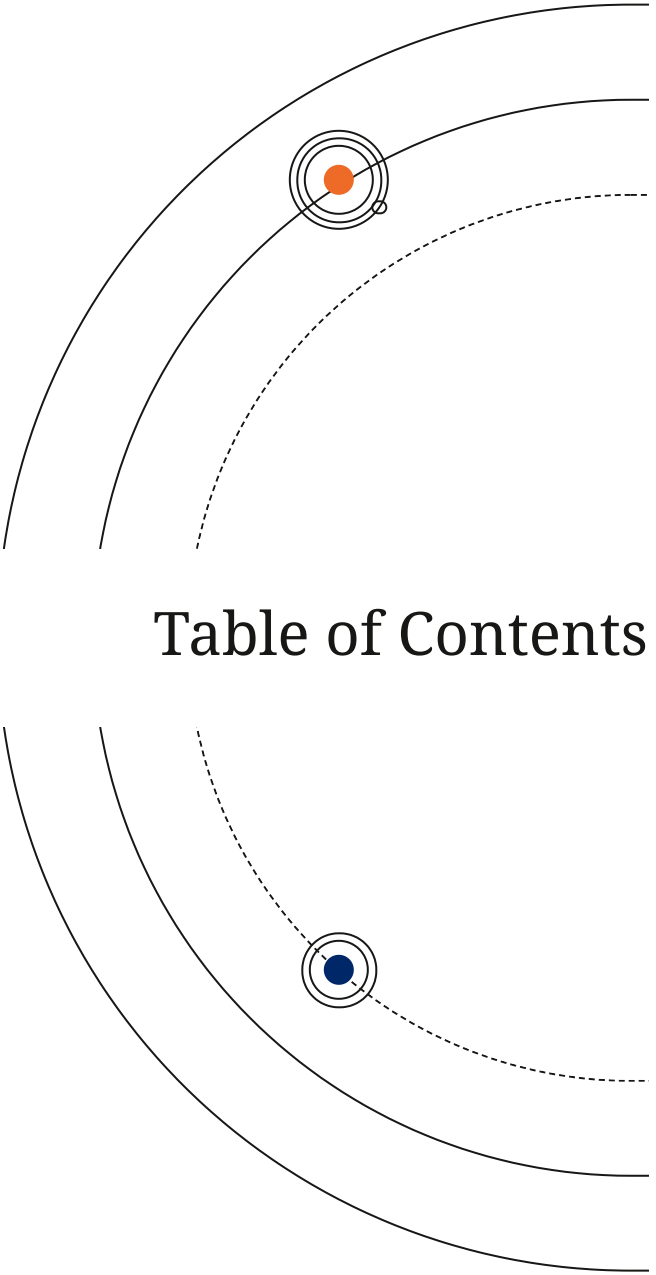


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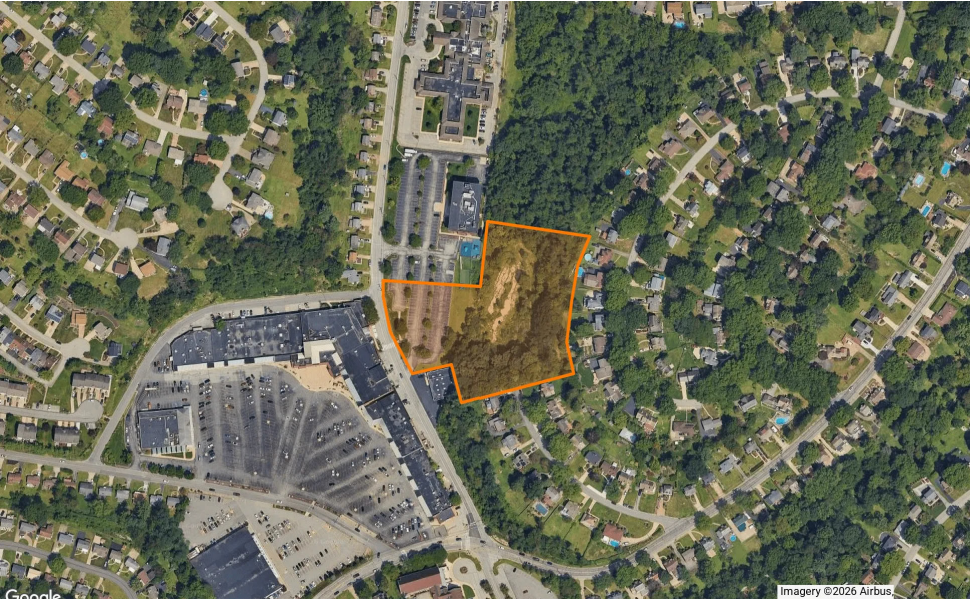
ADVISOR BIOS

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An aerial photograph of a suburban neighborhood. A large, irregularly shaped area of land, mostly covered in trees and brush, is outlined in orange. This area is situated between a residential street on the left and a larger commercial or industrial area with parking lots and buildings on the right. The surrounding area consists of numerous houses with lawns, some with swimming pools, and mature trees.

SECTION 1
Property
Information

EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject To Offer
LOT SIZE:	4.47 Acres
COUNTY:	Allegheny
ZONING:	C-2
PARCEL NUMBER:	0249-M-00030-0000-00

PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present for sale this approximate 4.5 acre parcel of land located in the borough of Whitehall, behind the Caste Village Shopping Center. The property is zoned C-2 allowing for various development uses including but not limited to Day Care/Preschool/Educational facilities, professional offices, senior housing (nursing home/skilled nursing/assisted living), or multi-family units. Alternatively, there is a possibility of obtaining a variance to develop townhomes. Note: There will be a reciprocal easement agreement (REA) that requires the parking lot to remain leaving approximately 3.4 acres of developable land.

PROPERTY HIGHLIGHTS

- Desirable C-2 Zoning
- Located in Borough of Whitehall
- Development Opportunity
- Possible uses: Multi-family / Senior Housing / Preschool / Office

PARCEL MAP



CONCEPT PLAN 1



CONCEPT PLAN 2



CONCEPT PLAN 3



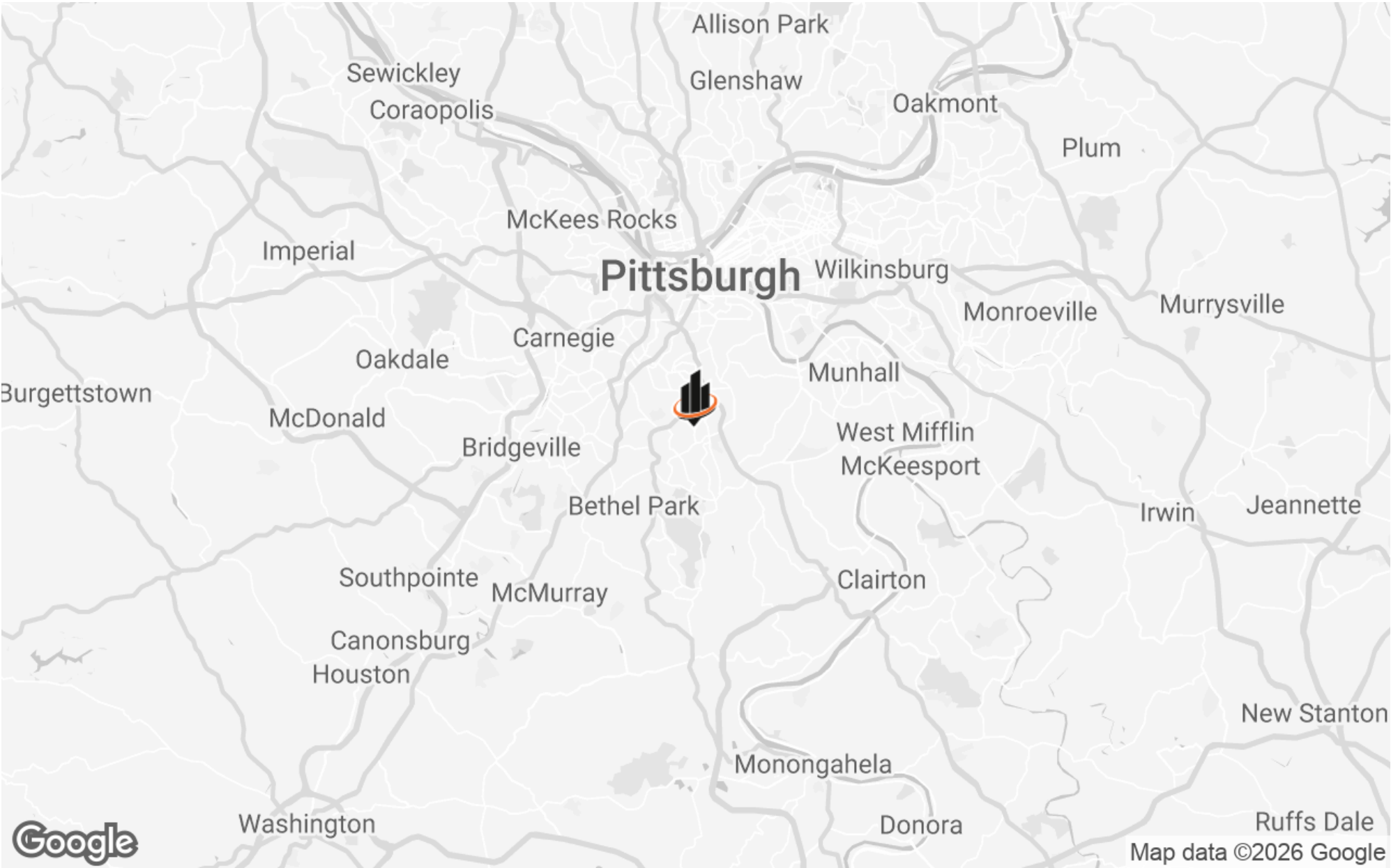
C-2, Whitehall

PRIMARY USES

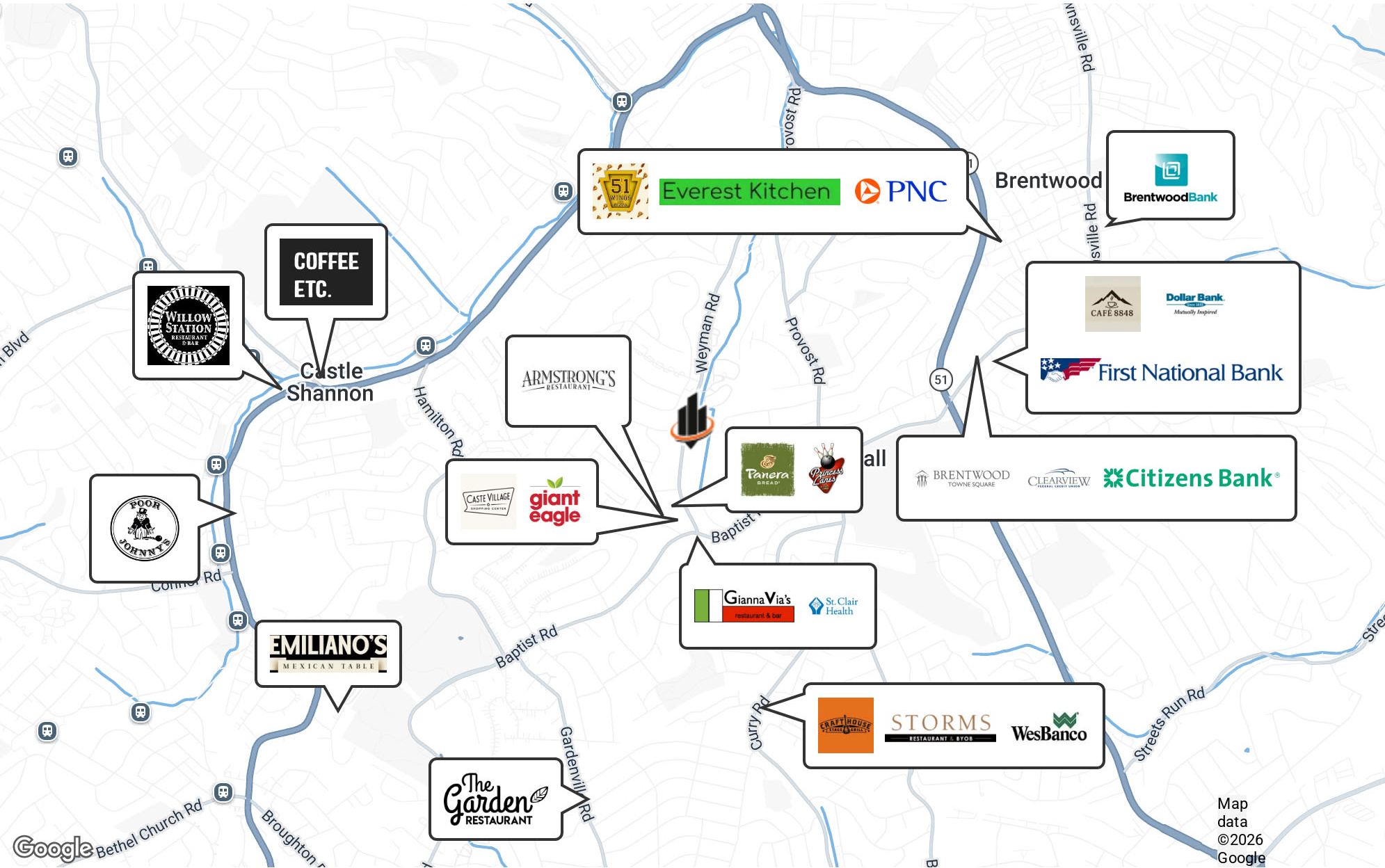
PERMITTED BY RIGHT		
Professional Offices	Banks or other financial institutions	Sales or brokerage offices
Picture, art or professional studios	Barbershops, beauty salons, hair-dressing salons	Any Borough or Public Building
Mortuary, funeral home or undertaking establishment	Retail furniture establishment	Multiple Dwelling or apartment house
New automobile sales agency, not to include used car LOT other than operated by a new car franchise dealer immediately adjacent to the sales agency and not to include a trailer sales agency	Health club if conducted as an exclusive and total use of the BUILDING and if combining all functions of exercise and physical body Development	Business activity that entails the offering of improvements to residential and business property and the storage and sale of insulation material for residential and business property, doors and windows for residential and business property, kitchen and bath facilities and roofing materials
A franchised self-propelled Recreational Vehicle sales agency	A franchised auto rental agency, including the rental of used vehicles; provided	Business activity that entails the sale of television videocassette, professional audio equipment, medical aids, party goods and power tools, and the rental of all sale goods in addition to lawn and garden equipment, light-duty digging equipment, air compressors and skid steer loaders
Office Buildings three (3) stories or more in height	Retirement Community	Low-Turnover Restaurant
CONDITIONAL USE		
Any land upon which is a Structure originally designed and constructed as a Gasoline Service Station and presently so used as a prior Nonconforming Use may, in addition, be used as a convenience store for the sale of food, personal convenience items, carryout automotive supplies and gasoline, provided that much use is allowed by Council	Day Care Center	Essential Services
Nursing OR Convalescent Homes	Required Parking for Nursing Homes	Solar Energy Facilities

SECTION 2
Location
Information

REGIONAL MAP



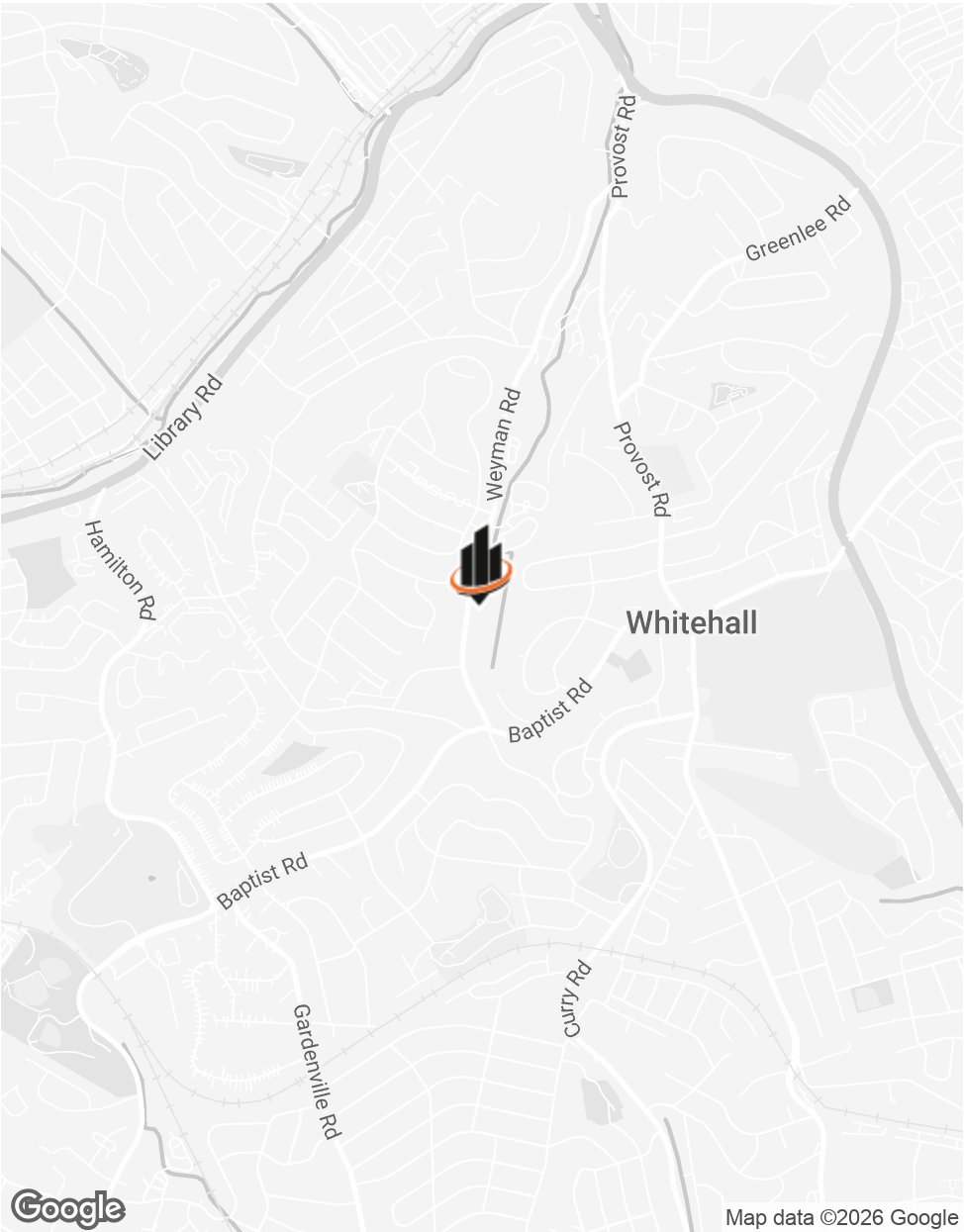
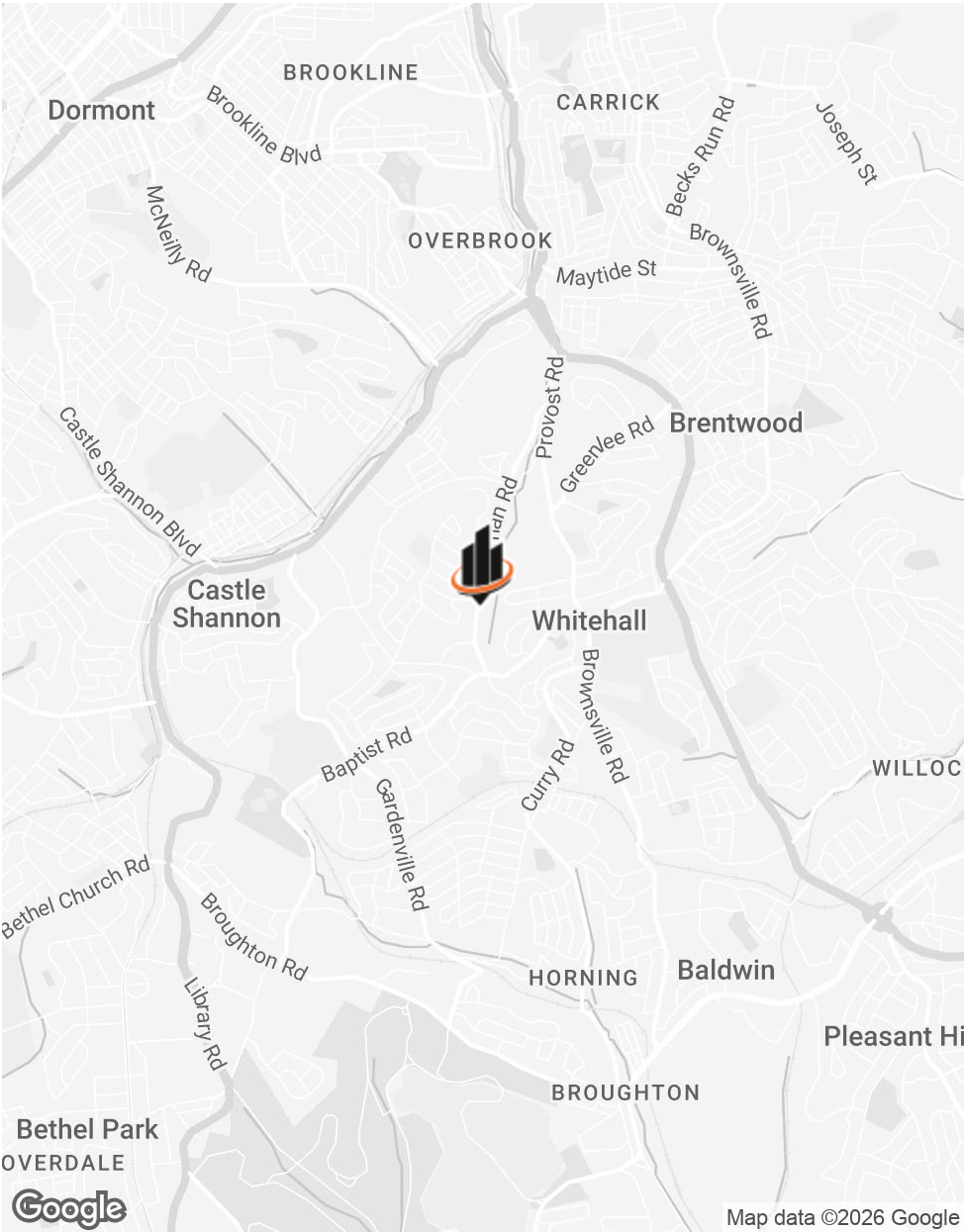
RETAILER MAP



PARCEL MAP



LOCATION MAPS



DEMOGRAPHICS MAP & REPORT

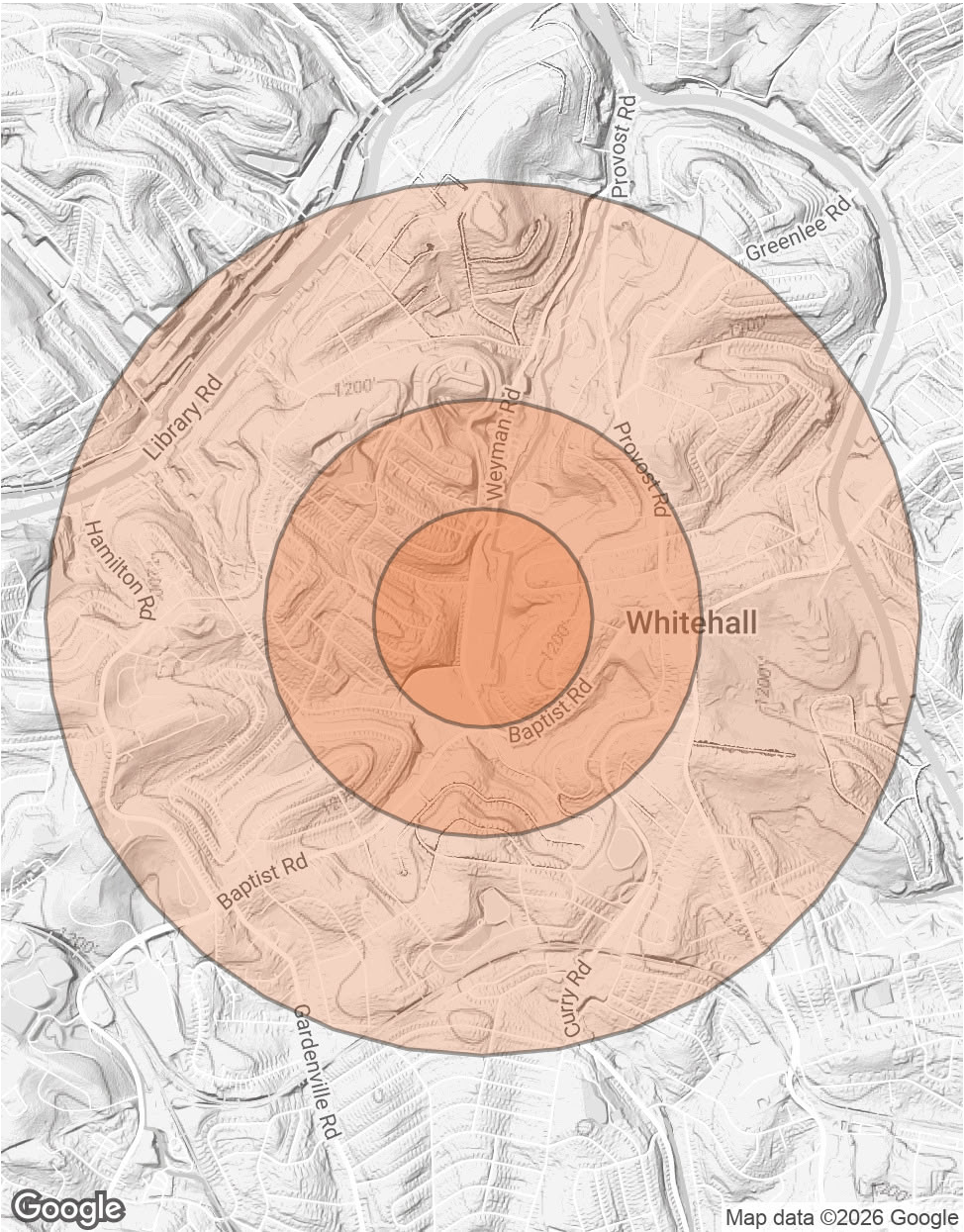
POPULATION 0.25 MILES 0.5 MILES 1 MILE

TOTAL POPULATION	948	3,632	13,122
AVERAGE AGE	54.1	51.6	47.3
AVERAGE AGE (MALE)	49.6	46.6	43.1
AVERAGE AGE (FEMALE)	59.1	54.8	49.2

HOUSEHOLDS & INCOME 0.25 MILES 0.5 MILES 1 MILE

TOTAL HOUSEHOLDS	443	1,649	5,883
# OF PERSONS PER HH	2.1	2.2	2.2
AVERAGE HH INCOME	\$118,770	\$118,880	\$109,337
AVERAGE HOUSE VALUE	\$289,836	\$272,848	\$234,894

2023 American Community Survey (ACS)



LOCATION DESCRIPTION



WHITEHALL

Whitehall is a borough in Allegheny County, located in the South Hills region of Pittsburgh and is bordered by Brentwood, Baldwin, Bethel Park and Castle Shannon. The borough is approx. 6 miles from Downtown Pittsburgh and links to it through Route 51. Amenities include a thriving public library; a large swimming pool and four tennis courts. In addition, six ball fields and playgrounds are located throughout the Borough. our PAT bus lines serve the Borough with quick access, via the Bus way, to Downtown. A shopping center, Caste Village, offers a wide-range of services and products.

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.

SECTION 3
Advisor Bios

ADVISOR BIO 1



JASON CAMPAGNA

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PROFESSIONAL BACKGROUND

Jason Campagna serves as a managing partner and senior advisor for SVN | Three Rivers Commercial Advisors. Jason started his commercial real estate brokerage career in 2002. He is experienced in all asset types of commercial real estate and is proficient in investment property sales.

Jason advises on commercial real estate property types such as multifamily, retail, shopping centers and office buildings. The bulk of his transactions are investment sales of multi-family, retail plazas, STNL Retail, Multi-tenant office and various other investment producing property types.

Proficiencies include: 1031 I.R.S. Tax Deferred Exchanges; cash flow analysis calculations, re-positioning analysis and renovation and forecasting.

Jason was born and raised in the South Hills area of Pittsburgh. Between 2002 and 2017 Jason resided in Phoenix, AZ and worked as a commercial real estate broker specializing in multi-family sales. He now resides in the South Hills with his wife and 4 children.

EDUCATION

Canon McMillian H.S. - 1993
Slippery Rock University B.S. Environmental Science - 1998

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