

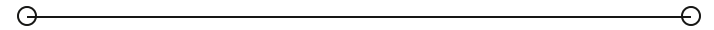


OFFERING MEMORANDUM

Center 88

4136 LIBRARY RD

Pittsburgh, PA 15234



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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.



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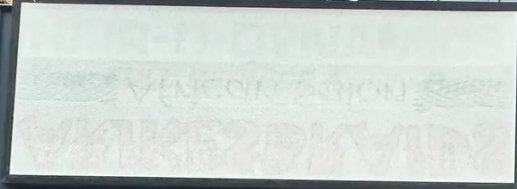
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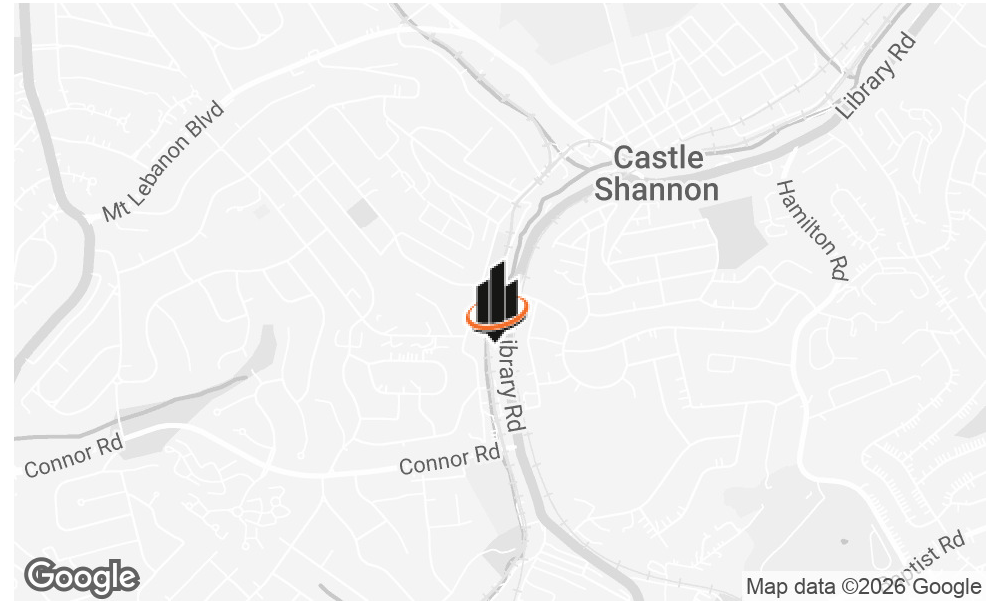
JIMMY'S
Old Fashioned, Squ
We Don't Cut Corners 41



SECTION 1
Property
Information



EXECUTIVE SUMMARY



OFFERING SUMMARY

LEASE RATE / SF:	2,620 SF: \$19.00 PSF 1,395 SF: \$8.00 PSF
LEASE TYPE:	NNN (\$5.25/SF)
BUILDING SIZE:	27,000 SF
ZONING:	C-1 General Commercial
MARKET:	Pittsburgh
SUBMARKET:	South Pittsburgh/Rte 19

PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present this leasing opportunity at Center 88 located at 4136 Library Rd in Castle Shannon. With 2,620 SF available on the first floor and 1,395 SF on the second floor, this property offers ample space for a variety of businesses. Boasting 262 feet of frontage, two curb cuts, freeway visibility with 16,230 + cars passing daily, and a pylon sign, it offers excellent exposure on Route 88/Library Rd. Additionally, its location on Route 88, less than 2 miles from Route 19, provides convenient access for tenants and customers alike. With ample parking, this property is tailored to meet your business needs.

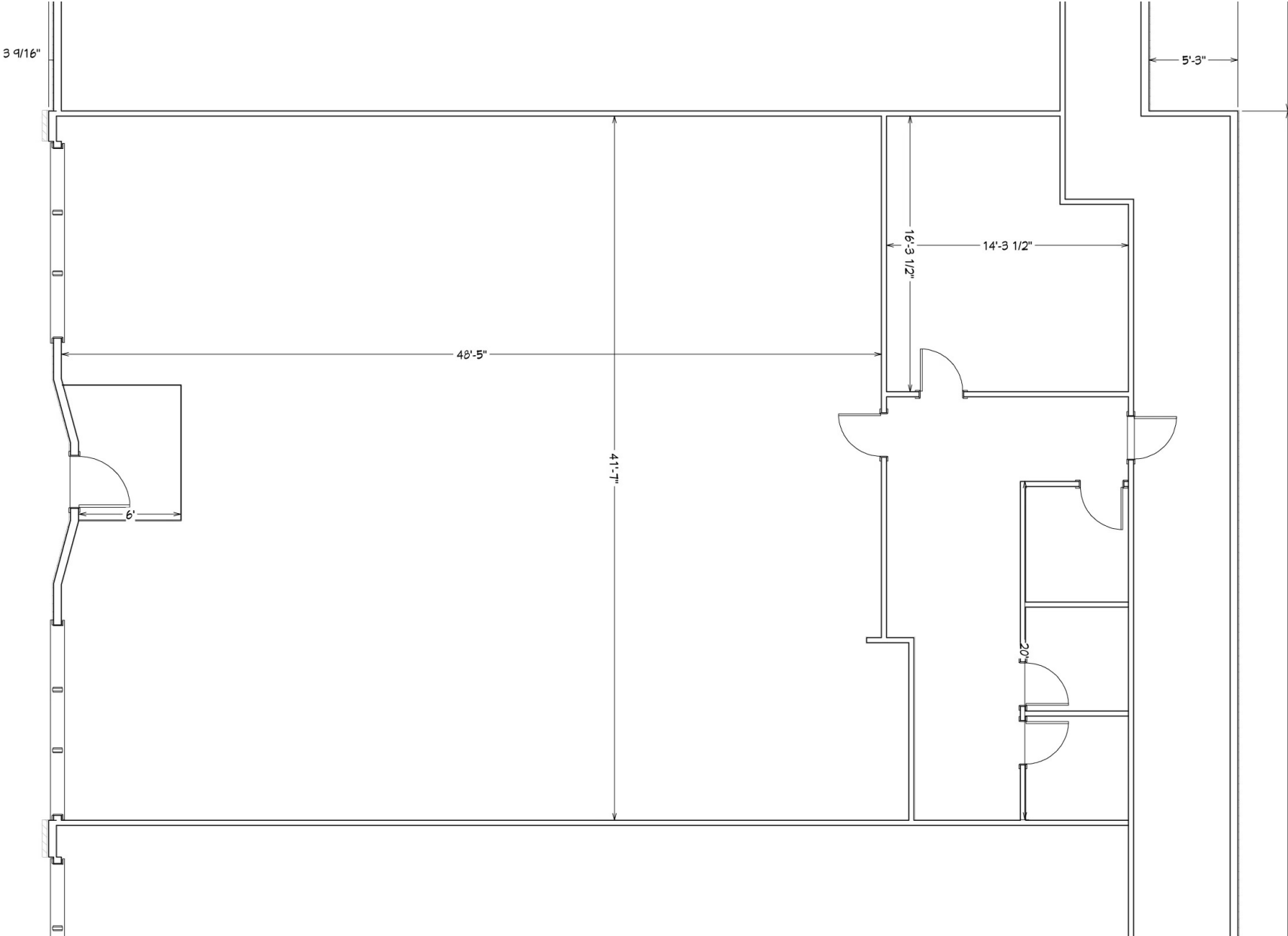
PROPERTY HIGHLIGHTS

- 2,620 SF measurements: 41'.4" W x 48'.8" L (main area only)
- 1,395 SF measurements: 27'.8" L x 30'.6" W x 8'.5" H (main area only)
- 262 Feet of frontage on Library Rd with 2 curb cuts
- Ample parking
- Freeway visibility with 16,200+ VPD.
- Pylon signage
- On Route 88, less than 2 miles from Route 19

1ST FLOOR - 2,620 SF



1ST FLOOR PLAN



2ND FLOOR - 1,395 SF

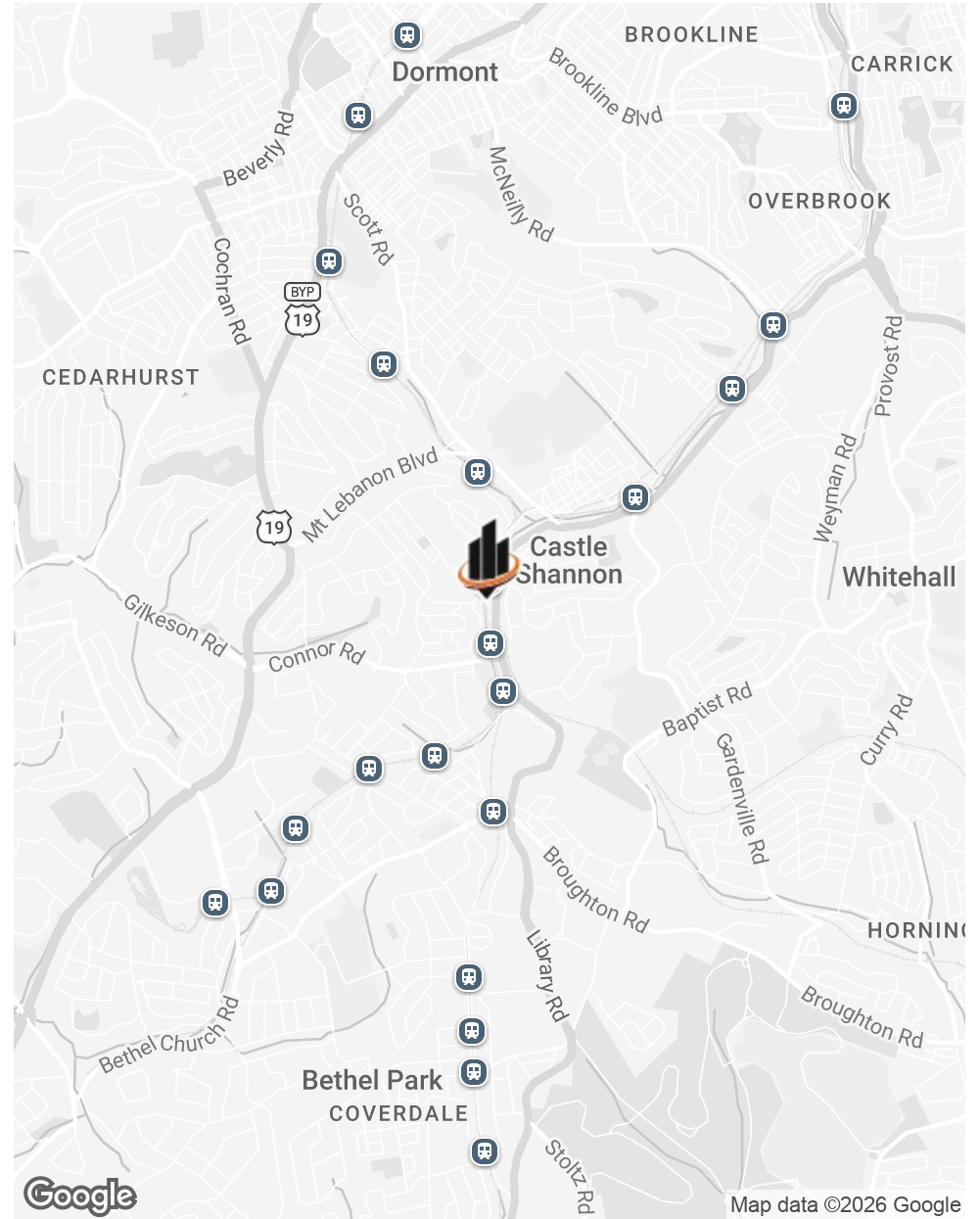
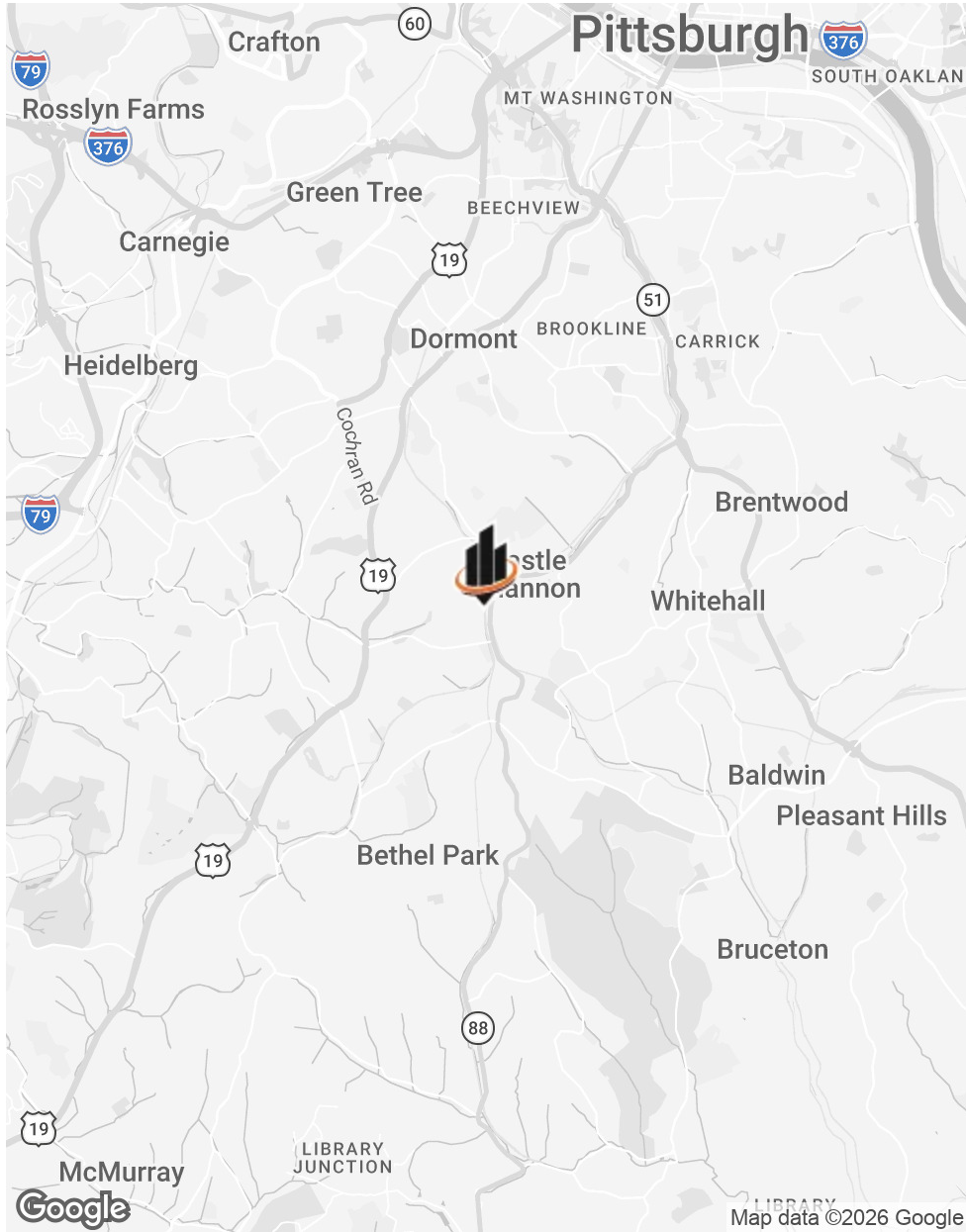




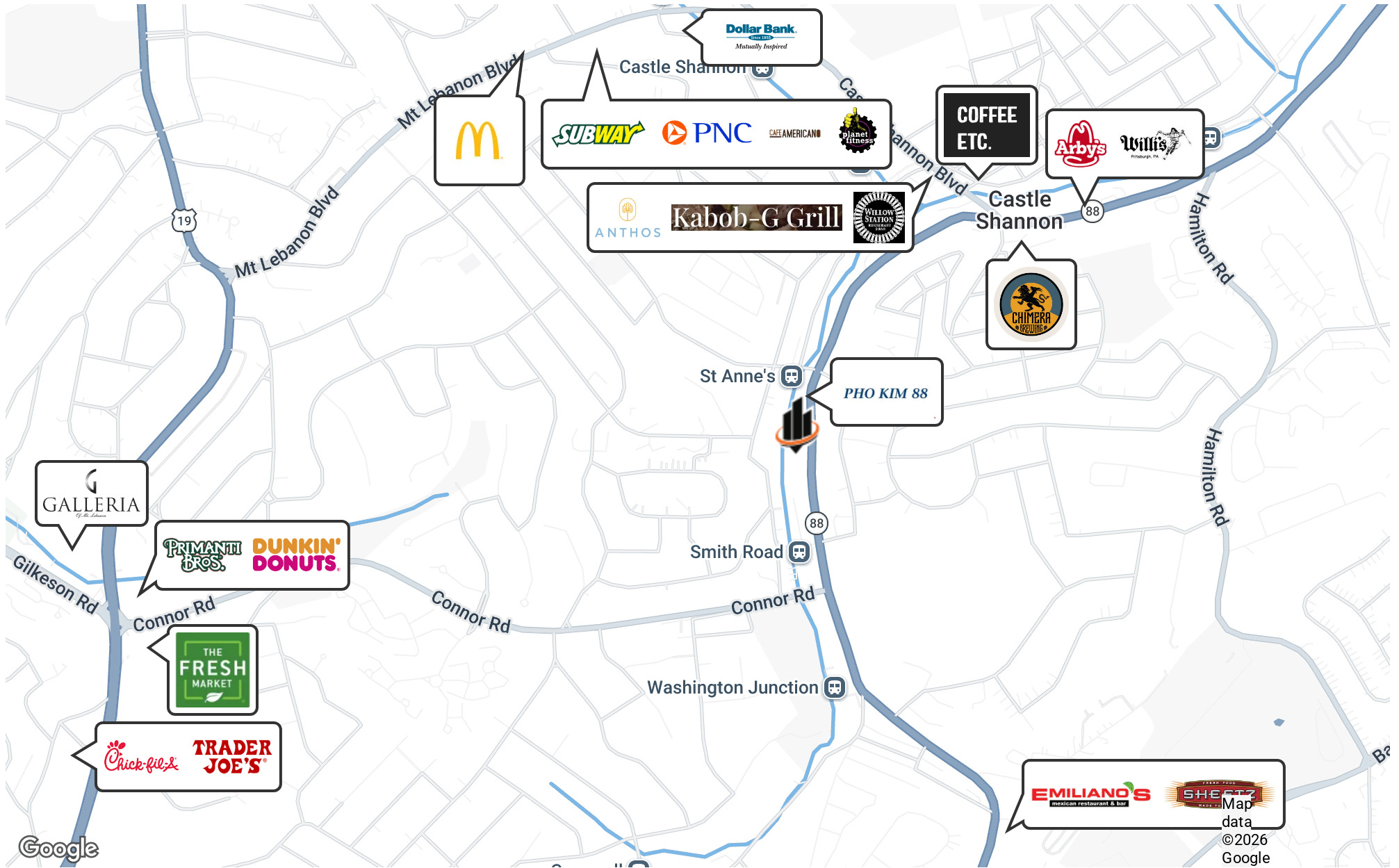
SECTION 2
Location
Information



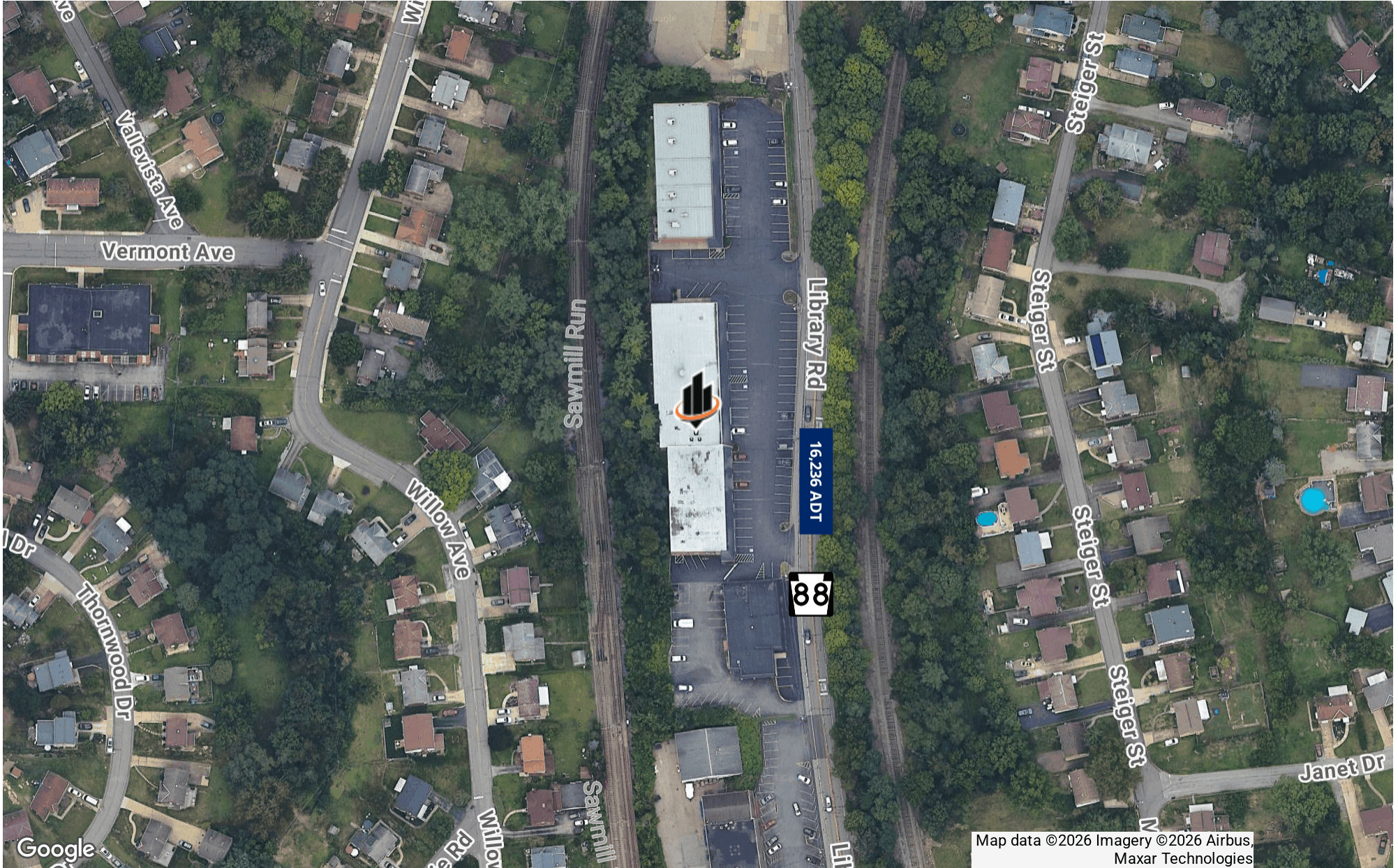
LOCATION MAPS



RETAILER MAP



AERIAL MAP



DEMOGRAPHICS MAP & REPORT

POPULATION

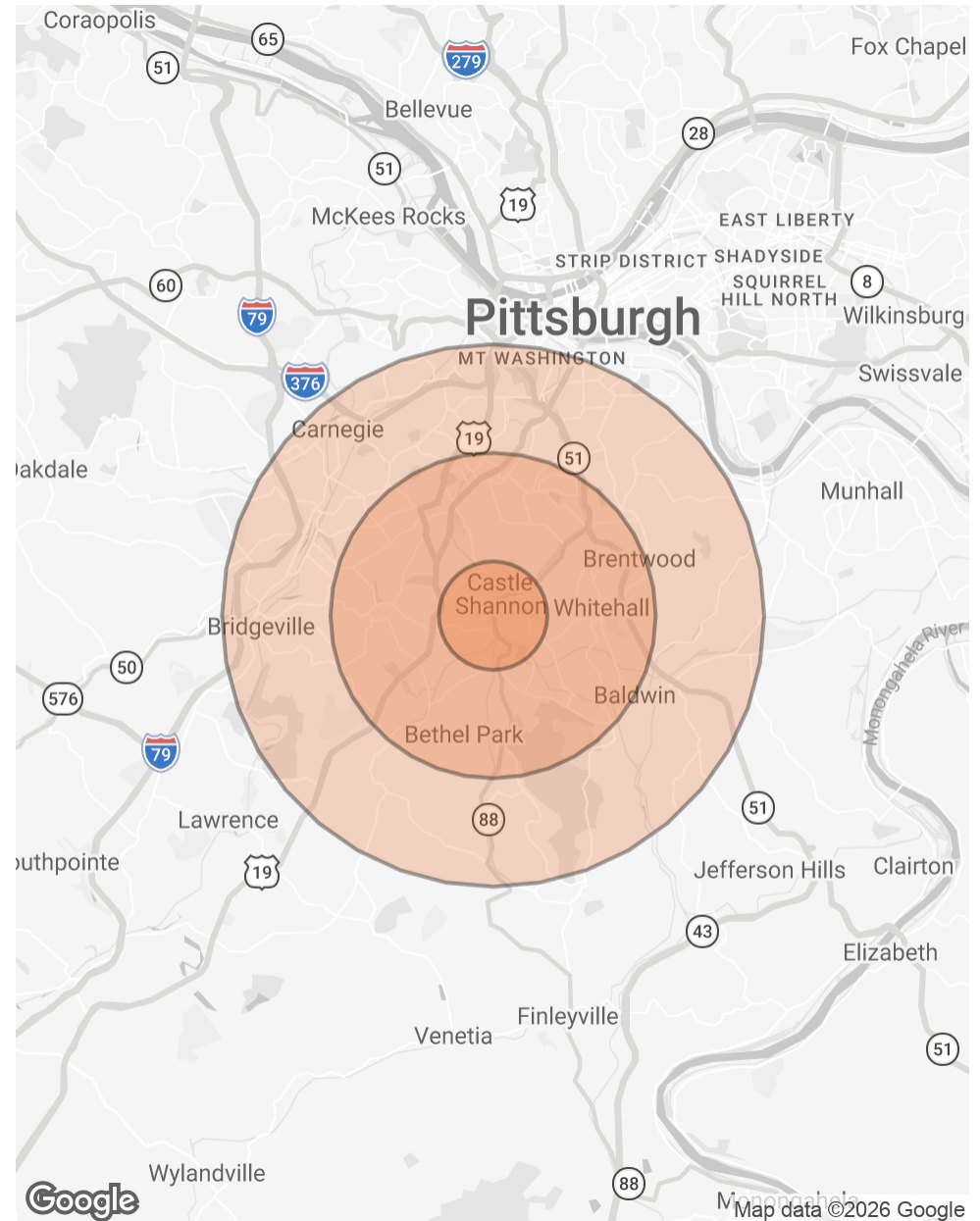
	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,254	121,646	301,786
AVERAGE AGE	43.2	43.3	42.4
AVERAGE AGE (MALE)	39.7	40.7	40.0
AVERAGE AGE (FEMALE)	46.2	45.3	44.1

HOUSEHOLDS & INCOME

1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,811	52,103	128,505
# OF PERSONS PER HH	2.3	2.3	2.3
AVERAGE HH INCOME	\$73,661	\$76,905	\$71,027
AVERAGE HOUSE VALUE	\$163,393	\$192,956	\$172,624

2020 American Community Survey (ACS)





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