

2ND FLOOR
2,600 SF



OFFERING MEMORANDUM

**2nd Floor Office or Retail
Space Available on Perry
Hwy in North Hills**

7703 PERRY HWY

Pittsburgh, PA 15237

PRESENTED BY:

GARRETT CHERAN

Phone: 724.759.5164

garrett.cheran@svn.com

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.



Table of Contents

4

PROPERTY INFORMATION

Executive Summary	5
Floor Plans	6
Additional Photos	7

8

LOCATION INFORMATION

Regional Map	9
Location Maps	10
Retailer Map	11
Demographics Map & Report	12
Location Description	13

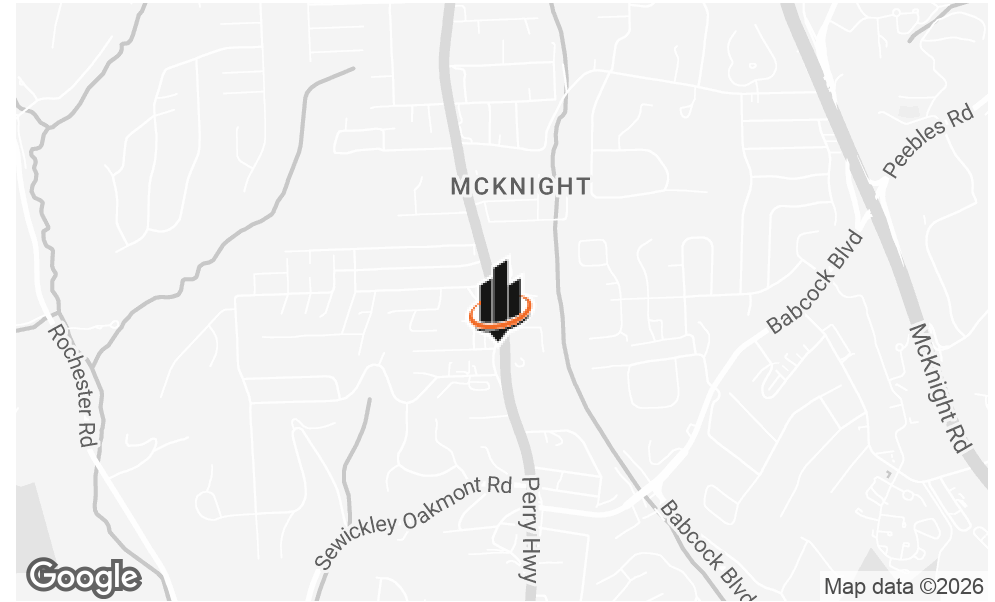
2nd Floor Available
2,600 SF

SECTION 1
Property Information

(+/-) 13,000 ADT



EXECUTIVE SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$12/SF + NNN
BUILDING SIZE:	11,000 SF
AVAILABLE SF:	2,600 SF
LOT SIZE:	15,812 SF
ZONING:	C-1
MARKET:	Pittsburgh
SUBMARKET:	Ross Township
TRAFFIC COUNT:	(+/-) 13,000 ADT

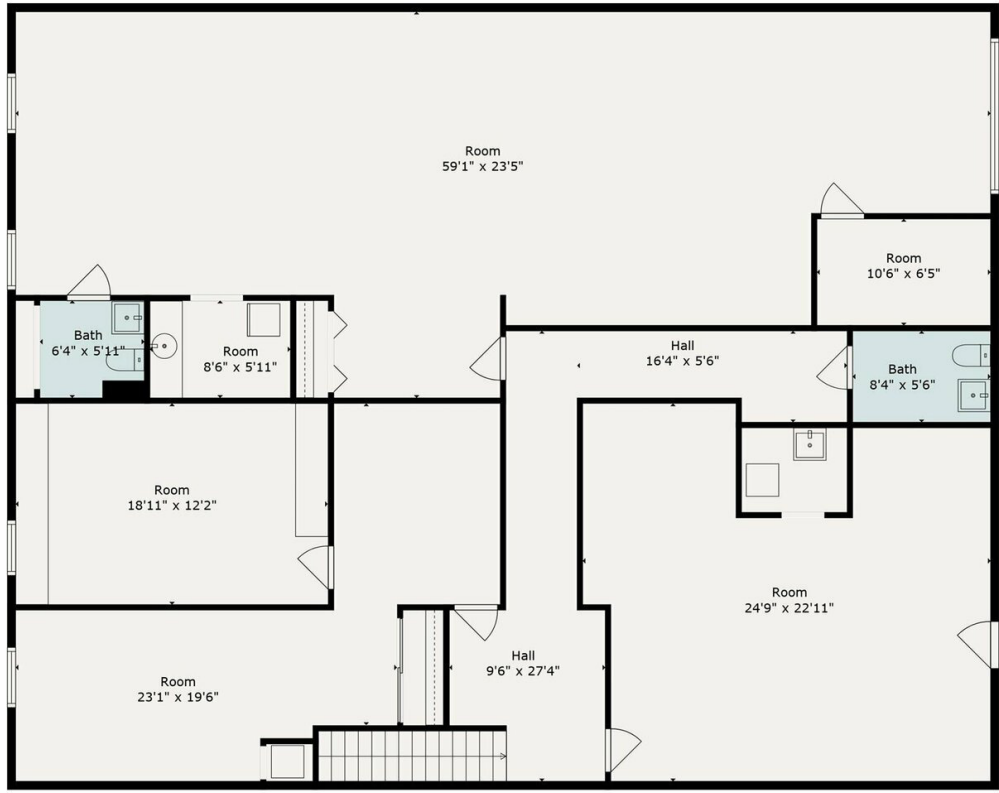
PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present the opportunity to lease this completely renovated 2nd floor office or retail space right on Perry Highway in the bustling North Hills of Pittsburgh. This property has excellent visibility with a high traffic count of (+/-) 13,000. Direct access off of parking lot with private entrance.

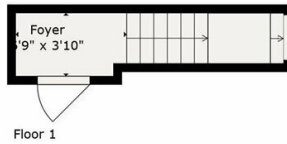
PROPERTY HIGHLIGHTS

- Private entrance directly off of parking lot
- Completely renovated
- Close proximity to Mcknight Rd
- Directly on Perry Hwy (Route 19) with excellent visibility and signage opportunities for great exposure

FLOOR PLANS



Floor 2



TOTAL: 2283 sq. ft
Below Ground: 55 sq. ft, FLOOR 2: 2228 sq. ft
EXCLUDED AREAS: ROOM: 493 sq. ft, UNDEFINED: 39 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



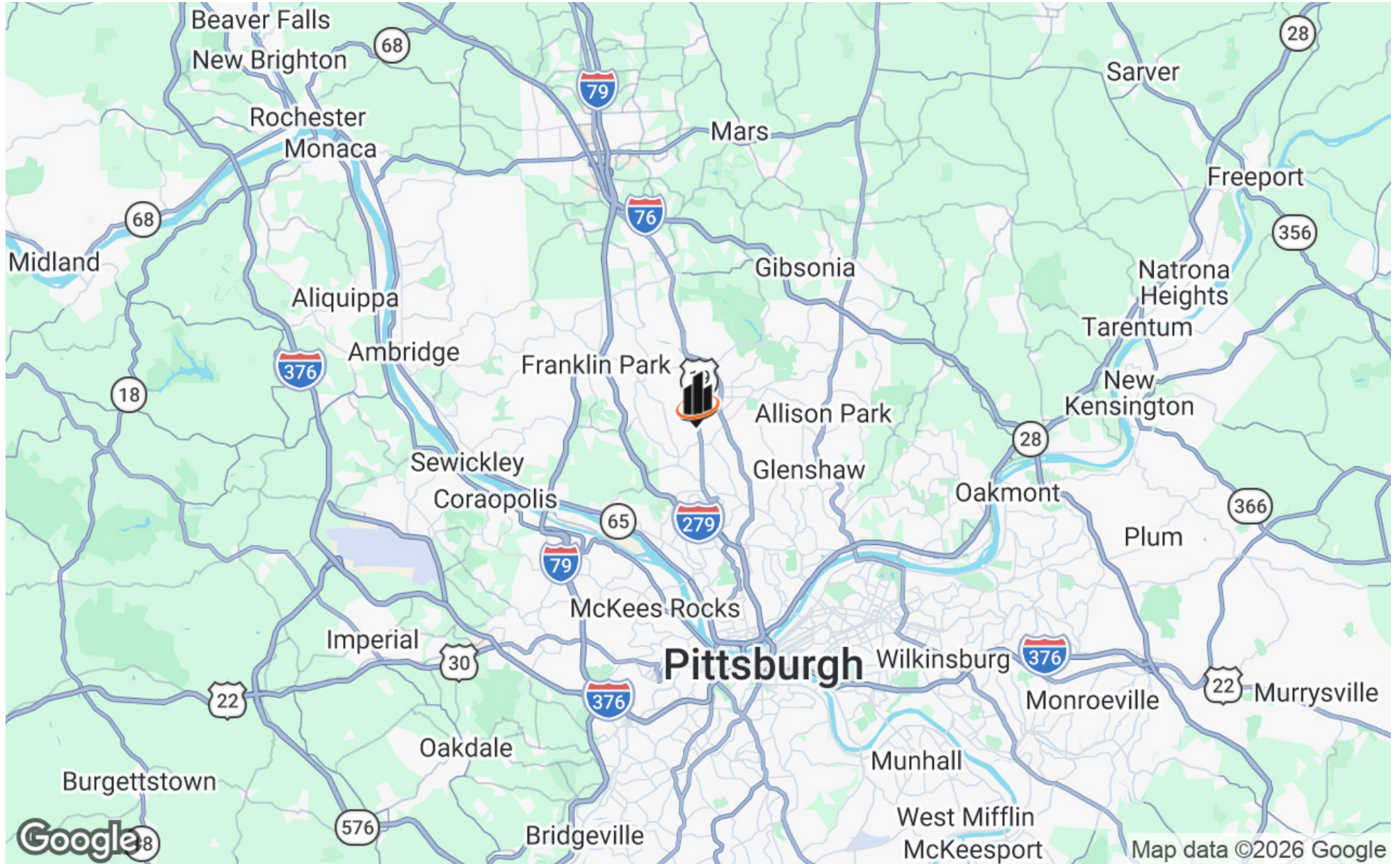
ADDITIONAL PHOTOS



An aerial photograph of a town, likely in the Three Rivers area, showing a mix of residential and commercial buildings, a main road, and extensive greenery. A large white circular graphic with a dashed border and two small circular icons (one orange, one blue) is overlaid on the left side of the image.

SECTION 2
Location
Information

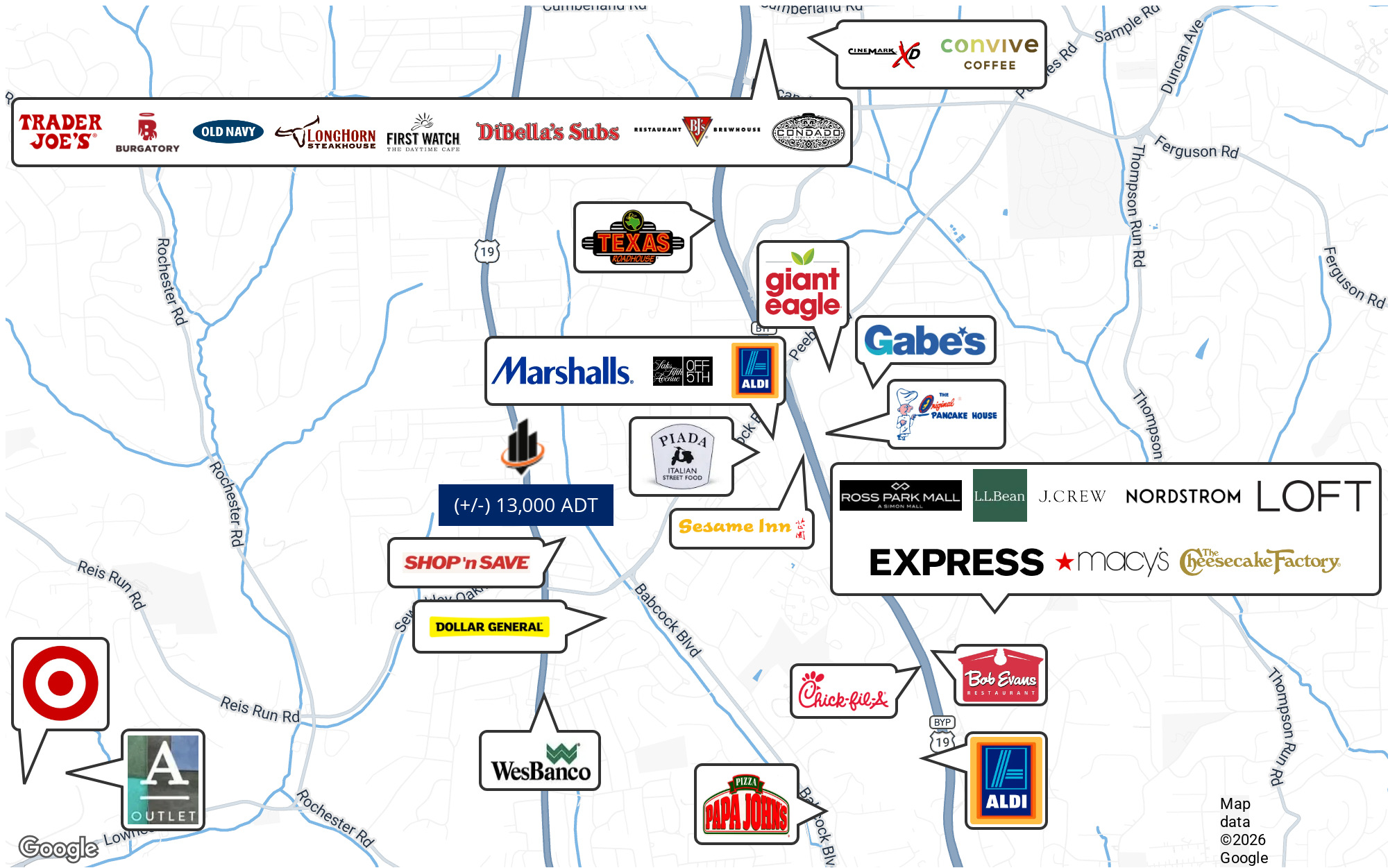
REGIONAL MAP



LOCATION MAPS



RETAILER MAP



DEMOGRAPHICS MAP & REPORT

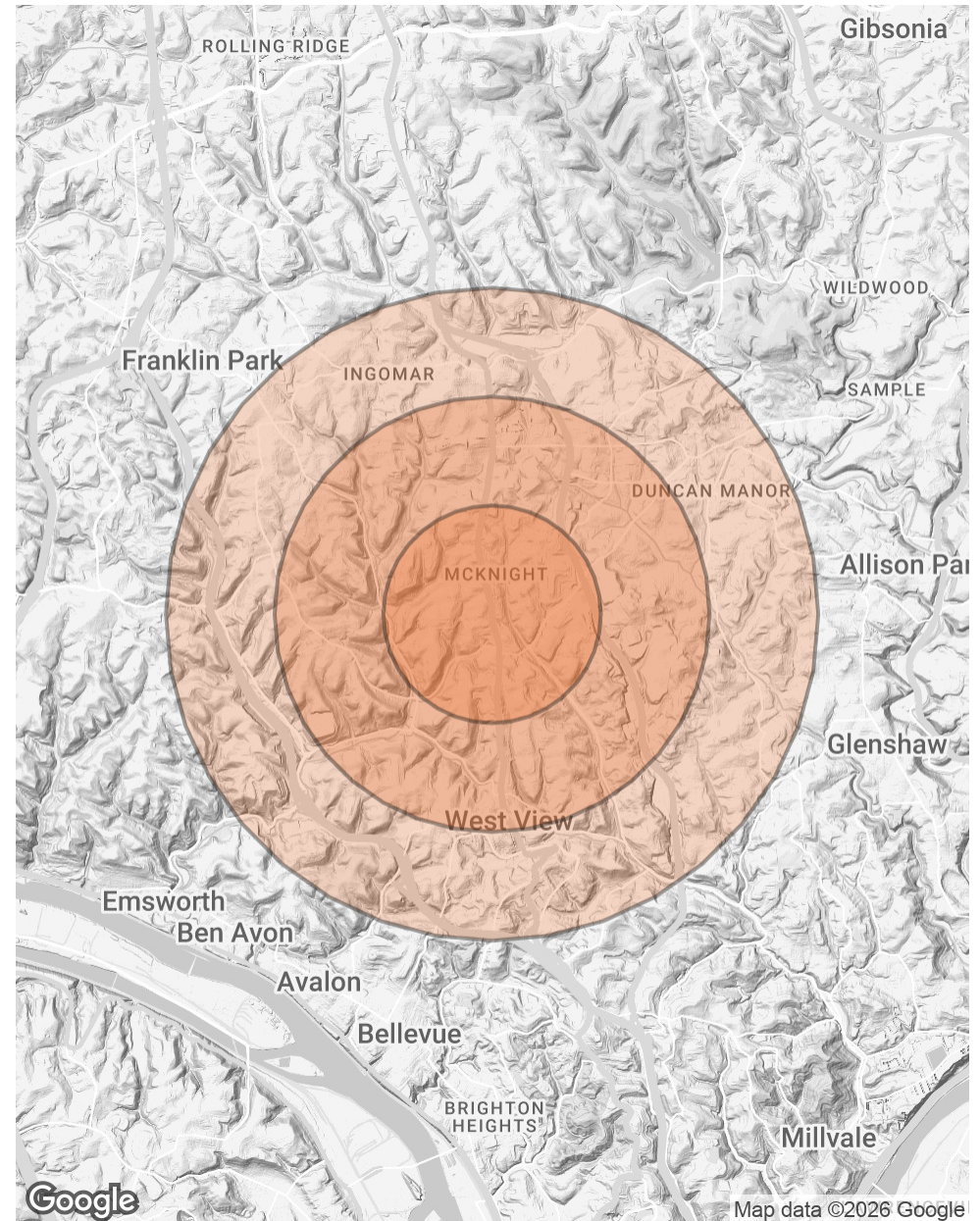
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	8,597	31,933	67,197
AVERAGE AGE	48	45	44
AVERAGE AGE (MALE)	46	43	42
AVERAGE AGE (FEMALE)	51	47	45

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	3,901	13,868	28,431
# OF PERSONS PER HH	2.2	2.3	2.4
AVERAGE HH INCOME	\$102,102	\$124,273	\$131,291
AVERAGE HOUSE VALUE	\$278,517	\$317,494	\$336,100

2020 American Community Survey (ACS)



LOCATION DESCRIPTION



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.



ROSS TOWNSHIP

Ross Township is located in Allegheny County, 9 miles north of downtown Pittsburgh, PA. In 1809, John McKnight and a group of 30 other residents of Pine Township, to the north of what is now Ross Township, petitioned the formation of a new township. They called the new township, Ross Township after a prominent Pittsburgh Attorney James Ross. The Township is mostly residential, with a strong retail corridor located along McKnight Road home to the Ross Park Mall and many retail plazas. In the summer of 1967, Jim Delligatti invented the Big Mac sandwich in the McDonald' s located on McKnight Rd. US Route 19 and Babcock Boulevard are home to the Township's business district.



PRESENTED BY:

Garrett Cheran

Phone: 724.759.5164
garrett.cheran@svn.com