

FOR LEASE • FOR SALE

ROUTE 8 COMMERCIAL OPPORTUNITIES

Retail • Flex • Garage • Commercial Land

1620–1640 N Main Street Ext
Butler, Pennsylvania 16001

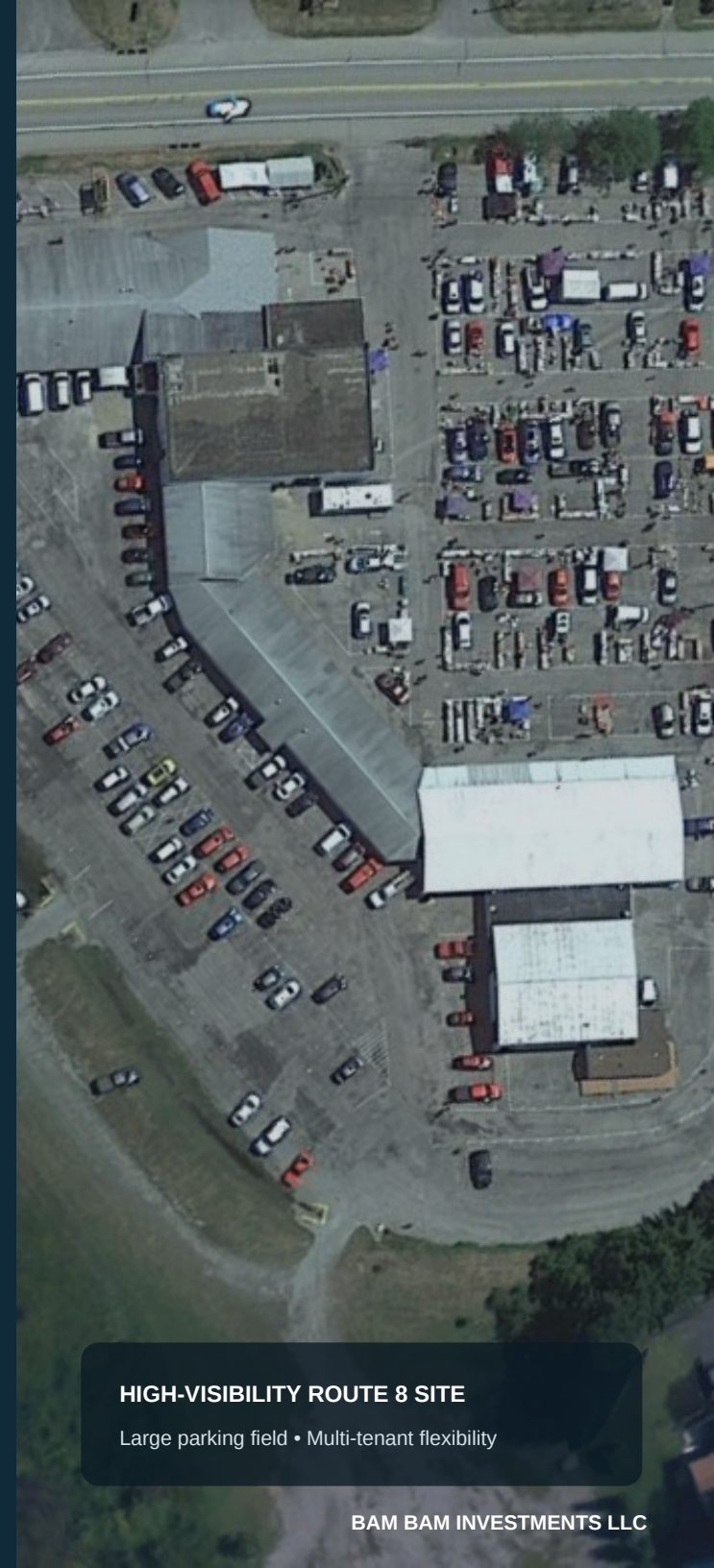
724-285-4703

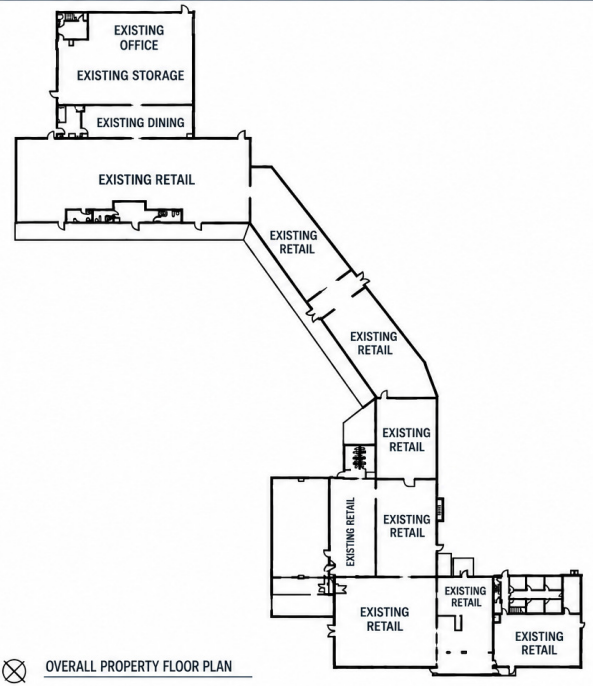
bambainvestments@pm.me

HIGH-VISIBILITY ROUTE 8 SITE

Large parking field • Multi-tenant flexibility

BAM BAM INVESTMENTS LLC





ROUTE 8 COMMERCIAL PROPERTY

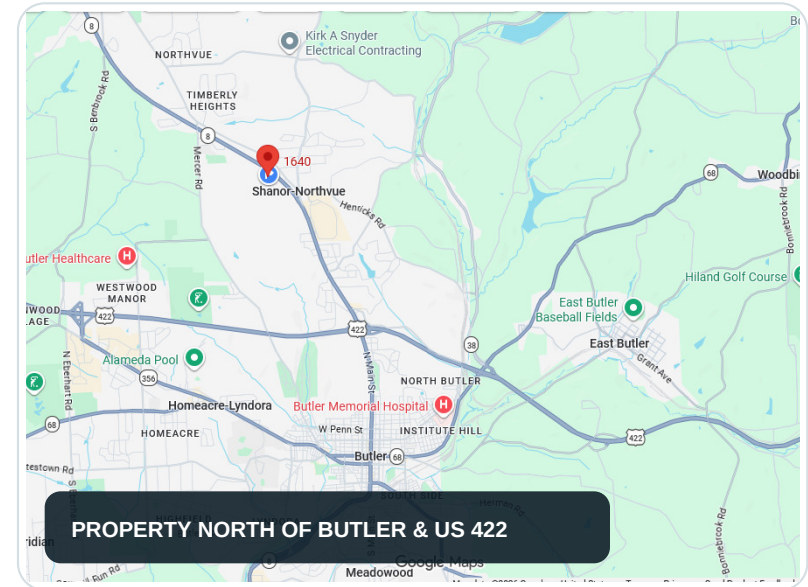
APPROX. 26,000 SF MULTI-TENANT BUILDING

- Retail • Office • Garage • Flex Space
- Flexible suite sizes available
- High-visibility Route 8 frontage
- Expansive, well-lit parking
- Minutes from US 422 and downtown Butler
- Home of the Butler Flea Market

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1620–1640 N Main Street Ext • Butler, PA 16001

OVERALL PROPERTY FLOOR PLAN



North of Butler on Route 8

The property sits north of downtown Butler and north of US 422, with direct frontage along N Main Street Extension / Route 8.

RETAIL • OFFICE • GARAGE • FLEX • COMMERCIAL LAND

±26,000 SF

MULTI-TENANT BUILDING

C-1

COMMERCIAL ZONING

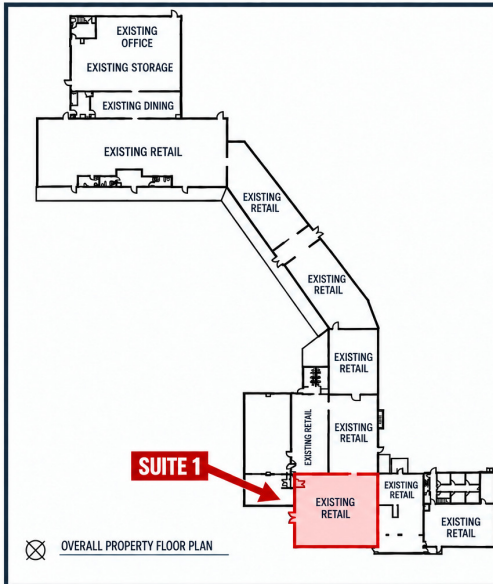
LARGE LOT

WELL-LIT ON-SITE PARKING

SUNDAYS

BUILT-IN MARKET ACTIVITY
Hundreds of visitors at the Butler Flea Market

Ideal for retail, service, distribution, technology, storage and light manufacturing users.



AVAILABLE RETAIL SPACE – SUITE 1

850–2,500 SF • ROUTE 8 FRONTAGE

-  Flexible suite sizes available
-  Vaulted storefront windows
-  New furnace and central A/C
-  Expansive on-site parking
-  Sunday flea market activity

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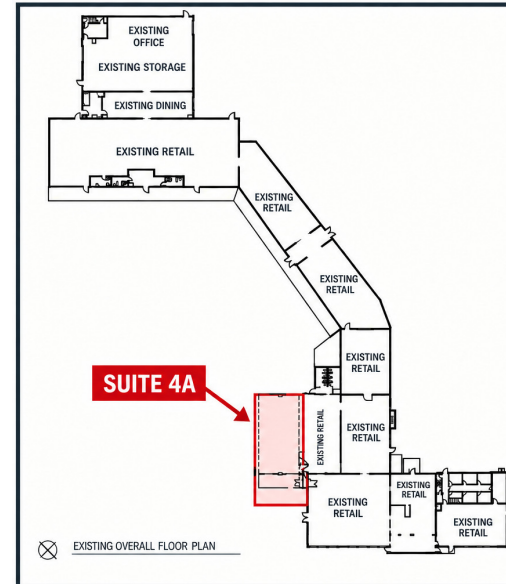
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OVERALL PROPERTY FLOOR PLAN

SUITE 1**850–2,500 SF****RETAIL / SHOWROOM**

- Vaulted storefront windows facing Route 8
- Flexible suite size and high-visibility exposure
- New furnace and central air conditioning
- Expansive parking and weekly Sunday market traffic

Minimum 2-year lease term



AVAILABLE GARAGE - SUITE 4A

1,700 SF • PULL-THROUGH ACCESS

-  Two opposing 10'+ overhead doors
-  10'+ ceiling height
-  Dedicated office and furnace
-  Floor drains throughout

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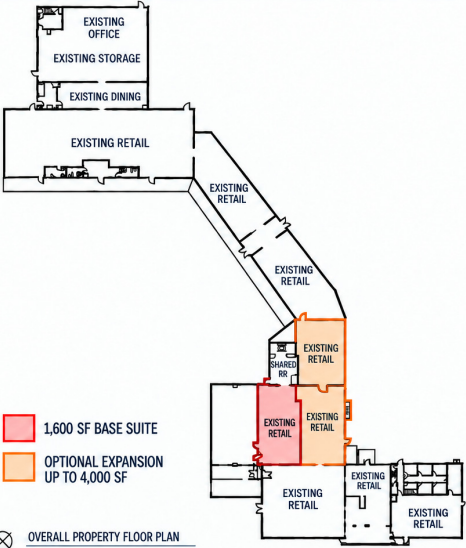
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EXISTING OVERALL FLOOR PLAN

SUITE 4A**1,700 SF****PULL-THROUGH GARAGE**

- Two opposing 10'+ overhead doors
- 10'+ clear ceiling and pull-through configuration
- Dedicated office, furnace and floor drains
- Short- and longer-term parking options available

Lease terms available upon request



AVAILABLE FLEX/RETAIL - SUITE 4B

1,600–4,000 SF • EXPANDABLE
\$8.00/SF/YR + GAS & ELECTRIC

- Flexible base and expansion options
- Flex or retail use
- Multiple furnaces included
- Expansive on-site parking
- Route 8 location near US 422

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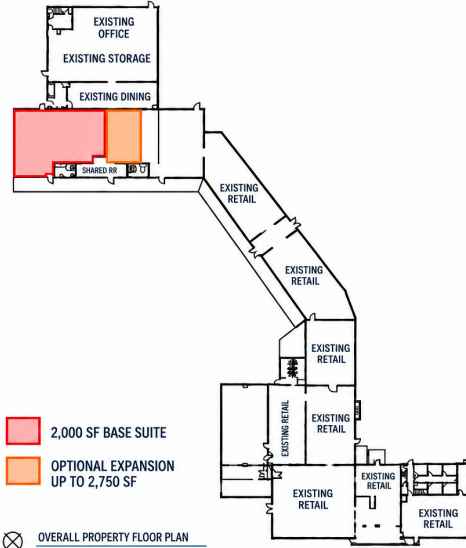
1,600 SF BASE SUITE
 OPTIONAL EXPANSION UP TO 4,000 SF

OVERALL PROPERTY FLOOR PLAN

SUITE 4B**1,600–4,000 SF****FLEX / RETAIL**

- 1,600 SF base section with 12' ceiling
- Expandable configuration; open shell
- Multiple furnaces and shared restroom access
- Build-to-suit improvements may be considered

Minimum 3-year lease • Gas & electric additional

\$8/SF/YR


AVAILABLE FLEX SPACE - SUITE 6A

2,000–2,750 SF • EXPANDABLE

- 10' sidewalls
- Existing 10' drop ceiling
- Up to 16' center peak if drop ceiling is removed
- Open shell • Build-to-suit considered
- Tenant responsible for utilities
- Minimum 3-year lease

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2,000 SF BASE SUITE
 OPTIONAL EXPANSION UP TO 2,750 SF

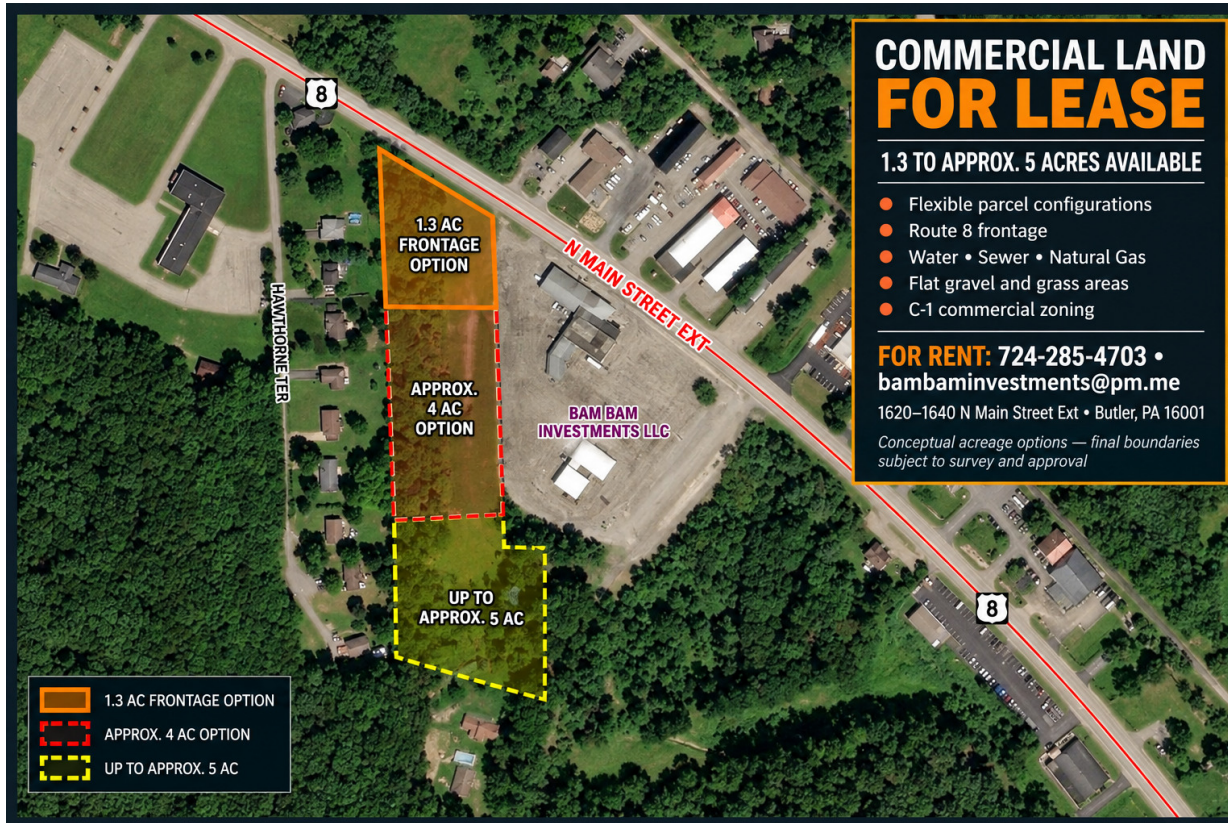
OVERALL PROPERTY FLOOR PLAN

SUITE 6A**2,000–2,750 SF****FLEX / SERVICE**

- 10' sidewalls and existing 10' drop ceiling
- Up to 16' center peak if drop ceiling is removed
- Open shell with build-to-suit potential
- Shared restroom/hallway; tenant pays utilities

Minimum 3-year lease term

Flexible land-lease opportunity



LAND LEASE

±1.3–5 ACRES

ROUTE 8 COMMERCIAL SITE

- Flexible parcel configuration on the left side of the property
- Flat gravel/grass site with frontage and paved access
- Water, sewer and natural gas available at the site
- C-1 zoning supports a broad range of commercial uses
- Potential fit for drive-thru, service, medical, retail or outdoor sales concepts

DEVELOPMENT FLEXIBILITY

Select the acreage that fits your concept, subject to final site planning, approvals and lease terms.

Conceptual boundaries are for marketing purposes only and are not a survey.

Approx. 1-acre pad — sale or land lease

Route 8 visibility with utilities positioned nearby

6



**COMMERCIAL
LAND FOR SALE OR LEASE**

APPROX. 1 ACRE • PROPOSED SUBDIVISION

- Water and sewer at the site
- Natural gas available nearby
- Electric extension required — power lines nearby
- Visible Route 8 commercial location
- C-1 commercial zoning

SALE PRICE: \$175,000
LAND LEASE TERMS AVAILABLE

FOR INFORMATION:
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Proposed subdivision — final boundaries, utility connections and approvals subject to verification

**±1 ACRE
AVAILABLE
\$175,000
OR LAND LEASE**

SALE OR LEASE

\$175,000

ASKING PRICE • APPROX. 1 ACRE

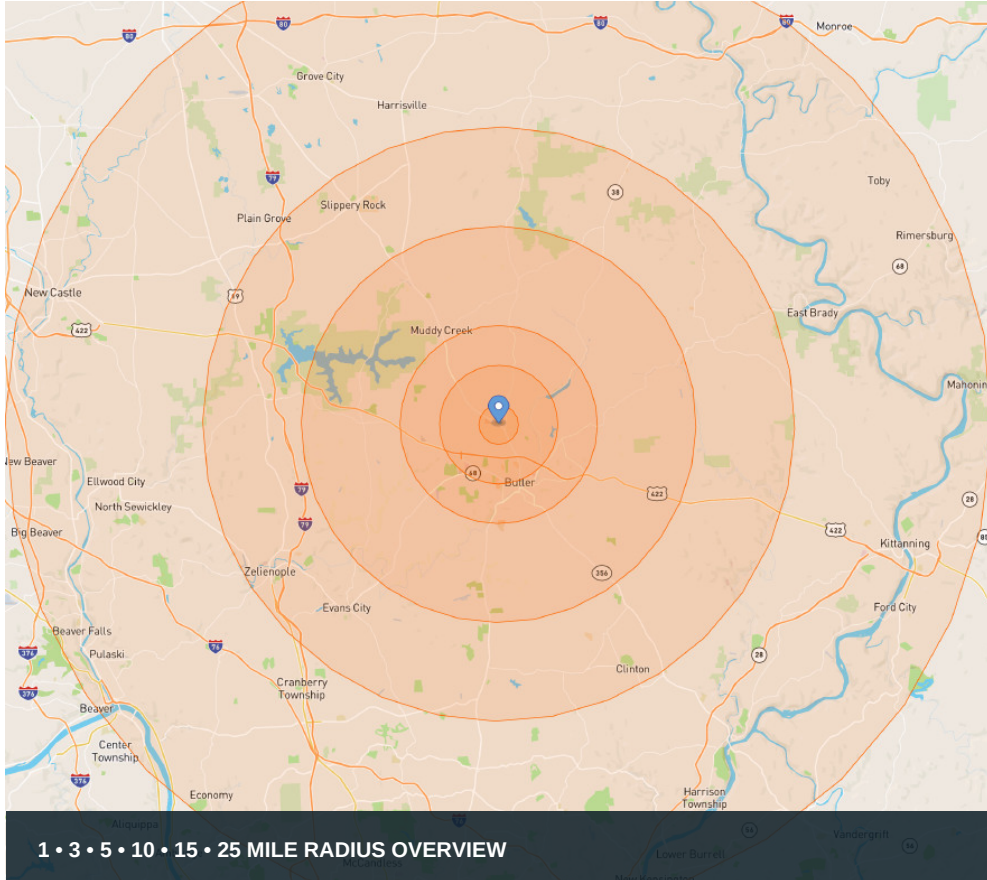
- Prominent commercial position along Route 8
- Water and sewer already extended to the site
- Natural gas located nearby and readily accessible
- Electric service extension required; power lines nearby
- Offered for sale or under a negotiated land lease

POSITION A USER OR INVEST

A visible commercial pad with a practical utility story and flexible transaction structure.

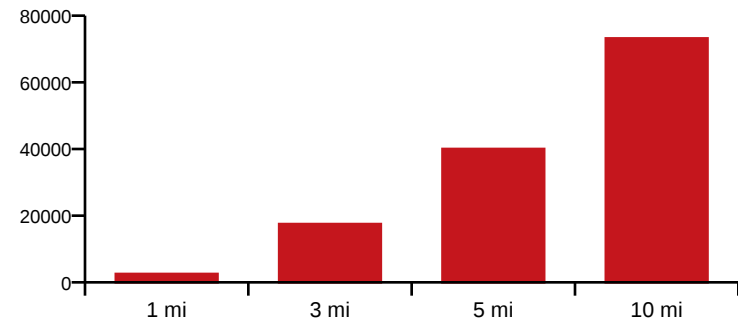
Proposed subdivision and boundaries are conceptual and subject to survey, municipal approval, title review and final agreement.

Butler trade-area reach



Population by radius

Local trade area estimates



567,154

POPULATION WITHIN 25 MILES

\$60,535

MEDIAN HH INCOME • 10 MI

40,006

POPULATION • 5 MI

18,076

HOUSEHOLDS • 5 MI

35,596

EMPLOYED POP. • 10 MI

74%

OWNER OCCUPIED • 10 MI

Built-in weekly exposure

The property is home to the Butler Flea Market, bringing hundreds of visitors to the site on Sundays and creating recurring awareness for on-site businesses.

Source: Cubit Radius Report using U.S. Census Bureau 2020 ACS estimates, prepared Nov. 21, 2022. Radius estimates allocate block-group totals by area; smaller rural radii may be less precise.

CURRENT OPPORTUNITIES

Bring your business to Route 8

Tour the property, compare configurations and discuss a deal structure that fits.

OPPORTUNITY	SIZE	TYPE	HIGHLIGHT	TERMS
Suite 1	850–2,500 SF	Retail	Route 8 vaulted glass	2+ years
Suite 4A	1,700 SF	Garage	Pull-through • floor drains	Contact
Suite 4B	1,600–4,000 SF	Flex / retail	12' ceiling • expandable	3+ years • \$8/SF/YR
Suite 6A	2,000–2,750 SF	Flex / service	Up to 16' center peak	3+ years
Land lease	±1.3–5 acres	Commercial land	Utilities at/near site	Negotiable
1-acre pad	Approx. 1 acre	Sale / land lease	Water & sewer at site	\$175,000 ask

SCHEDULE A TOUR OR REQUEST DETAILS

724-285-4703

bambaminvestments@pm.me

Information is believed accurate but is not guaranteed. Sizes, acreage, utility availability, zoning, lease terms, sale terms and availability are subject to verification and change. Plans and boundaries are conceptual and not a survey. Prospective users should complete independent due diligence and confirm permitted use with the appropriate authorities.