

17,380+ ADT

OFFERING MEMORANDUM
**Grocery-anchored
Outparcel**

STATE ROUTE 51
Belle Vernon, PA 15012

PRESENTED BY:

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**2.7 AC
OUTPARCEL**

**SHOP
'n
SAVE**

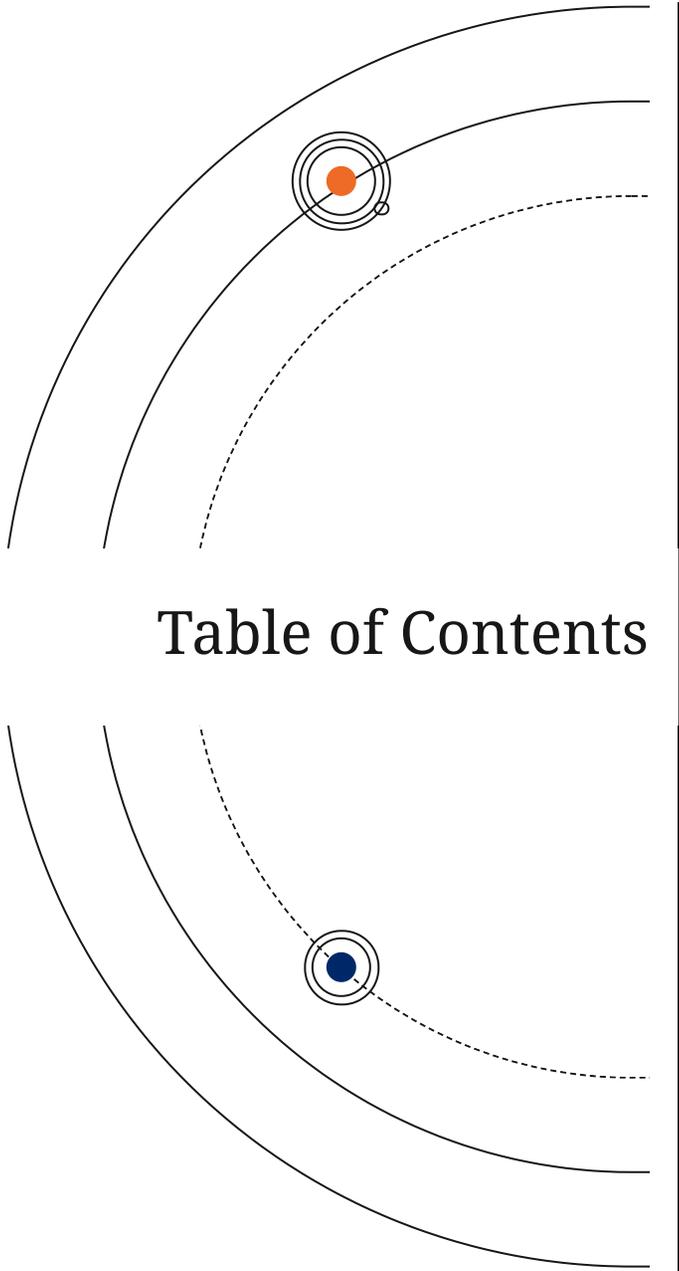


Table of Contents

4	PROPERTY INFORMATION	14	ADVISOR BIOS	
	Property Summary	5	Advisor Bio 1	15
	Parcels	6	Advisor Bio 2	16
	Terrain	7	Advisor Bio 3	17
8	LOCATION INFORMATION			
	Location Maps	9		
	Retailer Map	10		
	Parcel Map	11		
	Location Description	12		
	Demographics Map & Report	13		

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.

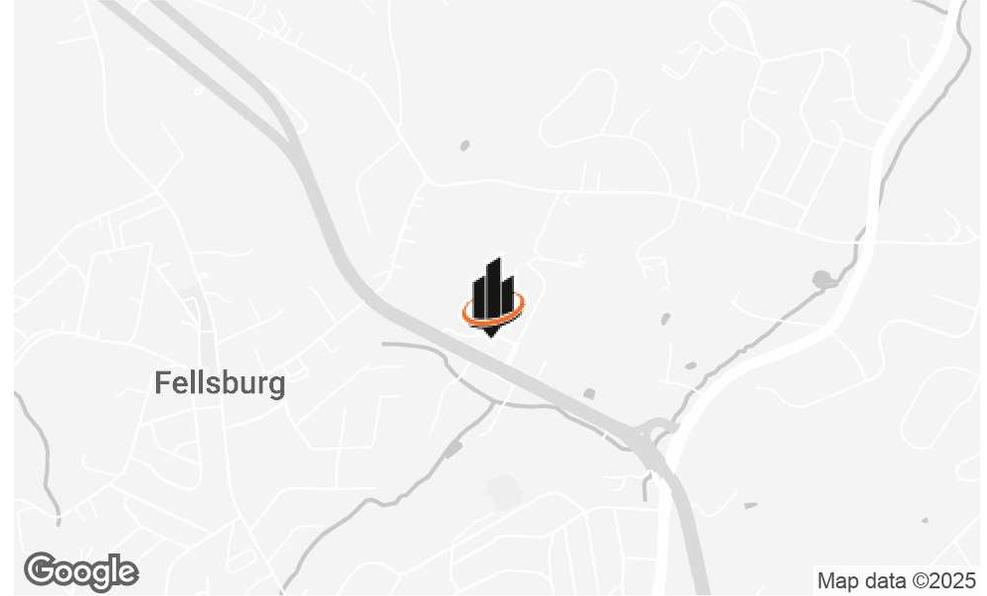
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2.7 AC
OUTPARCEL

SECTION 1
Property
Information

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$700,000
LEASE RATE:	Negotiable
AVAILABLE SF:	2.72 Acres
LOT SIZE:	2.72 Acres
PRICE / ACRE:	\$257,353
ZONING:	B-2 Retail Business
MARKET:	Pittsburgh
SUBMARKET:	Westmoreland County
APN:	56-09-00-0-269

PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present this 2.72 acre outparcel for sale or lease on State Route 51 in Rostraver, PA.

PROPERTY HIGHLIGHTS

- 790 Ft of frontage on State Route 51
- Located at signalized intersection
- 17,380+ ADT on State Route 51

PARCELS



TERRAIN



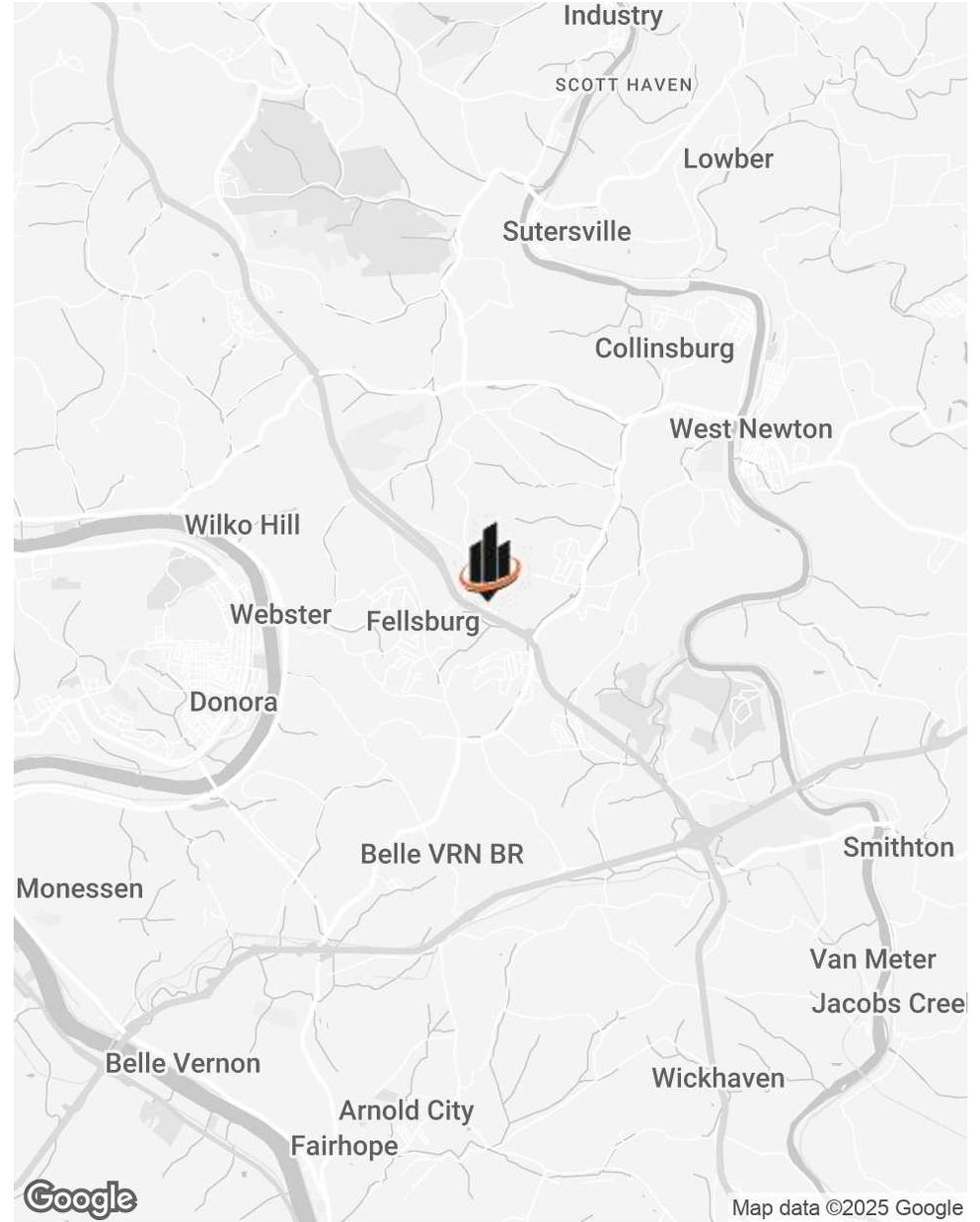
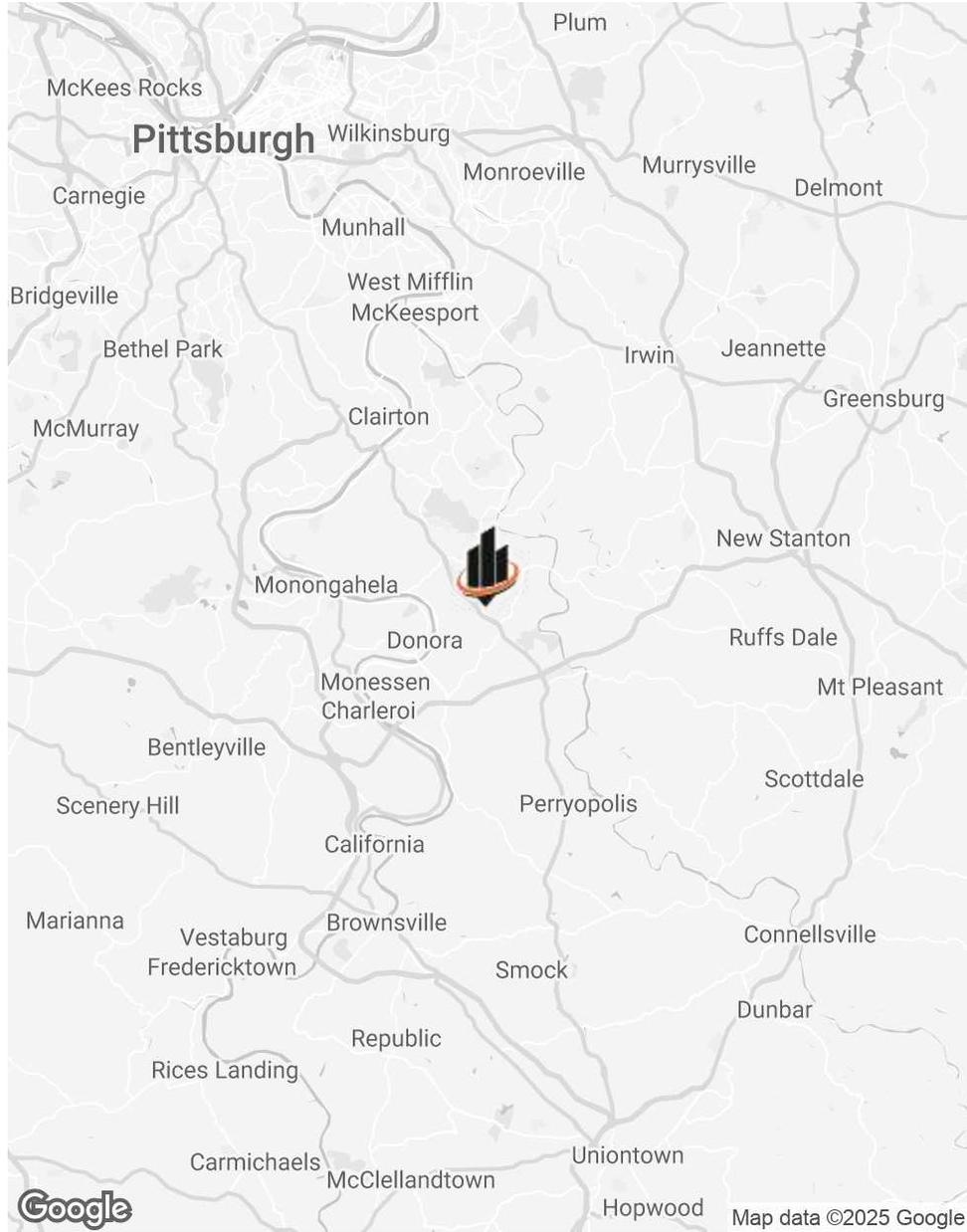
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SECTION 2
Location
Information

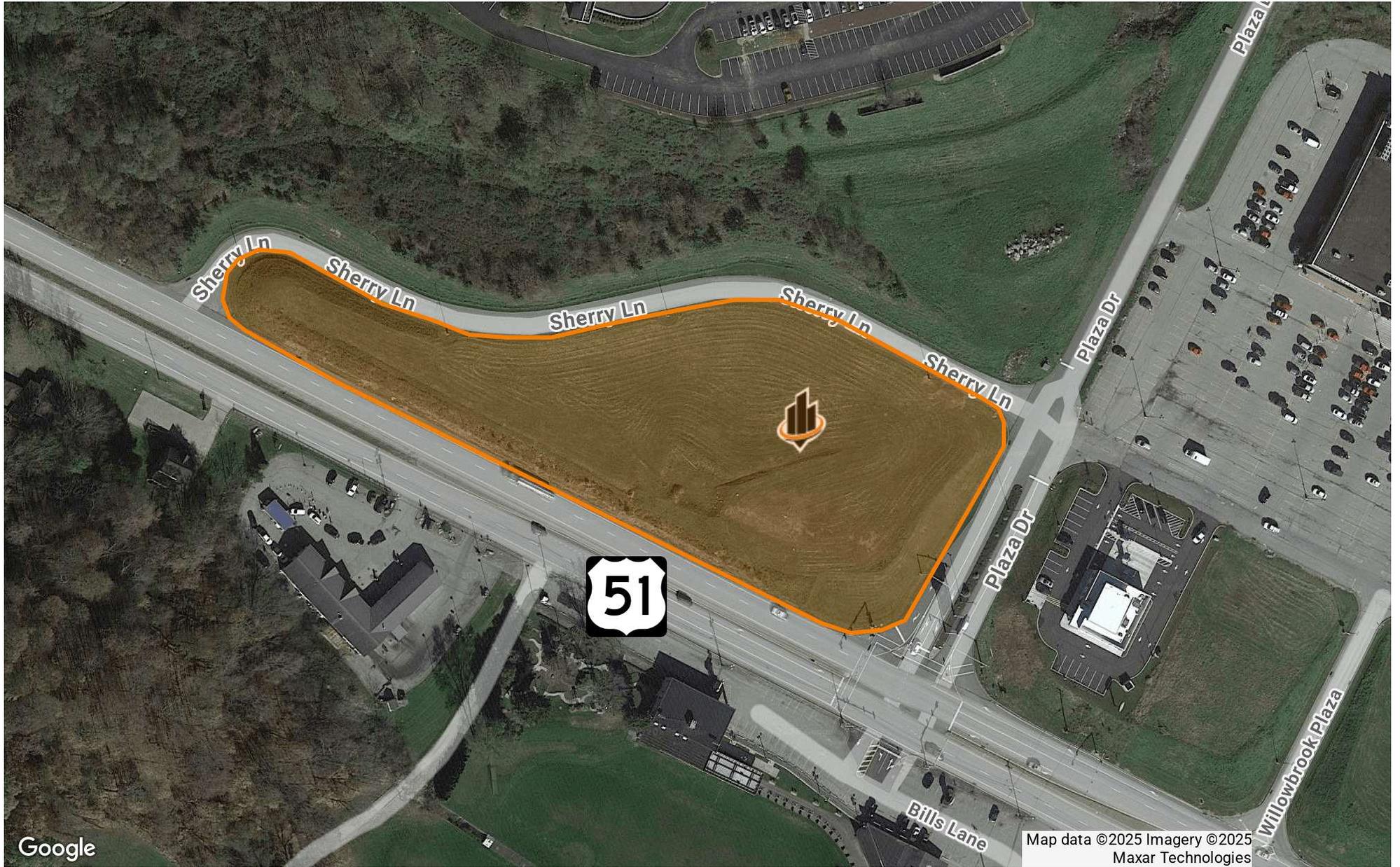
LOCATION MAPS



RETAILER MAP



PARCEL MAP



LOCATION DESCRIPTION



WESTMORELAND COUNTY

Westmoreland County is the second largest county in the south-western part of Pennsylvania. Cut from Lancaster, Northumberland, and later Bedford Counties, Westmoreland County was founded in 1773 and was the first county in the colony of Pennsylvania in which its entire territorial boundary was located west of the Allegheny Mountains. The vibrant county enjoys natural beauty, a great historical legacy, a thriving economy and pleasant communities. The county has 7 different colleges and universities, four state parks and 19 public school districts. It consists of 7 cities with the county seat being Greensburg, 37 boroughs and 21 townships.



ROSTRAVER

Rostraver Township is a Township located in Westmoreland County, PA. The Township spreads 36 square miles and is comprised of agriculture, general aviation airport, public parks, residential homes, commercial and industrial sites. It has seen a lot of growth due to its proximity between I-70 and Route 51. As the Township population grows community leaders have continued to preserve the character of the rural community. While providing municipal services to service its residents and incite commercial growth. The Township is serviced by the Belle Vernon School District. Recently the US Post Office sanctioned the 15012-zip code, that was previously considered a Belle Vernon address to be changed to Rostraver.

DEMOGRAPHICS MAP & REPORT

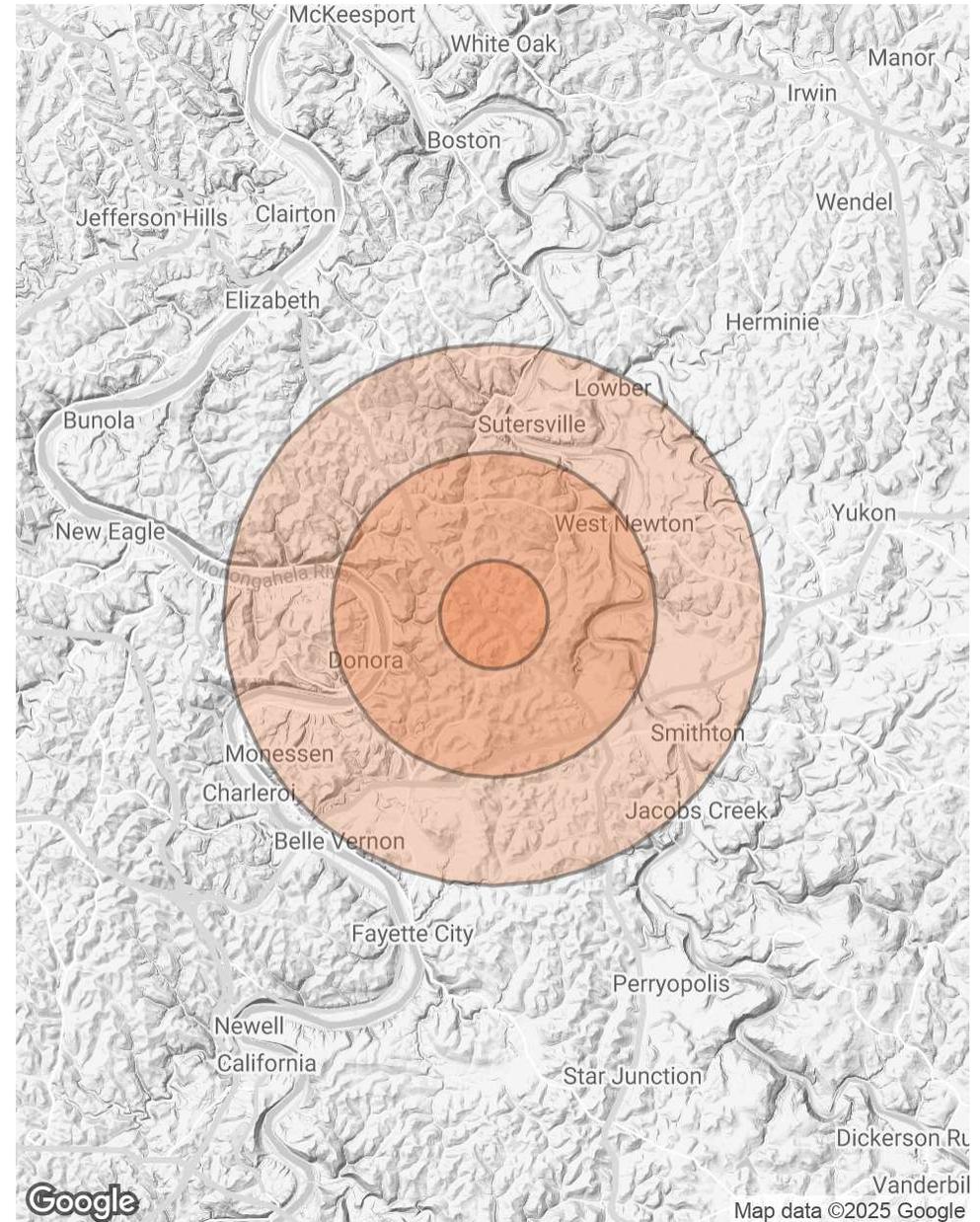
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,489	13,951	37,268
AVERAGE AGE	47.0	46.9	48.2
AVERAGE AGE (MALE)	46.3	43.2	45.8
AVERAGE AGE (FEMALE)	47.9	48.0	48.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	666	6,840	19,936
# OF PERSONS PER HH	2.2	2.0	1.9
AVERAGE HH INCOME	\$95,458	\$67,443	\$63,650
AVERAGE HOUSE VALUE	\$223,973	\$152,654	\$128,509

* Demographic data derived from 2020 ACS - US Census



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SECTION 3
Advisor Bios

ADVISOR BIO 1



ANDREAS KAMOYEROU, CCIM

Senior Advisor

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PROFESSIONAL BACKGROUND

Andreas is a seasoned commercial real estate professional specializing in retail assets, with a proven track record in investment sales, development, redevelopment, owner-user investments, and retail leasing. Since joining SVN | Three Rivers Commercial Advisors in 2017, he has played a pivotal role in shaping the firm's retail practice in the Greater Pittsburgh market.

Andreas has facilitated complex transactions and brings specialized expertise in 1031 tax-deferred exchanges. His move to Pittsburgh's Central Business District in 2017 deepened his local ties, enabling him to build strong relationships with investors, business owners, and fellow brokers throughout the region.

A licensed real estate agent in Pennsylvania, Andreas recently earned the prestigious CCIM (Certified Commercial Investment Member) designation — a mark of distinction held by fewer than 10% of commercial real estate professionals nationwide.

Professional Affiliations & Accreditations:

- Licensed Real Estate Agent - Pennsylvania
- Certified Commercial Investment Member (CCIM)
- Retail Specialist Certification, SVN International Corp. (2019-2024)
- Achievers Award, SVN International Corp. (2019)
- President's Circle Award, SVN International Corp. (2020-2024)
- Member, Pennsylvania Association of Realtors

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ADVISOR BIO 2



MICHAEL KAMOYEROU

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PROFESSIONAL BACKGROUND

Michael is an Advisor at SVN | Three Rivers Commercial Advisors, where he focuses on investment sales, acquisitions, ground leases, and development deals across the commercial real estate landscape. His hands-on approach, paired with over 15 years of sales and leadership experience, brings measurable results to investors and property owners.

Since entering commercial real estate, Michael has quickly distinguished himself — earning the firm’s 2023 Rookie of the Year award. Prior to SVN, he was the #1 insurance broker at his firm in 2022, and earlier in his career, he rose through the ranks at 84 Lumber, where he was named Rookie of the Year and ultimately led a multimillion-dollar store. In 2018, he was recognized as a Woodworking Network 40 Under 40 Honoree, celebrating excellence in operations and sales.

Michael brings a competitive spirit and client-first mindset to every deal. Outside the office, he enjoys time with his family, college wrestling, UFC, and outdoor adventures with his daughters.

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