



FOR LEASE | GROUND LEASE

**BROWNSVILLE PLAZA**

**5239-5255 BROWNSVILLE RD | PITTSBURGH, PA 15236**



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**SVN | Three Rivers Commercial Advisors**  
6 PPG Place Suite 550, Pittsburgh, PA 15222  
P: 412-535-8050 | F: 412-535-6855  
threeiversadmin@svn.com  
www.SVNThreeRivers.com

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# PROPERTY OVERVIEW



# PROPERTY SUMMARY



SVN Three Rivers Commercial Advisors is pleased to present retail space available for lease and ground lease at Brownsville Plaza, an ALDI anchored retail plaza in Baldwin, PA. It is a well-maintained 33,895 SF building offering 1,551 SF, 1,603 SF, or 3,154 SF for the combined space for lease, as well as an approximately 8,900 SF outparcel ground lease.

The property sits on 3.67 Acres and offers 210 parking spaces, two means of ingress/egress and a pylon sign at the main entrance of the property.

Property has 309' of frontage on Brownsville Rd and 129' on Knoedler Rd and offers pylon signage on Brownsville Rd which has 11,507 ADT.

Brownsville Plaza is in a great location near Route 51 in Baldwin, PA. It is surrounded by large residential population and is on a bus line.

**LEASE RATE: NEGOTIABLE**

**33,895**  
BUILDING SIZE

**3.67 AC**  
LOT SIZE

**1,551- 3,154 SF**  
AVAILABLE

**8,900 SF**  
FOR GROUND  
LEASE


**390-H-25**  
PARCEL  
NUMBER

**210**  
PARKING  
SPACES

**1953**  
BUILT

**2012**  
RENOVATED

# HIGHLIGHTS



**BROWNSVILLE PLAZA**  
5239-5255 Brownsville Rd  
Parcel No. 390-H-25

11,507 ADT

300 ADT

Brownsville Rd

Knoedler Rd

The image is an aerial photograph of a large, rectangular, tan-colored building complex. A white callout box with a black border points to the building. A blue banner on the left side of the image indicates '11,507 ADT'. A blue banner at the bottom of the building indicates '300 ADT'. The building is situated at the intersection of Brownsville Rd and Knoedler Rd. The surrounding area includes parking lots, trees, and other buildings.



## ATTRACTIVE RETAIL SITE

Well-maintained Aldi Anchored Neighborhood Center totaling 33,895 SF.

## GREAT LOCATION

Great location near Route 51 in a strong demographic market just South of Pittsburgh, PA. Property has 309' of frontage on Brownsville Rd and 129' on Knoedler Rd and offers pylon signage on Brownsville Rd which has 11,507 ADT.



# PHOTOS





# PHOTOS



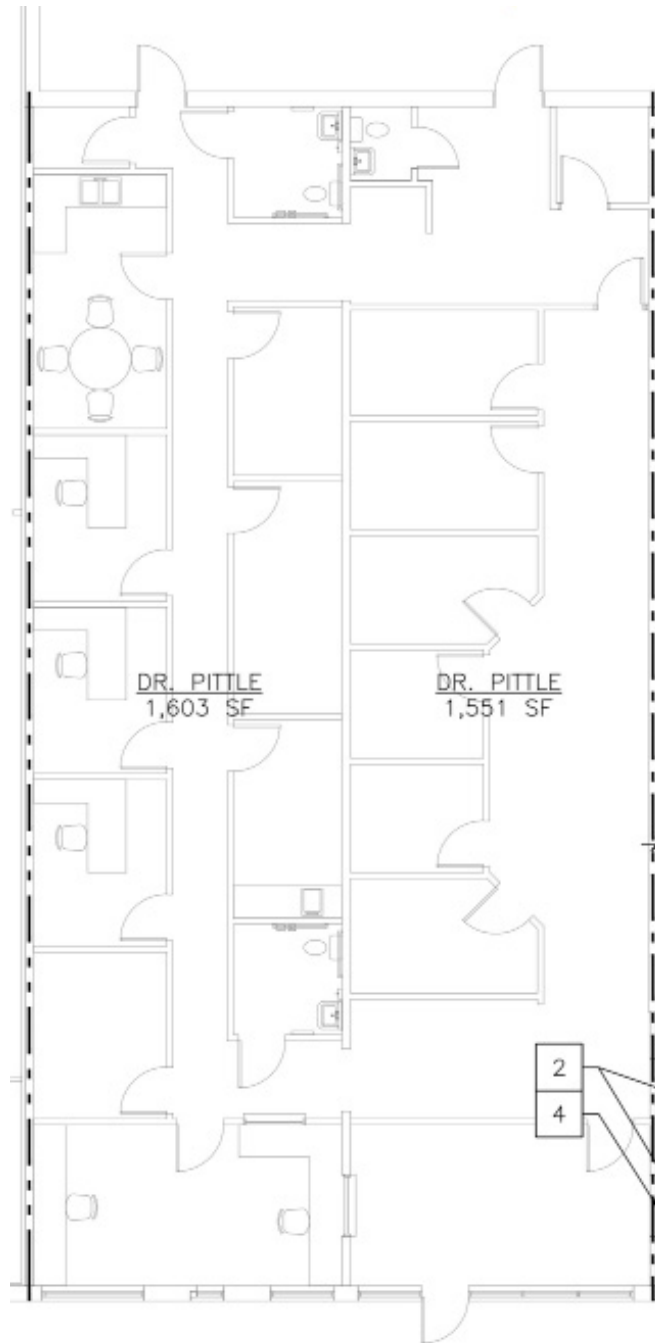


# PHOTOS



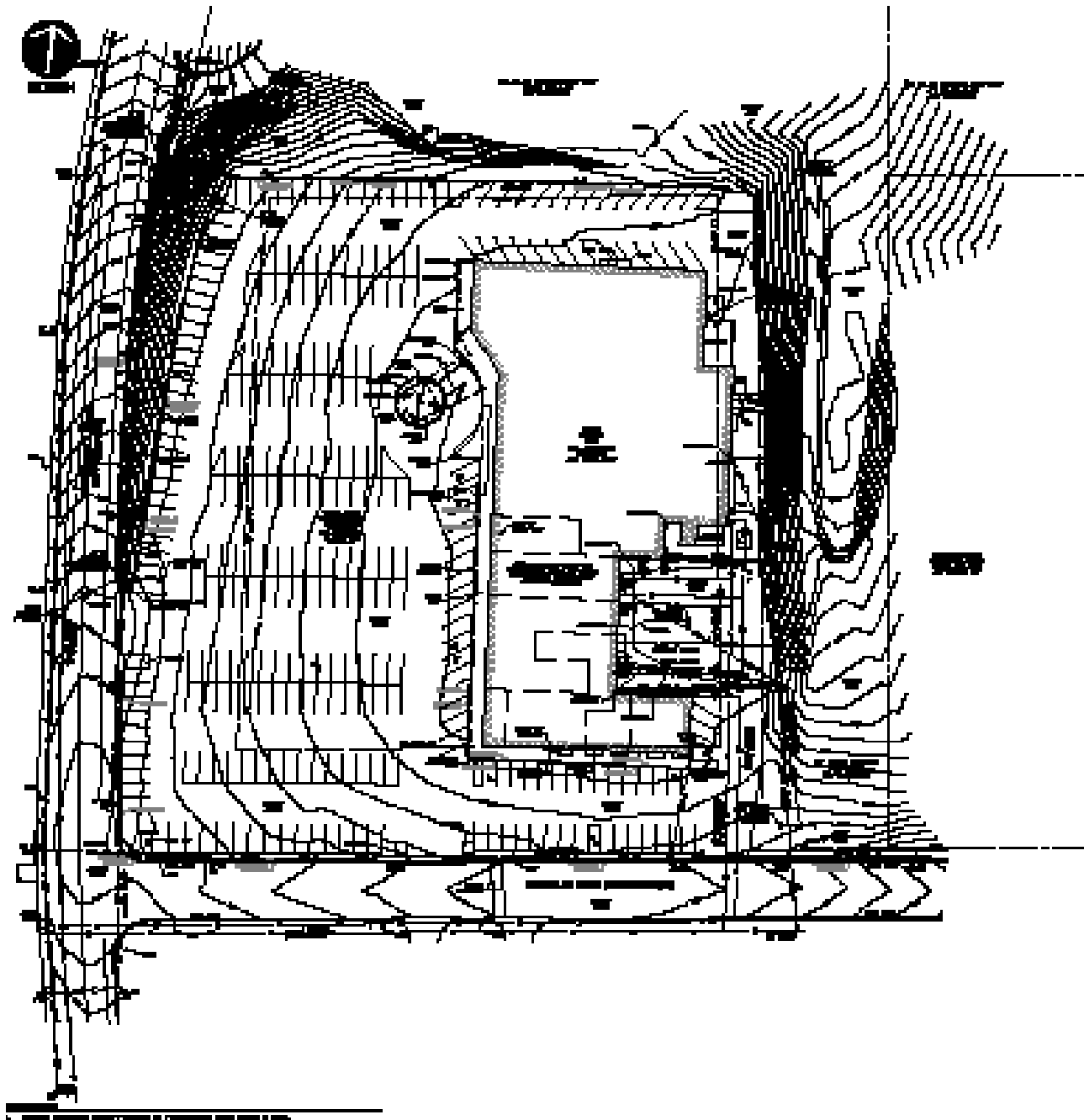


# FLOOR PLAN

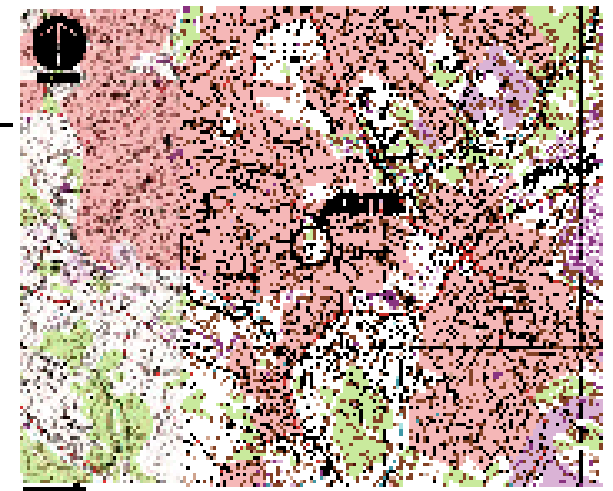




# SITE PLAN



1	ASPHALT DRIVEWAY	1	CONCRETE DRIVEWAY
2	ASPHALT DRIVEWAY	2	CONCRETE DRIVEWAY
3	ASPHALT DRIVEWAY	3	CONCRETE DRIVEWAY
4	ASPHALT DRIVEWAY	4	CONCRETE DRIVEWAY
5	ASPHALT DRIVEWAY	5	CONCRETE DRIVEWAY
6	ASPHALT DRIVEWAY	6	CONCRETE DRIVEWAY



1. BROWN COUNTY PLAZA  
2. BROWN COUNTY PLAZA

NO PARKING  
IN FRONT OF  
BUS STOP

NO PARKING  
IN FRONT OF  
BUS STOP

NO PARKING  
IN FRONT OF  
BUS STOP





# LOCATION INFORMATION



# PITTSBURGH

The city of **Pittsburgh** has a population of 2.4 million, which is the 22nd largest metro area in the US, making it the 2nd largest city in Pennsylvania. It is viewed as an industrial giant in the production of steel, iron, aluminum and glass. The city has completed a major renaissance to become the country's "Most Livable City" (Places Rated Almanac), now considered as one of the largest and most attractive cities to live and do business in. There have been many Fortune 1000 companies that have been the focus of Pittsburgh; it has been the nation's center for nuclear engineering and has a balanced and varied economy that centers itself on technology, world-renowned healthcare and top universities. There has been a re-occurrence of some of the city's major industrial corporations (such as US Steel, Westinghouse and Consol) as well as growth of many small and mid-sized companies.

Downtown Pittsburgh, colloquially referred to as the Golden Triangle of Dahn-tahn in eye dialect, and officially the **Central Business District** is the urban downtown center of Pittsburgh. It is located at the confluence of the Allegheny River and the Monongahela River whose joining forms the Ohio River. The "triangle" is bounded by the two rivers. The area features offices for major corporations such as PNC Bank, U.S. Steel, PPG, Bank of New York Mellon, Heinz, Federated Investors and Alcoa. It is where the fortunes of such industrial barons as Andrew Carnegie, Henry Clay Frick, Henry J. Heinz, Andrew Mellon and George Westinghouse were made. It contains the site where the French fort, Fort Duquesne, once stood.

## PITTSBURGH AT A GLANCE



One of the top places to live, work, and visit in the United States



Pittsburgh is one of the nation's busiest inland ports



There are 29 colleges and universities in southwestern PA



More than 10 million people visit the Pittsburgh region annually



Travel is a \$3 billion industry providing 50,000 full-time jobs

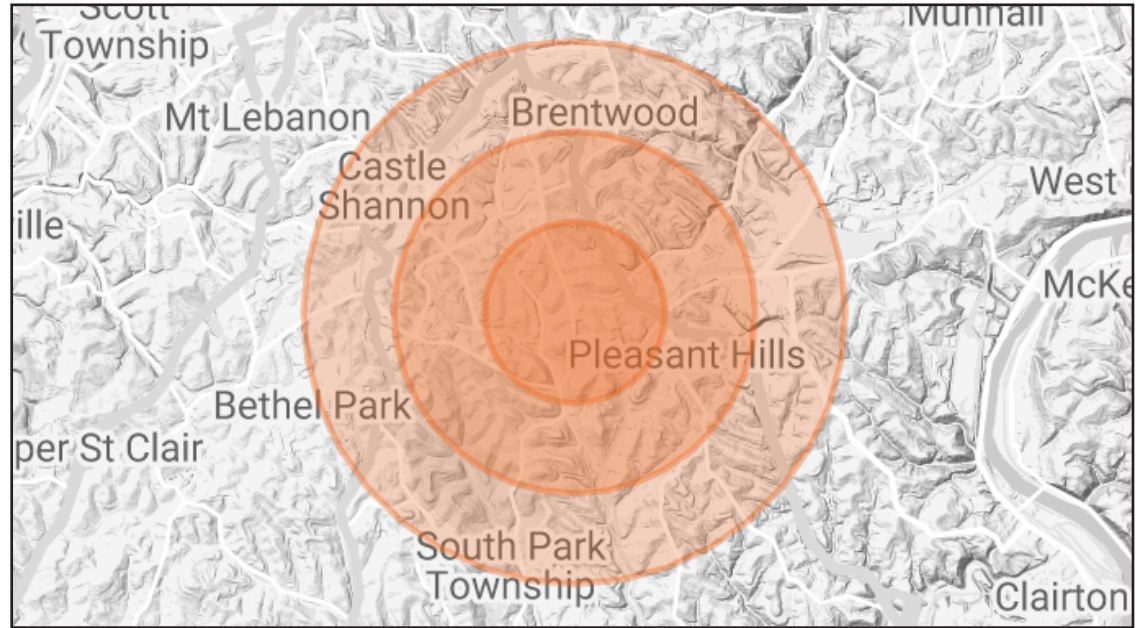
## PITTSBURGH BASED FORTUNE 500 COMPANIES





# BALDWIN | DEMOGRAPHICS

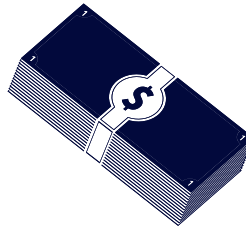
**Baldwin** is a borough in Allegheny County and is part of the Pittsburgh Metro Area. The borough was named for Henry Baldwin (1780-1844), a U.S Congressman from Pennsylvania and Associate Justice of the Supreme Court and was incorporated on October 27, 1950. Baldwin Borough is served by the Baldwin Borough Library and has three volunteer fire companies, an Emergency Medical Service, and a police force of 29 sworn officers. There are nine voting districts in the borough, Baldwin is included in the 14th Congressional District; 45th State Senatorial District with 2 State Legislative Districts (36th and 38th) serving our residents.



DAYTIME POPULATION

**17,253**

\*2 Mile Radius



AVERAGE HOUSEHOLD

**INCOME**  
**\$90,406**

\*2 Mile Radius



AVERAGE

**AGE**  
**42.3**

\*1 Mile Radius

POPULATION	1 MILE	2 MILES	3 MILES	HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
2023 Total Population	12,946	41,586	80,290	Total Households	5,736	18,056	35,274
2028 Projected Population	13,337	42,508	81,815	# of Persons per HH	2.3	2.3	2.3
Average Age	42.3	43.4	43.4	Average HH Income	\$81,877	\$90,406	\$88,837
Median Home Value	\$164,059	\$172,269	\$166,958	Median HH Income	\$67,657	\$74,545	\$72,805













## CONTACT:

**Andreas Kamouyerou, CCIM**

Senior Advisor

(412) 535-8062

[andreas.kamouyerou@svn.com](mailto:andreas.kamouyerou@svn.com)

**Michael Kamouyerou**

Associate Advisor

(412) 535-8064

[michael.kamouyerou@svn.com](mailto:michael.kamouyerou@svn.com)