



FOR LEASE | GROUND LEASE

# BROWNSVILLE PLAZA

5239-5255 BROWNSVILLE RD | PITTSBURGH, PA 15236



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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 1,603 SF 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

**1,603 SF**  
AVAILABLE

**8,900 SF**  
FOR GROUND  
LEASE

**390-H-25**  
PARCEL  
NUMBER

**210**  
PARKING  
SPACES

**1953**  
BUILT

**2012**  
RENOVATED



# PLAZA HIGHLIGHTS



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



## 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



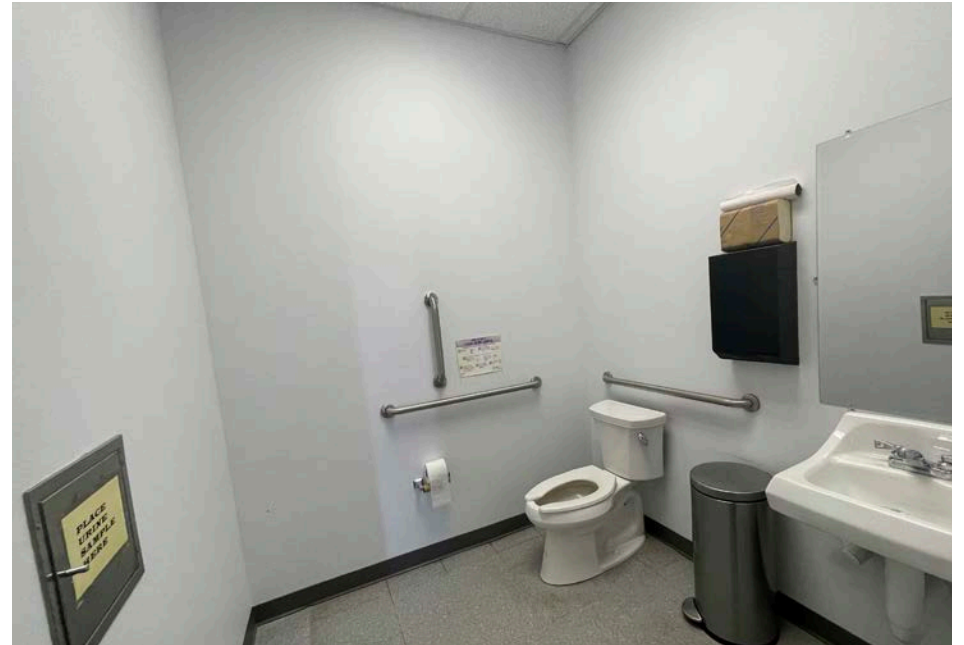


# PHOTOS



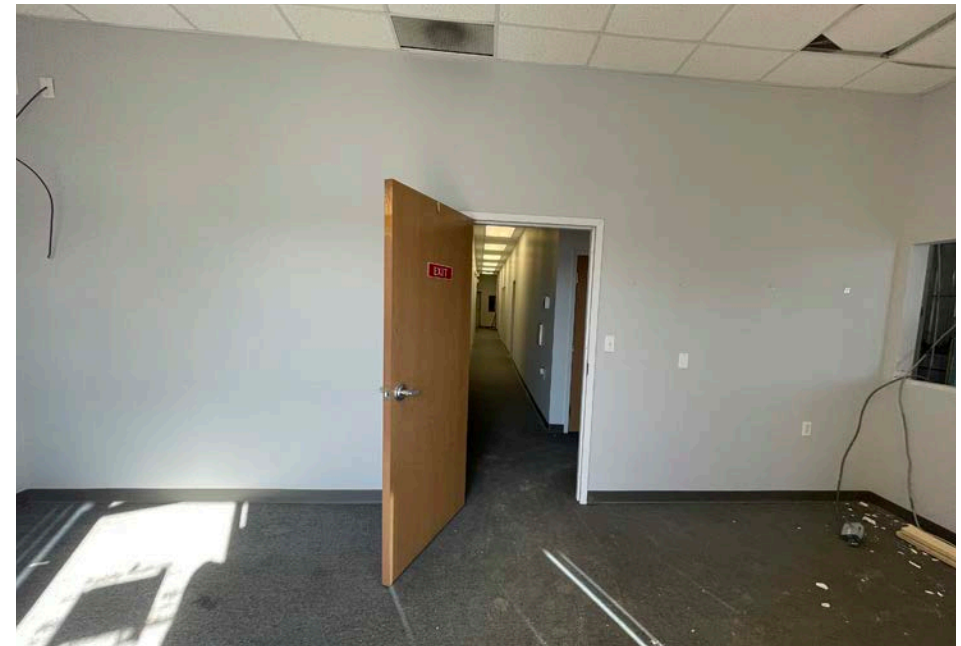


# PHOTOS



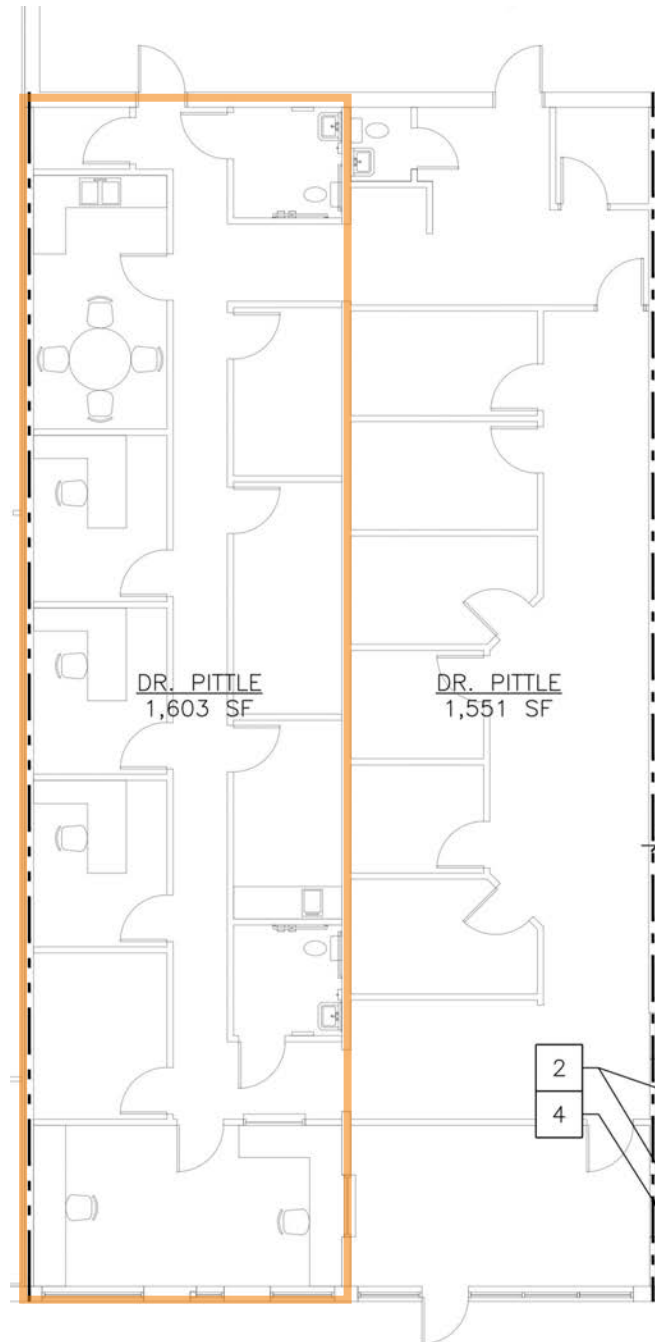


# PHOTOS



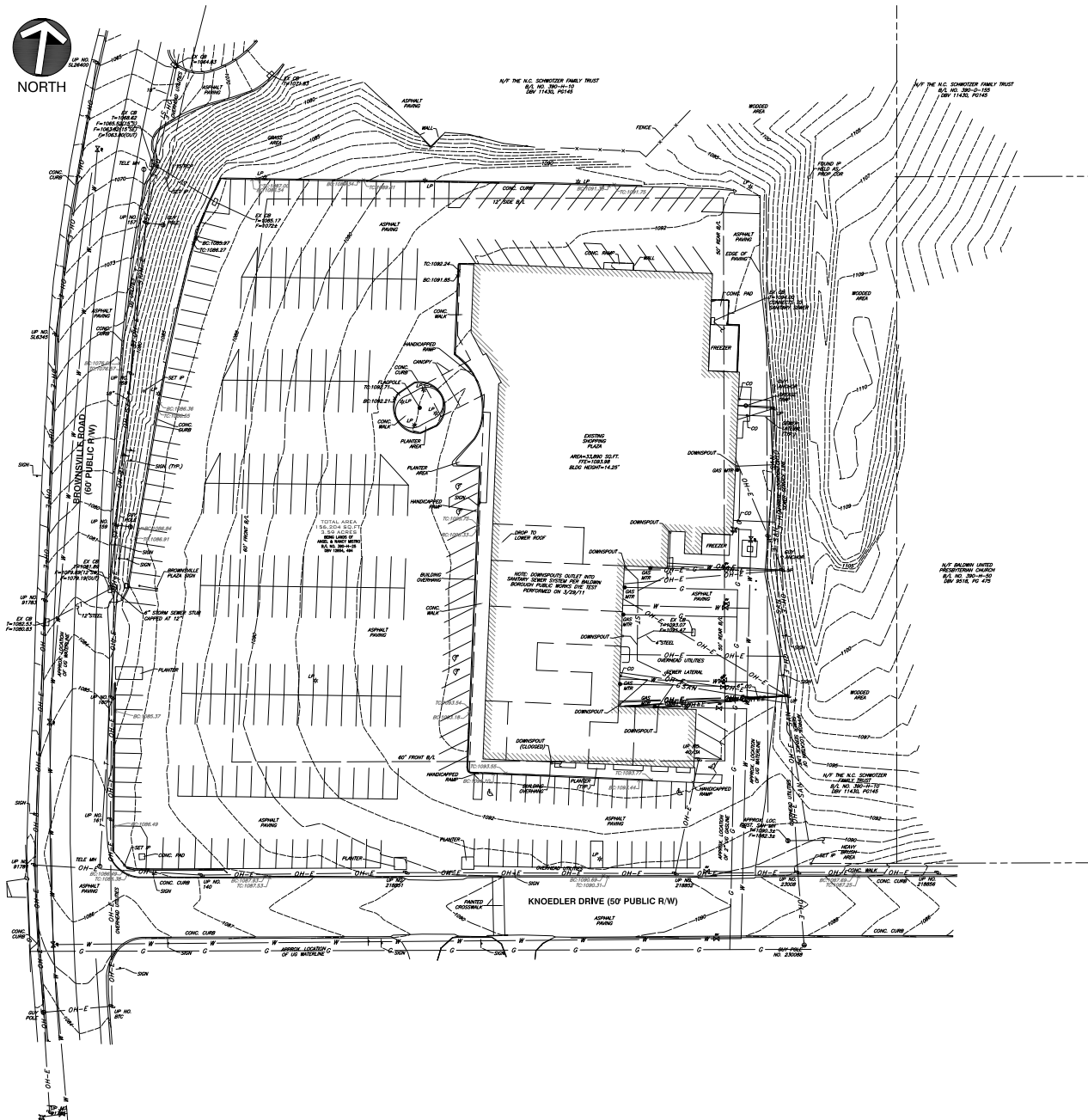


# FLOOR PLAN





# SITE PLAN

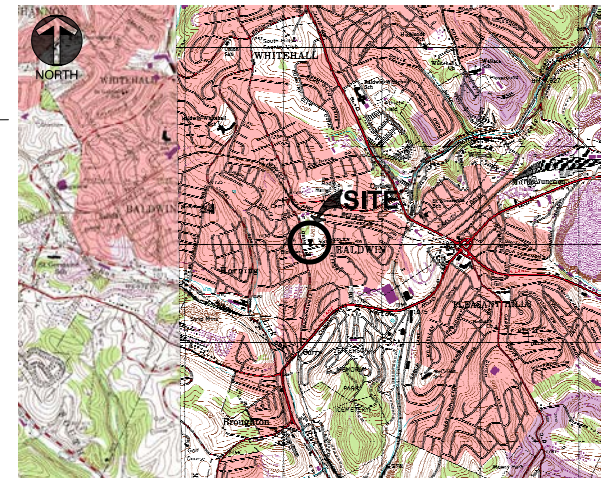


## PROJECT GENERAL NOTES

- EXISTING CONDITIONS AS SHOWN ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BEGINNING THE PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
- THE CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COMPLYING WITH APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS, TOGETHER WITH EXISTING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO MAINTAIN, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
- THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND OWNER'S REPRESENTATIVE FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT AND/OR EXISTING FACILITIES OCCURRING IN THE COURSE OF THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, OBTAIN ALL APPLICABLE PERMITS, AND PAY ALL REQUIRED FEES PRIOR TO BEGINNING WORK.
- ALL WORK PERFORMED BY THE CONTRACTOR SHALL CONFORM TO THE LATEST REGULATIONS OF THE AMERICAN WITH DISABILITIES ACT.
- CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.
- CONTRACTOR TO COMPLY WITH ALL APPLICABLE PENNDOT, MUNICIPALITY, UTILITY COMPANY, AND PROJECT SPECIFIC SPECIFICATIONS.

## LEGEND

---	EXISTING CONTOUR
---	PROPERTY LINE
---	EXISTING BUILDING
---	EXISTING BUILDING SETBACK LINE
---	EXISTING EDGE OF PAVEMENT
---	EXISTING BOLLARD
OH-E	EXISTING OVERHEAD UTILITY LINE
G	EXISTING UTILITY POLE
*	EXISTING LIGHT POLE
T	EXISTING UNDERGROUND TELEPHONE LINE
⊙	EXISTING TELEPHONE POLE
G	EXISTING GAS LINE
⊙	EXISTING GAS VALVE
•	EXISTING GAS METER
SAN	EXISTING SANITARY LINE
⊙	EXISTING SANITARY MANHOLE
W	EXISTING WATER MAIN
⊙	EXISTING WATER VALVE
ST	EXISTING STORM DRAIN LINE
□	EXISTING STORM DRAIN INLET



## REFERENCE

- U.S.G.S. 7.5' TOPOGRAPHIC MAP, BRIDGEVILLE QUADRANGLE, PA DATED: 1986, PHOTOGRAPHED: 1979.
- U.S.G.S. 7.5' TOPOGRAPHIC MAP, GLASSPORT QUADRANGLE, PA DATED: 1986.

## SITE VICINITY MAP

SCALE IN FEET  
0 2000 4000

SCALE IN FEET  
0 30 60

ONE CALL SERIAL NO.: 20110520333

**CALL BEFORE YOU DIG!**  
PENNSYLVANIA LAW REQUIRES  
3 WORKING DAYS NOTICE FOR  
CONSTRUCTION PHASE AND 10 WORKING  
DAYS IN DESIGN STAGE-STOP CALL  
PENNSYLVANIA ONE CALL SYSTEM, INC.  
1-800-242-1776

PENNSYLVANIA ACT 38 (1981) REQUIRES NO LESS THAN 3 WORKING DAYS NOTICE NOR MORE THAN 10 WORKING DAYS NOTICE FROM DESIGNERS MUST BE MADE TO ONE CALL, BEFORE ANY EXCAVATION, TRENCH, OR CAUTION MARKS IN THE CONSTRUCTION PHASE. FOR LOCATION REQUESTS IN THE STATE OF PENNSYLVANIA, CALL TOLL FREE 1-800-242-1776.



REFERENCE  
1. EXISTING CONDITIONS SURVEY PREPARED BY PVE SHEFFLER, DATED MARCH 8, 2011.





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

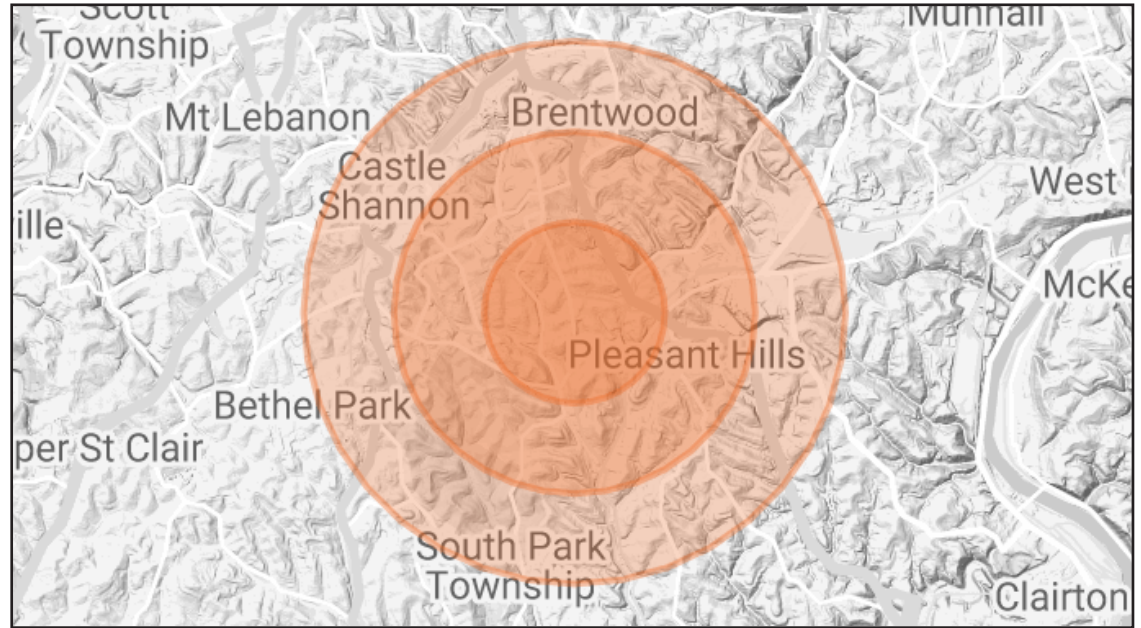
## PITTSBURGH BASED FORTUNE 500 COMPANIES





# BALDWIN | DEMOGRAPHICS

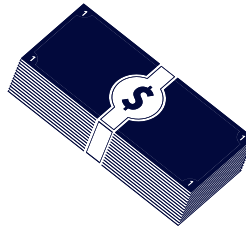
**Baldwin** is a borough in Allegheny County and is part of the Pittsburgh Metro Area. The borough was named for Henry Baldwin (1780-1844), a U.S Congressman from Pennsylvania and Associate Justice of the Supreme Court and was incorporated on October 27, 1950. Baldwin Borough is served by the Baldwin 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

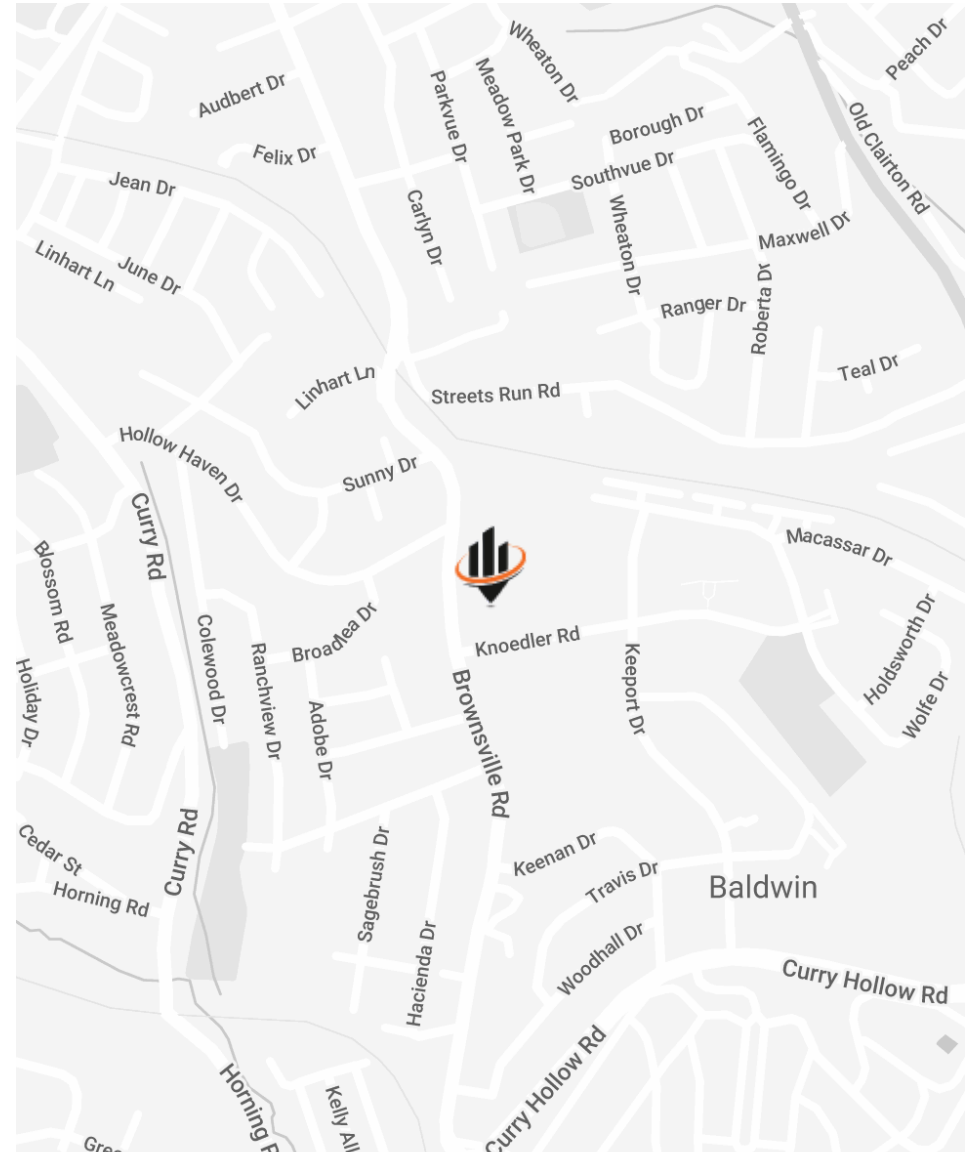
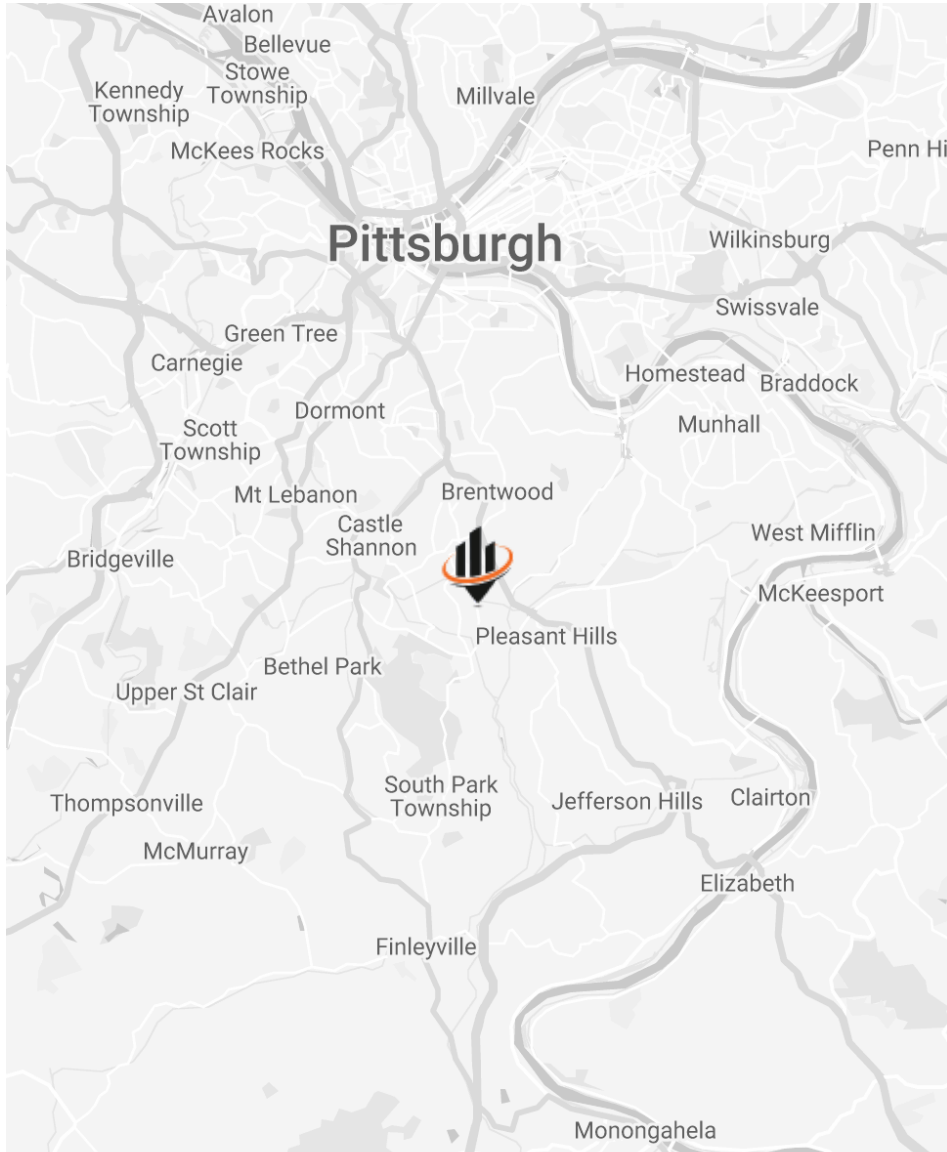
**AGE**  
**42.3**

\*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

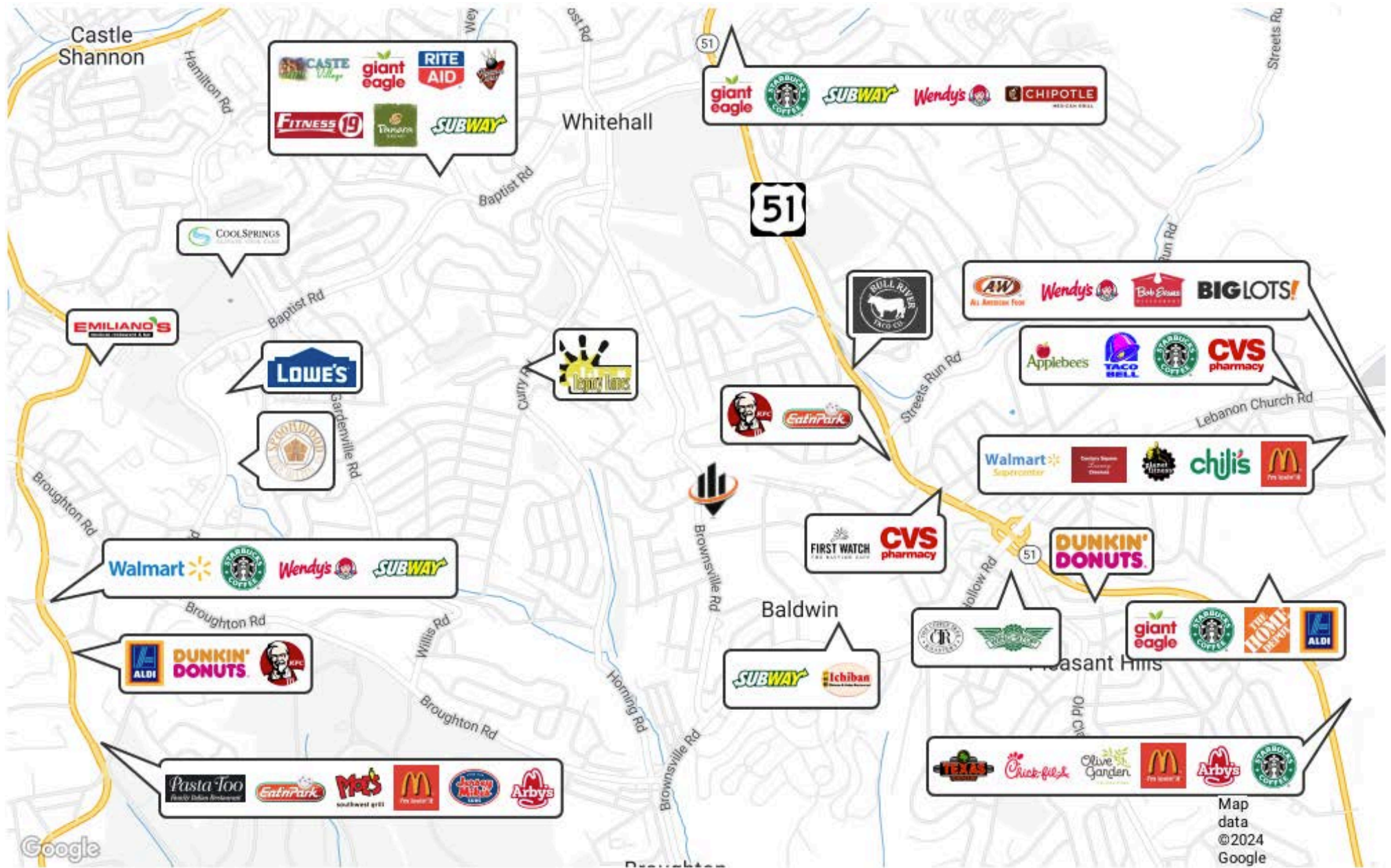


# LOCATION MAPS





# RETAIL MAP







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