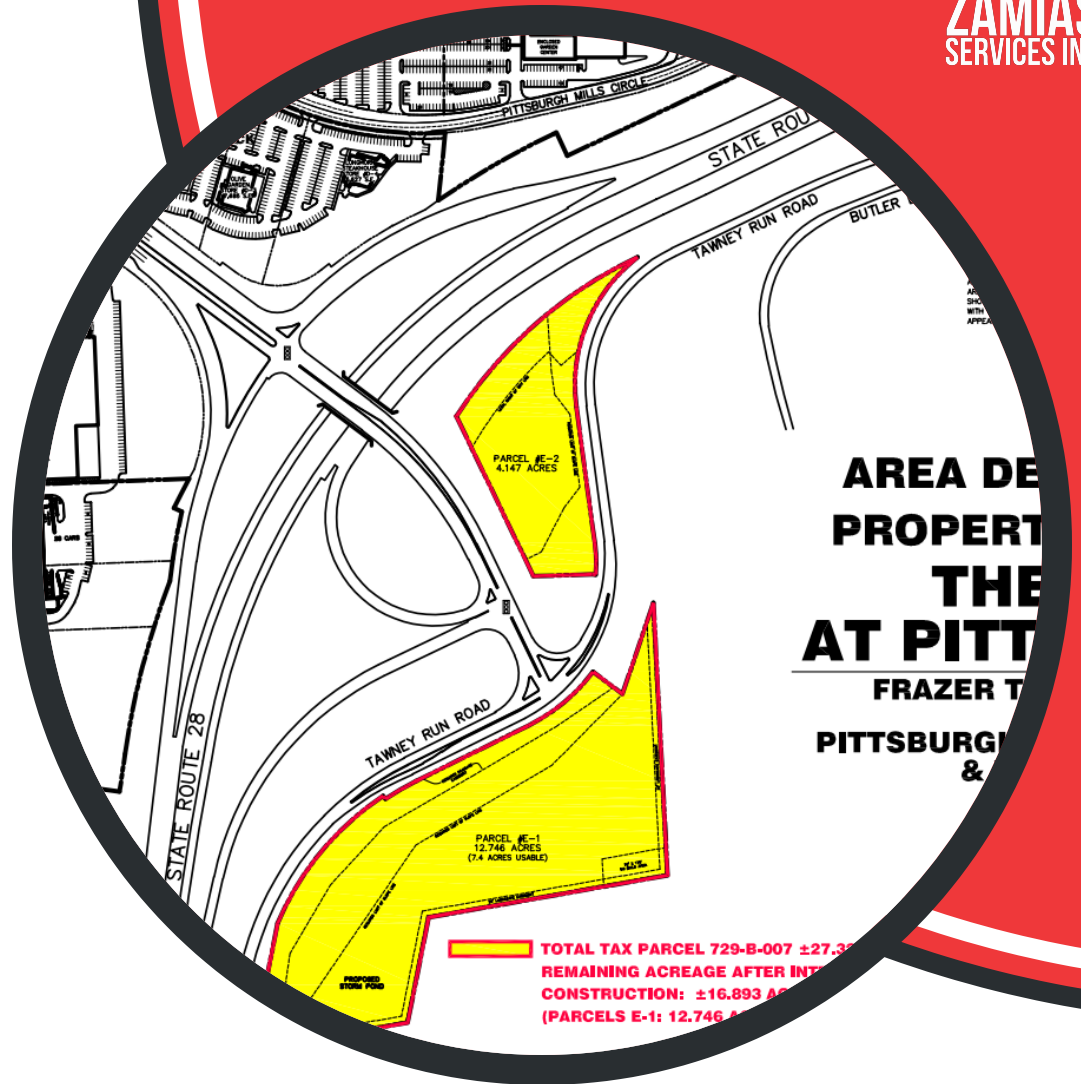


LAND

FOR  
SALE



# Tawney Run Rd

TARENTUM, PA 15084

IAN RUSS

814.532.6173  
iruss@zamias.net

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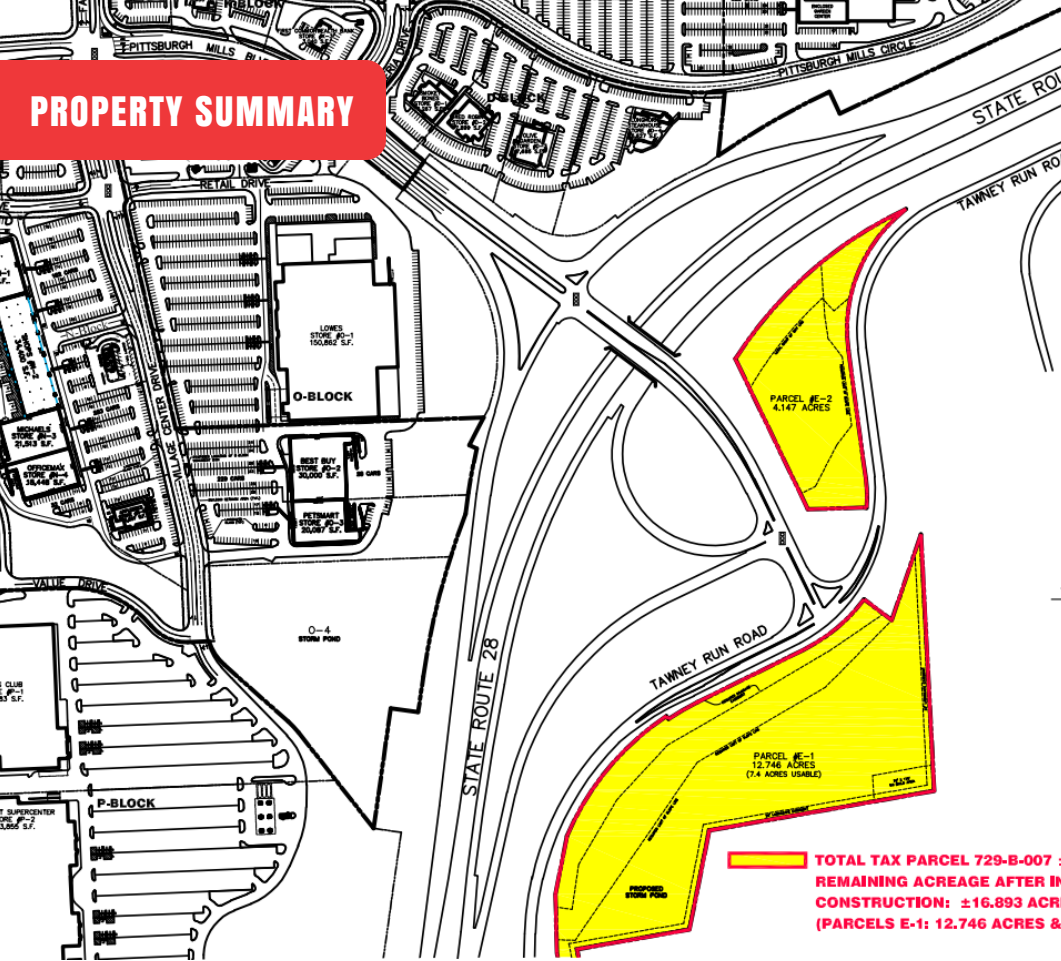
EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Zamias Services makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Zamias Services does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions,vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Zamias Services in compliance with all applicable fair housing and equal opportunity laws.

PROPERTY SUMMARY

OFFERING MEMORANDUM



NOTE:  
THIS SITE PLAN SHOWS ONLY THE APPROXIMATE LOCATION OF THE DEMISED PREMISES IN THE PROJECT. LESSOR RESERVES THE RIGHT TO CHANGE THE TENANTS NAMES & LOCATIONS OF OTHER TENANTS, PROVIDED THE PARKING AREA IS NOT SUBSTANTIALLY REDUCED. LESSOR ALSO RESERVES THE RIGHT TO CHANGE PARKING ARRANGEMENTS, ENTRANCES, EXITS, SERVICE AREAS, ETC. LESSOR MAKES NO REPRESENTATION THAT THE PREMISES WILL BE OCCUPIED AS SHOWN, BUT ONLY INTENDS TO SHOW WHAT MAY BE DEVELOPED IN THE PROJECT. ANY COVENANTS WITH REFERENCE TO WHAT OTHER TENANTS MAY OCCUPY SPACE IN THE PROJECT MUST APPEAR IN THE WRITTEN BODY OF THE LEASE.

AREA DEVELOPMENT PLAN  
PROPERTY SOUTH OF SR  
THE GALLERIA  
AT PITTSBURGH MILLS

FRAZER TOWNSHIP, PENNSYLVANIA  
PITTSBURGH MILLS LIMITED PARTNERSHIP  
& VPM ASSOCIATES, LLC

MANAGED BY  
**ZAMIAS SERVICES INC**  
300 MARKET STREET  
JOHNSTOWN, PA 15901  
TEL: (814)535-3563



REVISIONS	D

PROPERTY DESCRIPTION

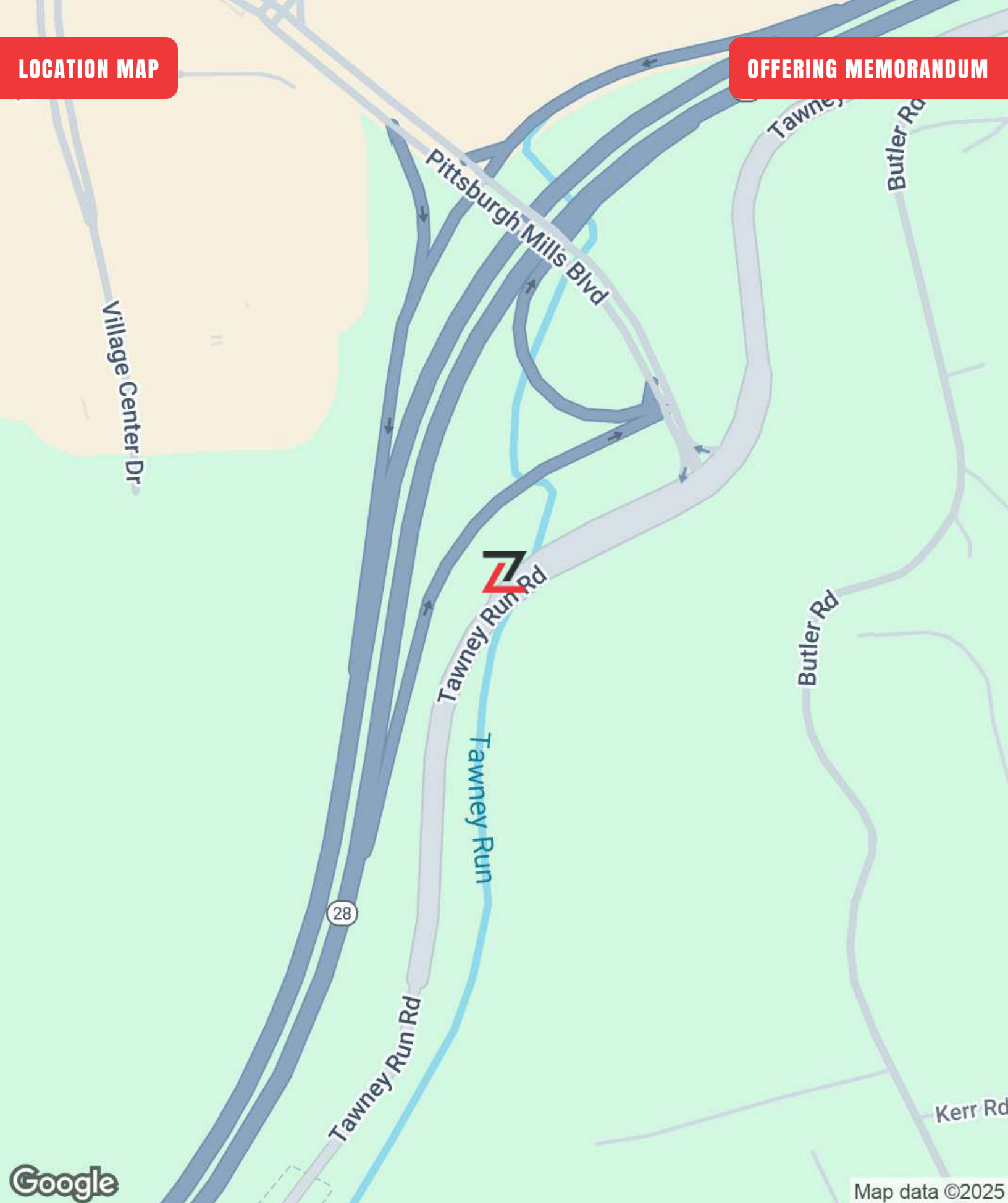
For sale for \$1,000,000. Mineral rights are NOT included in sale.

PROPERTY HIGHLIGHTS

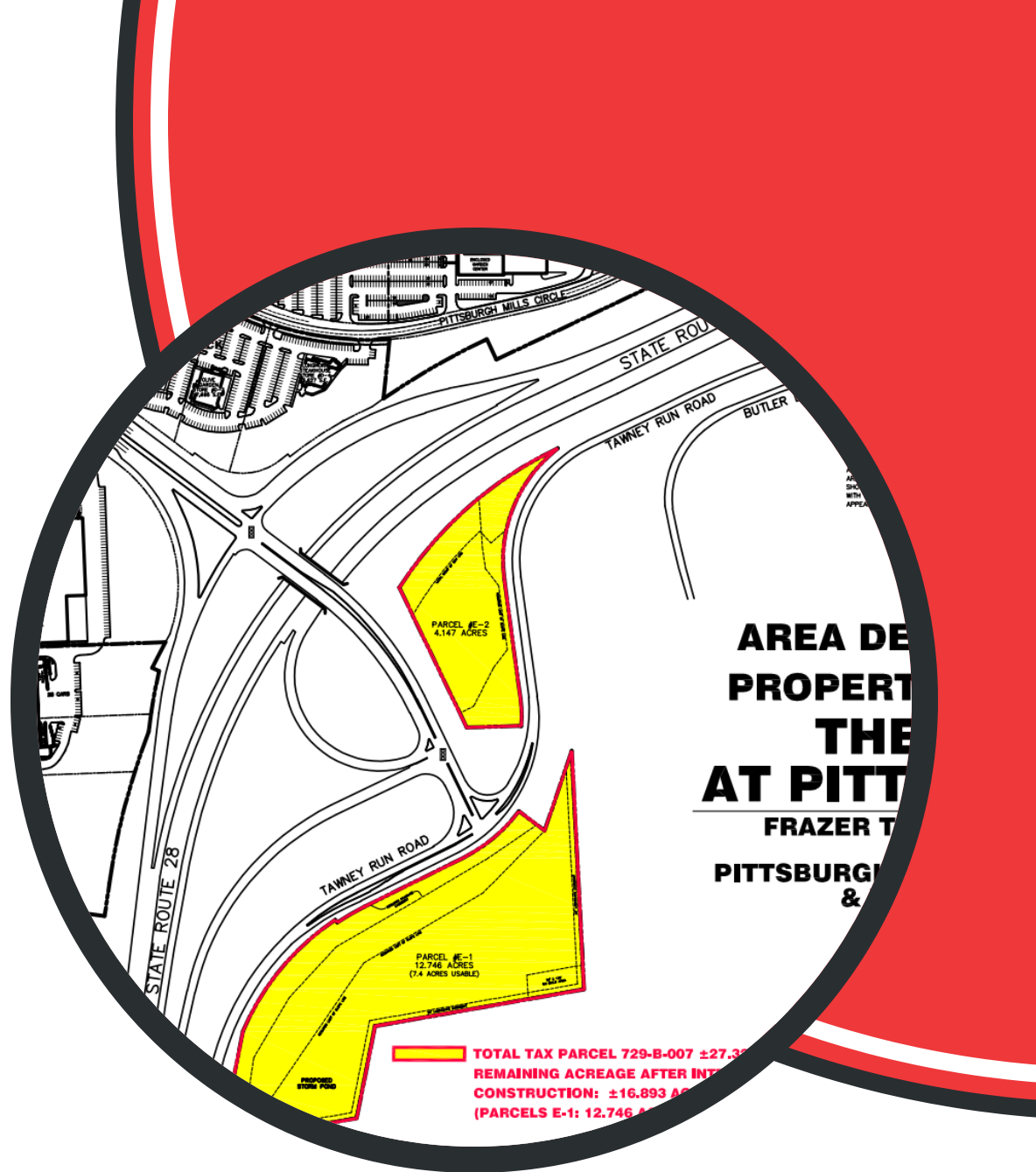
OFFERING SUMMARY

Sale Price:	\$1,000,000
Lot Size:	16.89 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	11	53	513
Total Population	25	120	1,087
Average HH Income	\$101,026	\$99,758	\$84,183







# Advisor Bios

## SECTION 1

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**IAN RUSS**

Director of Real Estate

iruss@zamas.net

Direct: **814.532.6173** | Cell: **814.341.0622**

**PROFESSIONAL BACKGROUND**

Ian Russ joined the ZSI team in April of 2023. After spending many years following in the footsteps of his father, Perry Russ, Ian joined on as Director of Real Estate. He is a graduate of The Kiski School and Valley School of Ligonier. He is a current member of Site Source Retail Broker Network and ICSC.

Ian currently resides in Johnstown alongside his parents. He is an avid golfer and competes in amateur events in the surrounding areas. He also has a passion for fly fishing and travel.

**MEMBERSHIPS**

NAIOP Pittsburgh

ICSC

Site Source Retail Broker Network- NE Chair

Cambria Regional Chamber of Commerce

Zamas Services  
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