

OFFERING MEMORANDUM

1126 6th Ave

1126 6TH AVE

Beaver Falls, PA 15010

PRESENTED BY:

JASON CAMPAGNA

Managing Director

O: 412.535.5756

C: 724.825.3137

jason.campagna@svn.com

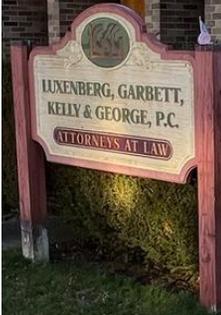
GRANT UNDERWOOD

Associate Advisor

O: 412.535.5703

C: 412.715.4160

grant.underwood@svn.com



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.

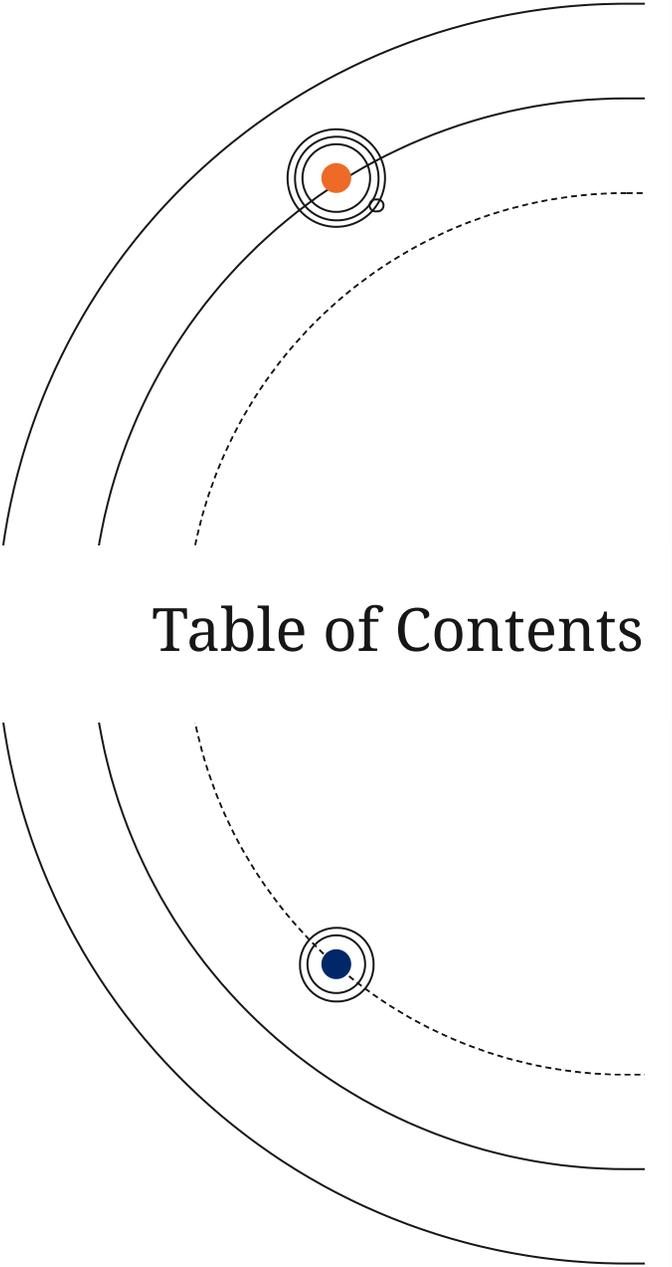
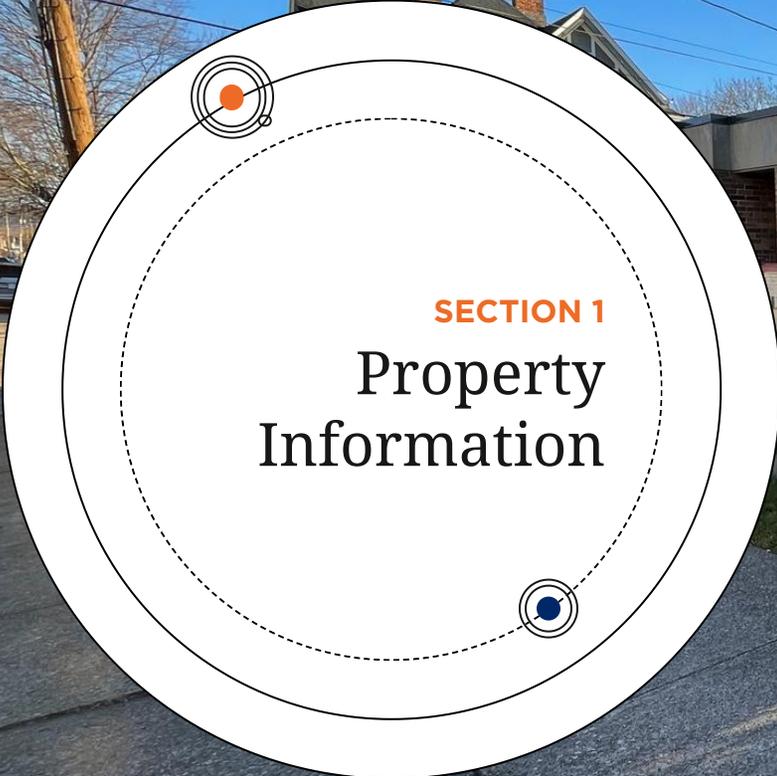


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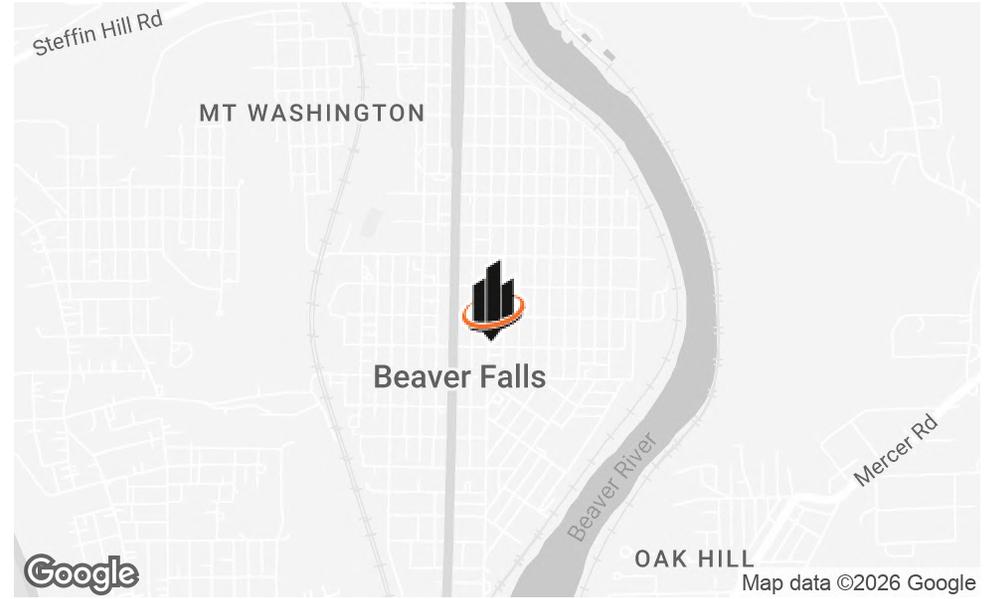
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SECTION 1
Property
Information

LUXENBERG, GARBETT,
KELLY & GEORGE, P.C.
ATTORNEYS AT LAW

EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$225,000
LEASE RATE:	\$13.50 SF/yr (NNN)
BUILDING SIZE:	3,000 SF
AVAILABLE SF:	3,000 SF
LOT SIZE:	0.11 Acres
PRICE / SF:	\$75.00
YEAR BUILT:	1969
ZONING:	R1B

PROPERTY OVERVIEW

SVN | Three Rivers Commercial Advisors is pleased to present For Sale OR Lease, 1126 6th Ave located in Beaver Falls, PA. This standalone office building is 3,000 SF was built in 1969 and formerly occupied by a long-time law firm. The property features a functional layout suitable for a variety of professional uses including legal, medical, financial services, or general office users. The building offers strong visibility along 6th Avenue and convenient access to surrounding neighborhoods and local business amenities. The property is available for sale or lease, and the seller is open to considering owner financing, creating a flexible opportunity for both owner-users and investors.

PROPERTY HIGHLIGHTS

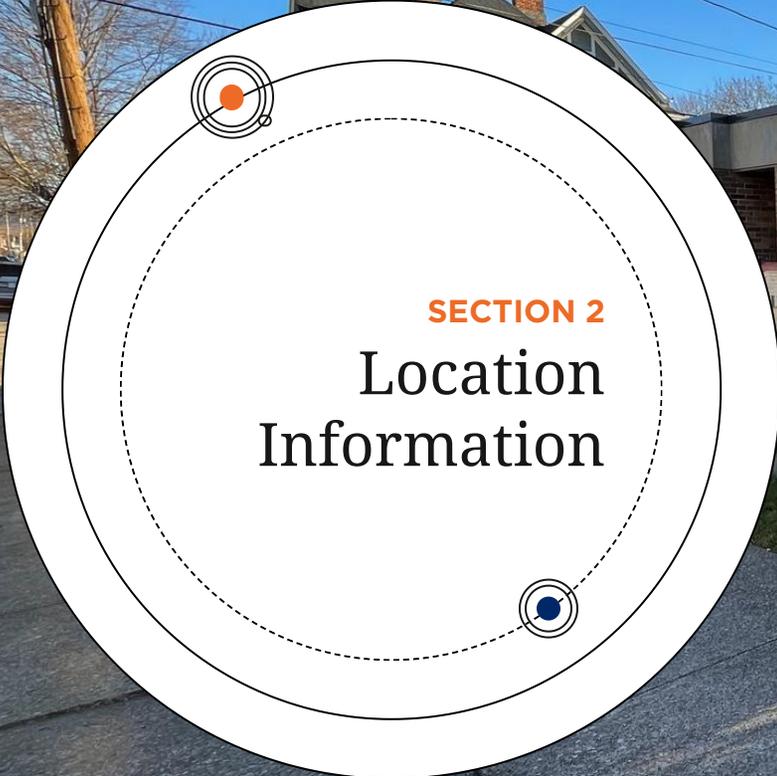
- ±3,000 SF standalone office building
- Excellent owner-user opportunity for legal, medical, financial, or professional services
- Functional office layout with multiple private offices and administrative space
- Convenient location in Beaver Falls business district
- Close proximity to PA-18, PA-65, and regional commuter routes
- Flexible repositioning or leasing potential for investors
- Possible Seller Financing

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS

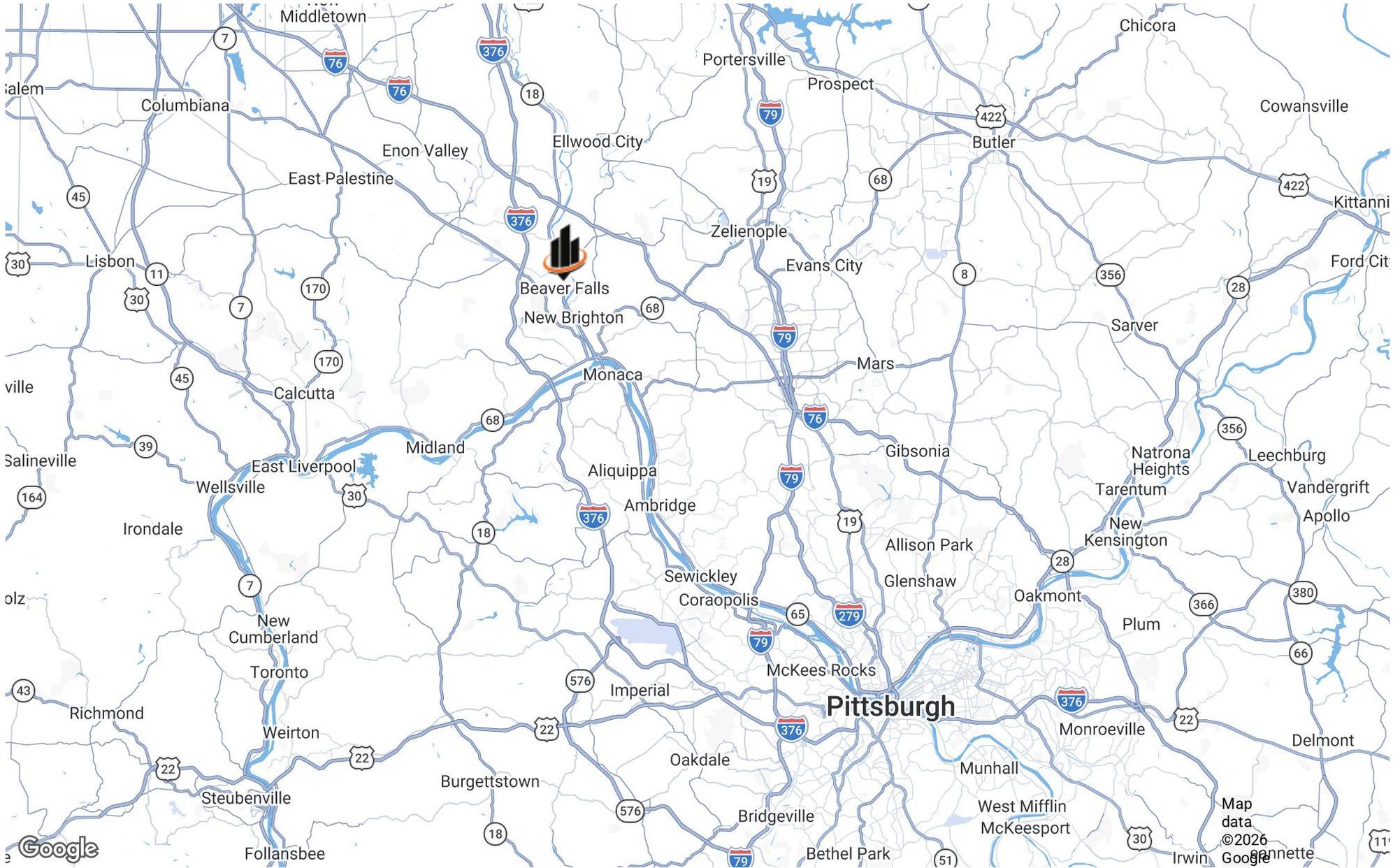




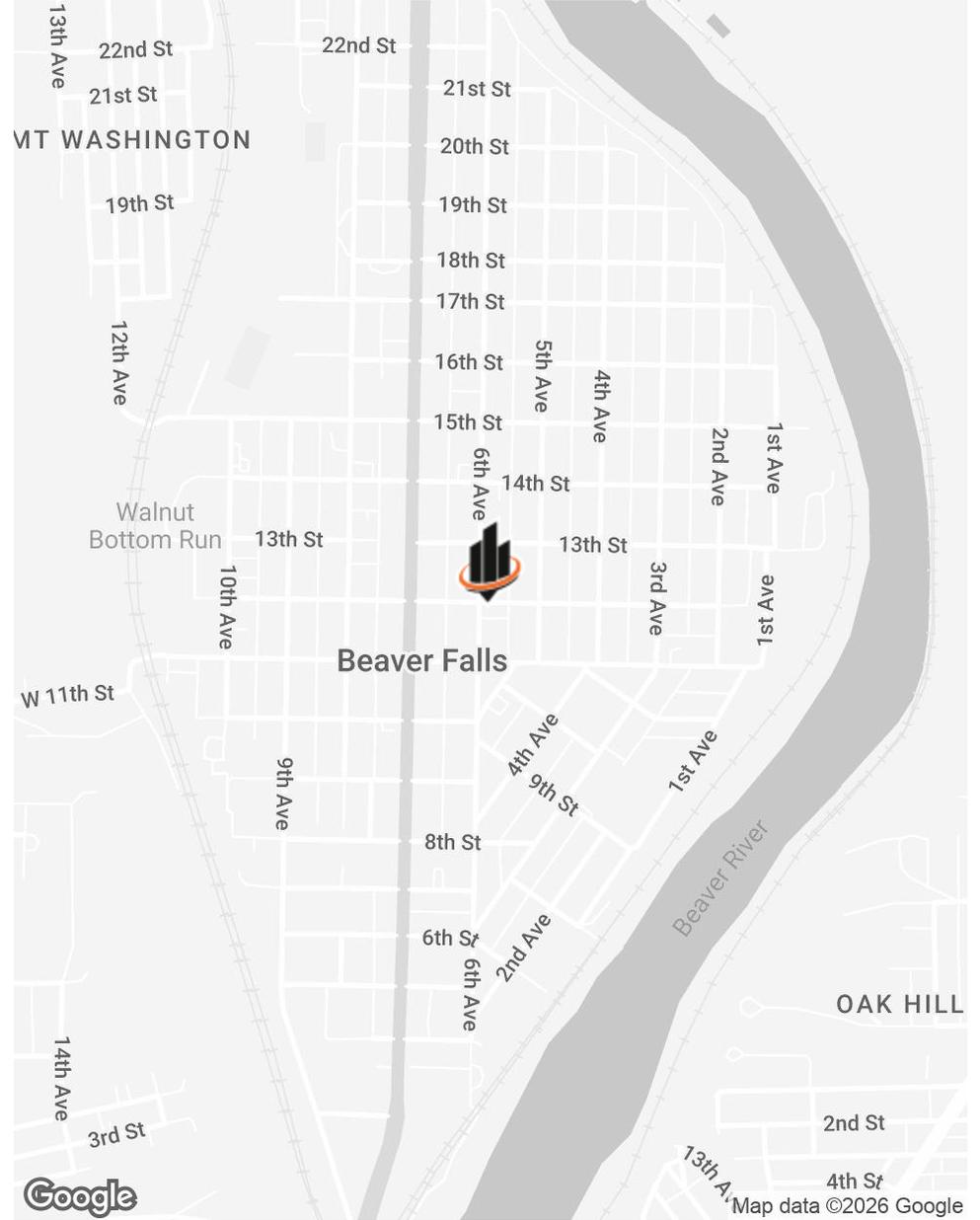
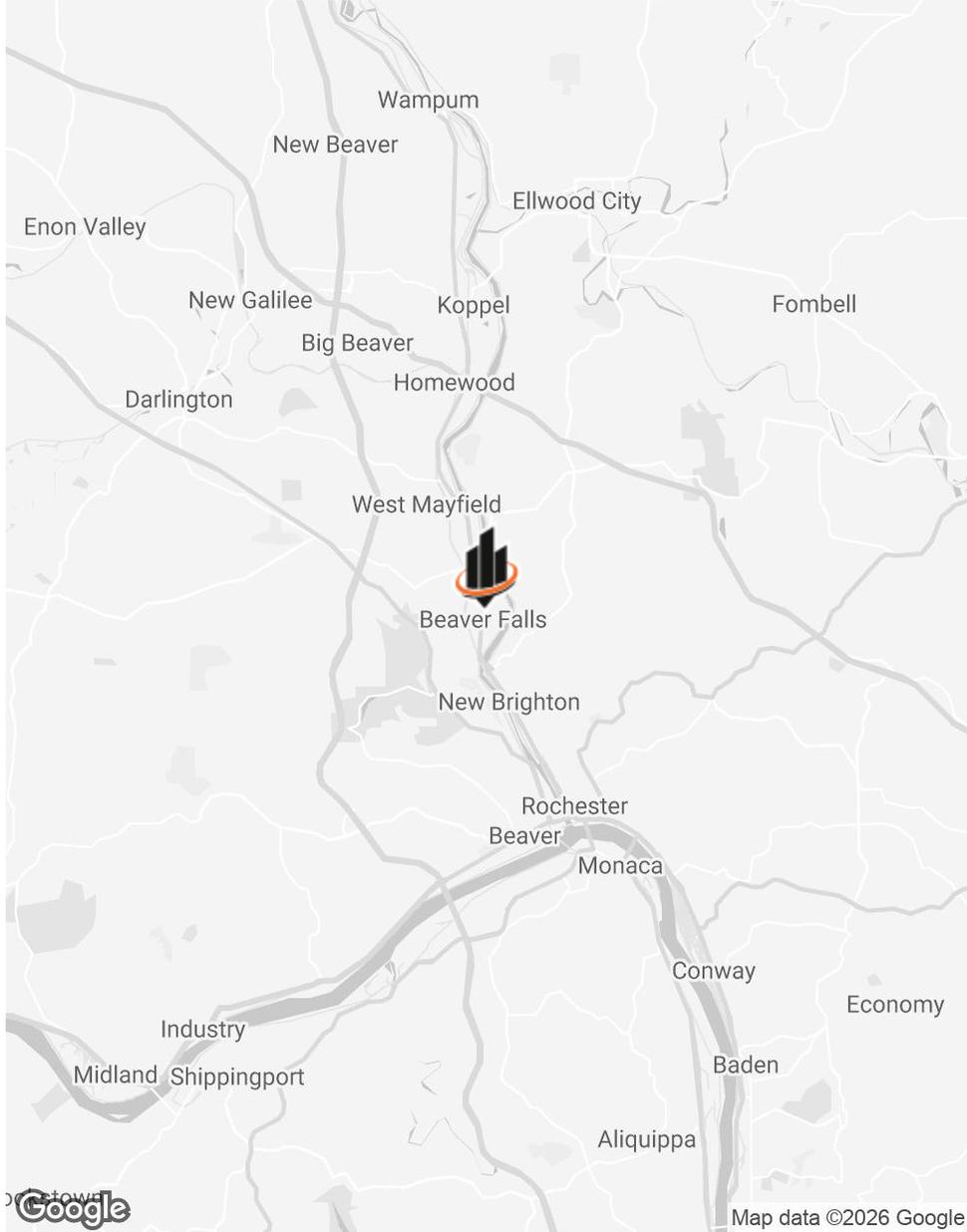
SECTION 2
Location
Information

LUXENBERG, GARBETT,
KELLY & GEORGE, P.C.
ATTORNEYS AT LAW

REGIONAL MAP



LOCATION MAPS

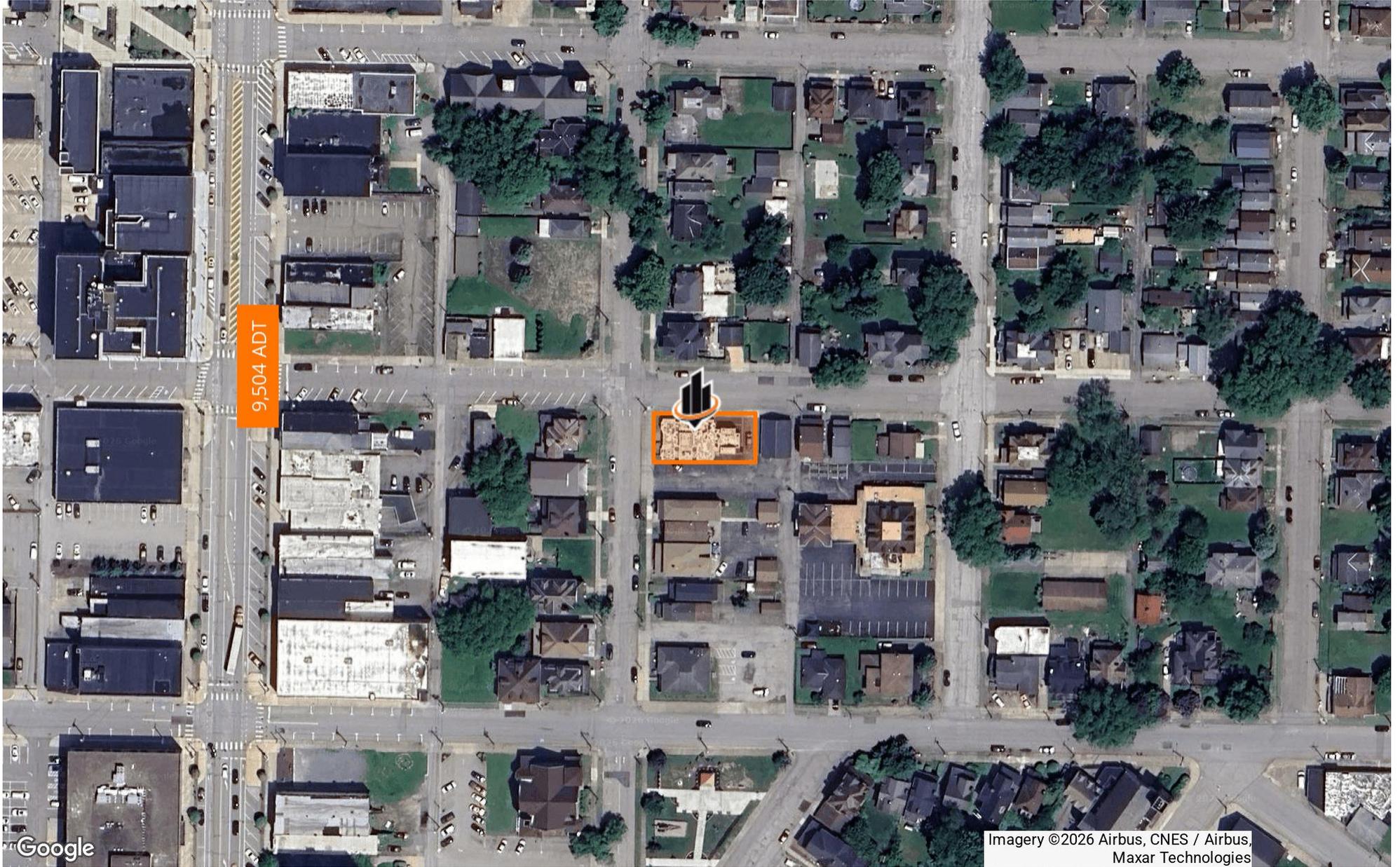


RETAILER MAP



Map data ©2026 Google

PARCEL MAP



DEMOGRAPHICS MAP & REPORT

POPULATION

0.25 MILES 0.5 MILES 1 MILE

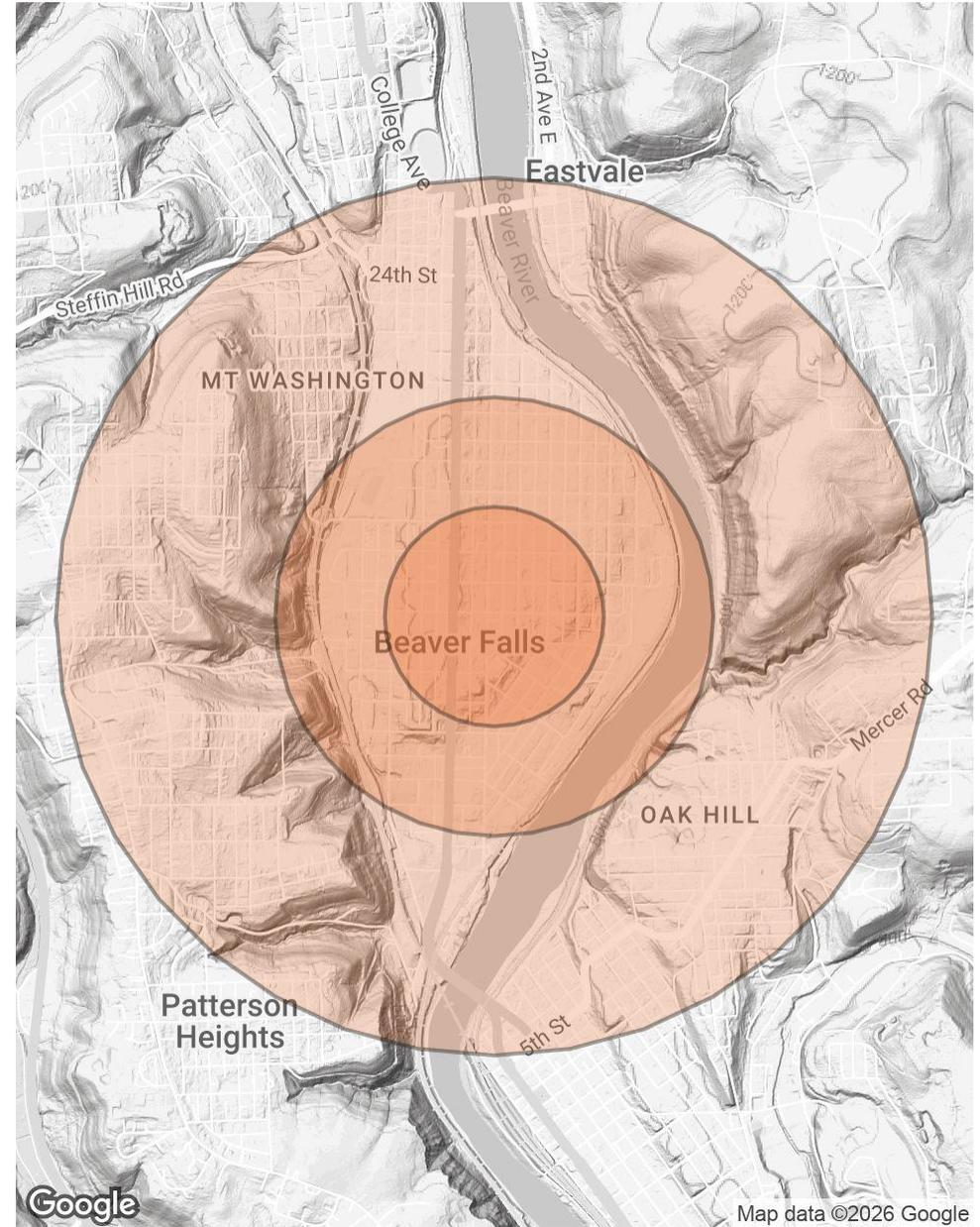
	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	888	2,925	9,219
AVERAGE AGE	40.1	40.2	39.8
AVERAGE AGE (MALE)	37.1	39.2	40.3
AVERAGE AGE (FEMALE)	53.0	46.9	42.1

HOUSEHOLDS & INCOME

0.25 MILES 0.5 MILES 1 MILE

	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	417	1,296	3,797
# OF PERSONS PER HH	2.1	2.3	2.4
AVERAGE HH INCOME	\$50,164	\$51,322	\$65,112
AVERAGE HOUSE VALUE	\$65,694	\$74,908	\$123,796

2023 American Community Survey (ACS)



LOCATION DESCRIPTION



BEAVER COUNTY

Beaver County is located in southwest Pennsylvania northwest of the city of Pittsburgh. The County is bordered on the west by the States of Ohio and the panhandle of West Virginia; the south by Washington County; the east by Allegheny and Butler counties; and the north by Lawrence County. The predominate feature of the County is the Ohio River which enters from the southeast and flows to the center of the county before turning southwest and exiting the state to form the boundary between Ohio and West Virginia. The remainder of the County is characterized by gently rolling foothills and valleys of the Appalachian Mountain Range. Beaver County is comprised of 2 incorporated, third class cities (Aliquippa and Beaver Falls), and 52 boroughs and townships.



BEAVER FALLS

Beaver Falls is located in Beaver County and is approx. 35 miles north of Downtown Pittsburgh. Beaver Falls is home to Geneva College, which is only 1 mile from the property. It is also only 5 miles from the recently announced multi-billion-dollar petrochemical plant being built in Beaver County, which is bringing in 6,000 construction jobs during the next couple years.



SECTION 3
Advisor Bios



LUXENBERG, GARBETT,
KELLY & GEORGE, P.C.
ATTORNEYS AT LAW

ADVISOR BIO 1



JASON CAMPAGNA

Managing Director

jason.campagna@svn.com

Direct: **412.535.5756** | Cell: **724.825.3137**

PA #RM424399

PROFESSIONAL BACKGROUND

Jason Campagna serves as a managing partner and senior advisor for SVN | Three Rivers Commercial Advisors. Jason started his commercial real estate brokerage career in 2002. He is experienced in all asset types of commercial real estate and is proficient in investment property sales.

Jason advises on commercial real estate property types such as multifamily, retail, shopping centers and office buildings. The bulk of his transactions are investment sales of multi-family, retail plazas, STNL Retail, Multi-tenant office and various other investment producing property types.

Proficiencies include: 1031 I.R.S. Tax Deferred Exchanges; cash flow analysis calculations, re-positioning analysis and renovation and forecasting.

Jason was born and raised in the South Hills area of Pittsburgh. Between 2002 and 2017 Jason resided in Phoenix, AZ and worked as a commercial real estate broker specializing in multi-family sales. He now resides in the South Hills with his wife and 4 children.

EDUCATION

Canon McMillian H.S. - 1993

Slippery Rock University B.S. Environmental Science - 1998

SVN | Three Rivers Commercial Advisors

20 Stanwix St, Suite 500
Pittsburgh, PA 15222
412.535.8050

ADVISOR BIO 2



GRANT UNDERWOOD

Associate Advisor

grant.underwood@svn.com

Direct: **412.535.5703** | Cell: **412.715.4160**

PROFESSIONAL BACKGROUND

Grant Underwood serves as an Associate Advisor at SVN | Three Rivers Commercial. He brings five years of industry experience in residential sales, investment acquisitions, and new construction.

Prior to joining SVN, Grant worked as a Real Estate Acquisitions Manager for CZ Capital, and as a Community Sales Manager at Maronda Homes.

Grant was born in the South Hills, and graduated from the University of Pittsburgh with a degree in Business Finance.

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Jason Campagna

Managing Director

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C: 724.825.3137

jason.campagna@svn.com

Grant Underwood

Associate Advisor

O: 412.535.5703

C: 412.715.4160

grant.underwood@svn.com

