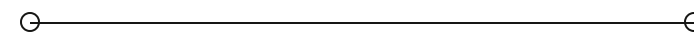


OFFERING MEMORANDUM

16,762 SF Retail Property

1176 NATIONAL PIKE

Hopwood, PA 15445



PRESENTED BY:

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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.



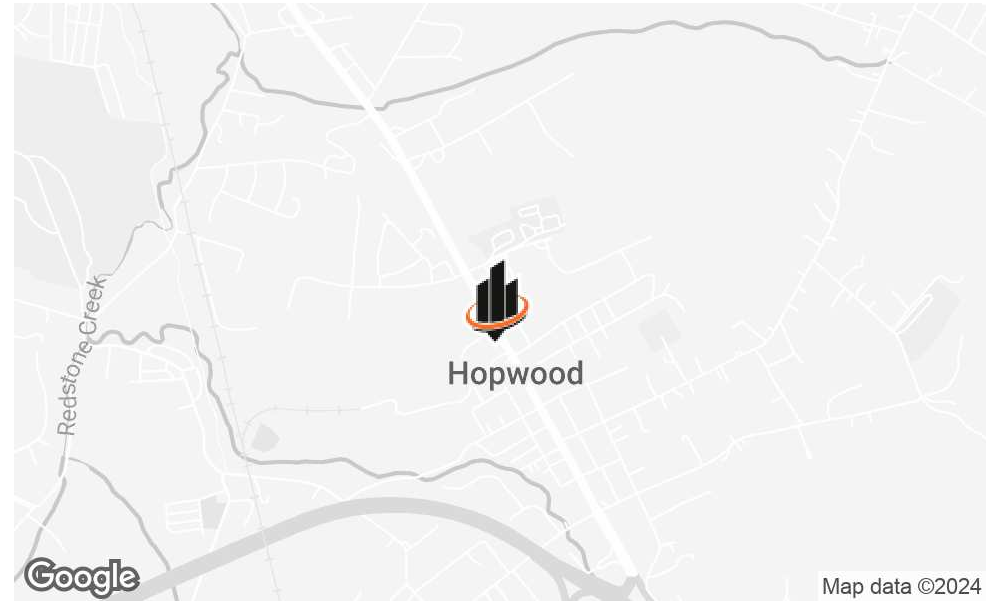
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SECTION 1
Property
Information

EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$650,000
LEASE RATE:	Negotiable
BUILDING SIZE:	16,762 SF
AVAILABLE SF:	16,762 SF
LOT SIZE:	1.52 Acres
PRICE / SF:	\$47.72
YEAR BUILT:	1960
MARKET:	Pittsburgh
SUBMARKET:	Fayette County

PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors presents for sale or lease this 16,762 SF former grocery store at 1176 National Pike, Hopwood, PA 15445. Recent upgrades include a new roof, paint, and LED lighting (June 2023). The 16,762 SF first floor has been cleared out and features a wide open retail floor, making it an ideal space for a variety of uses, including a restaurant or convenience store. The layout could also be subdivided into individual suites. A commercial hood system is still in place above the ceiling in the rear of the space, providing a valuable asset for food service operations. The 13,888 SF basement includes additional walk-ins, a dock high door, drive-in door, platform lift, shipping and receiving area, pallet storage, and a compressor room with a backup generator.

PROPERTY HIGHLIGHTS

- Wide open retail floor
- 85 parking spaces
- New Roof, paint, and LED lighting
- 1 dock height door, 1 drive in

PROPERTY DETAILS

SALE PRICE	\$650,000
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LEASE RATE	NEGOTIABLE
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LOCATION INFORMATION

STREET ADDRESS	1176 National Pike
CITY, STATE, ZIP	Hopwood, PA 15445
COUNTY	Fayette
MARKET	Pittsburgh
MUNICIPALITY	South Union Township

PROPERTY INFORMATION

LAND USE CODE	Store - Retail Sales
ZONING	Medium Density Residential
LOT SIZE	1.52 Acres
APN #	34-38-0001
ASSESSED VALUE	\$397,410
2024 TAXES	\$8,200

BUILDING INFORMATION

BUILDING SIZE	16,762 SF First Floor + 13,888 SF Basement
YEAR LAST RENOVATED	2023
ROOF	Shingle (2023)
APN #	34-38-0001
UTILITIES	3p, 480v electric, gas, public water and sewer
SECURITY	Cameras, wired alarm system
LIFE SAFETY	Hardwire alarms

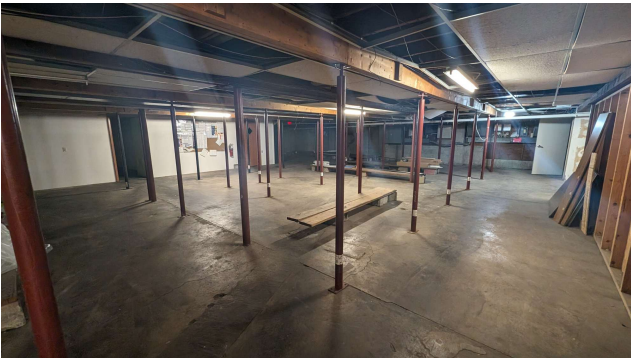
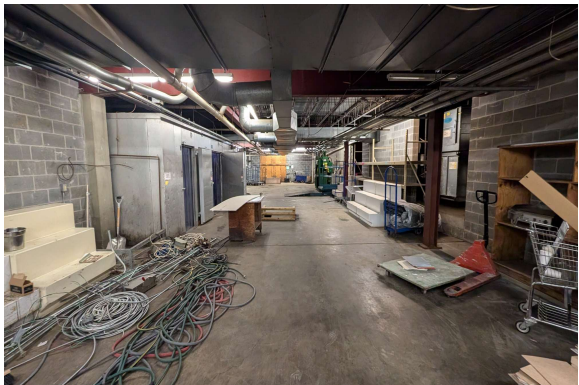
FEATURES

FIRST FLOOR	Wide open retail floor, commercial hood system within ceiling, small retail suite
BASEMENT	4 walk in's totaling 769 sf, 1 dock high door, 1 drive in door, 6' x 5' platform lift to 1st floor, shipping/receiving space w/manager office, pallet storage, backup generator

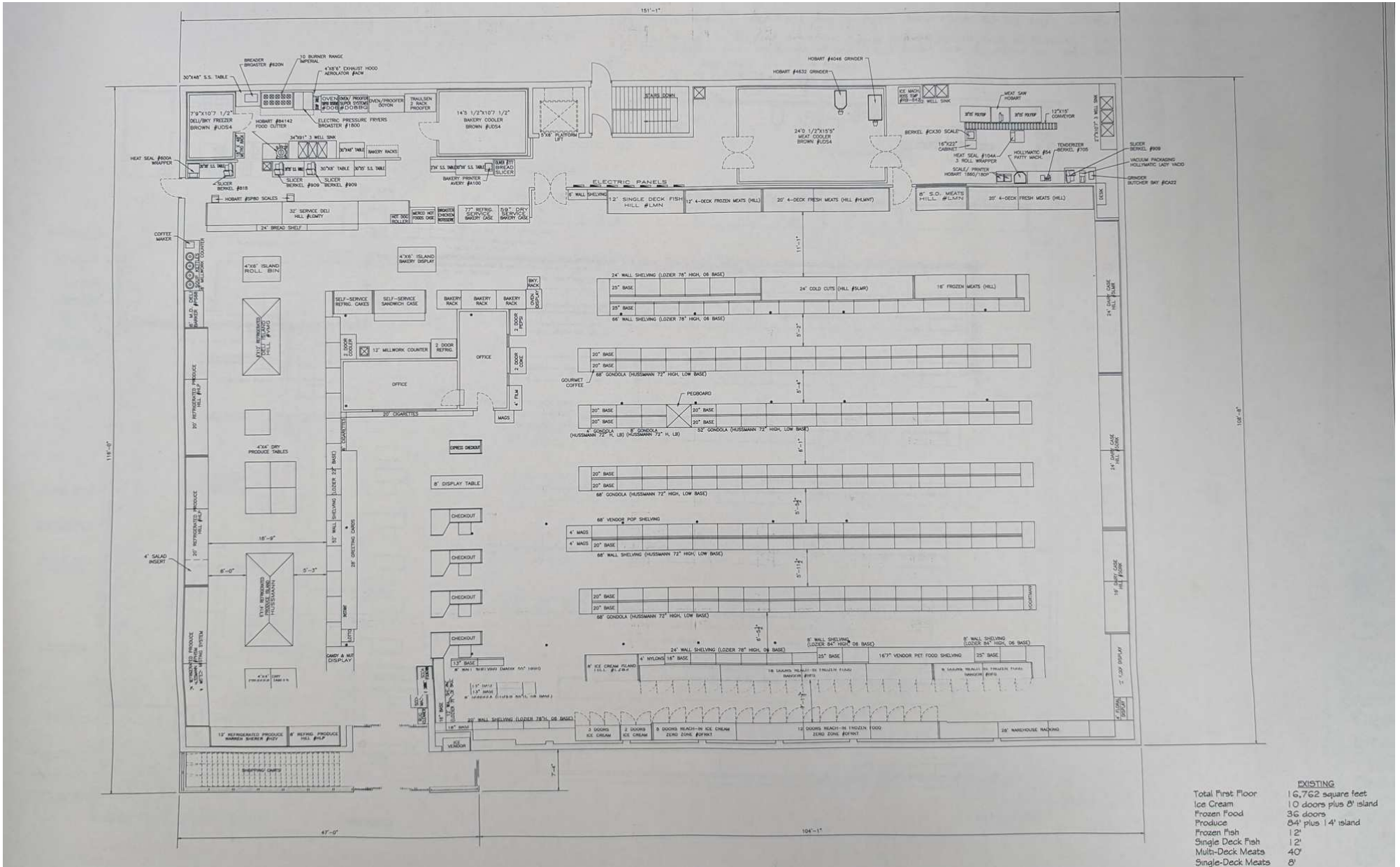
FIRST FLOOR



EXTERIOR AND BASEMENT



FLOORPLAN

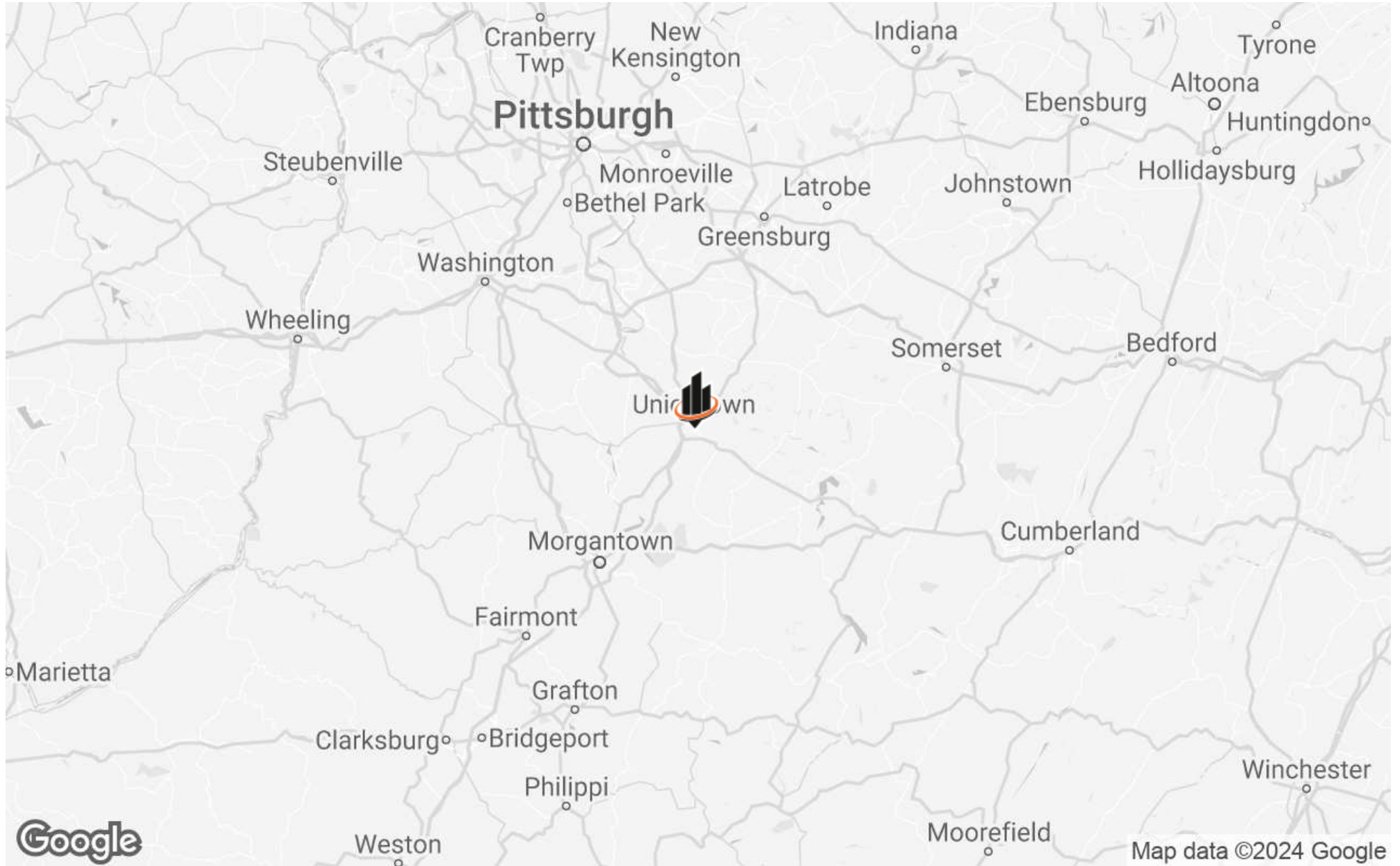


	EXISTING
Total First Floor	16,762 square feet
Ice Cream	10 doors plus 0' island
Frozen Food	36 doors
Produce	84' plus 14' island
Frozen Fish	12'
Single Deck Fish	12'
Multi-Deck Meats	40'
Single-Deck Meats	8'

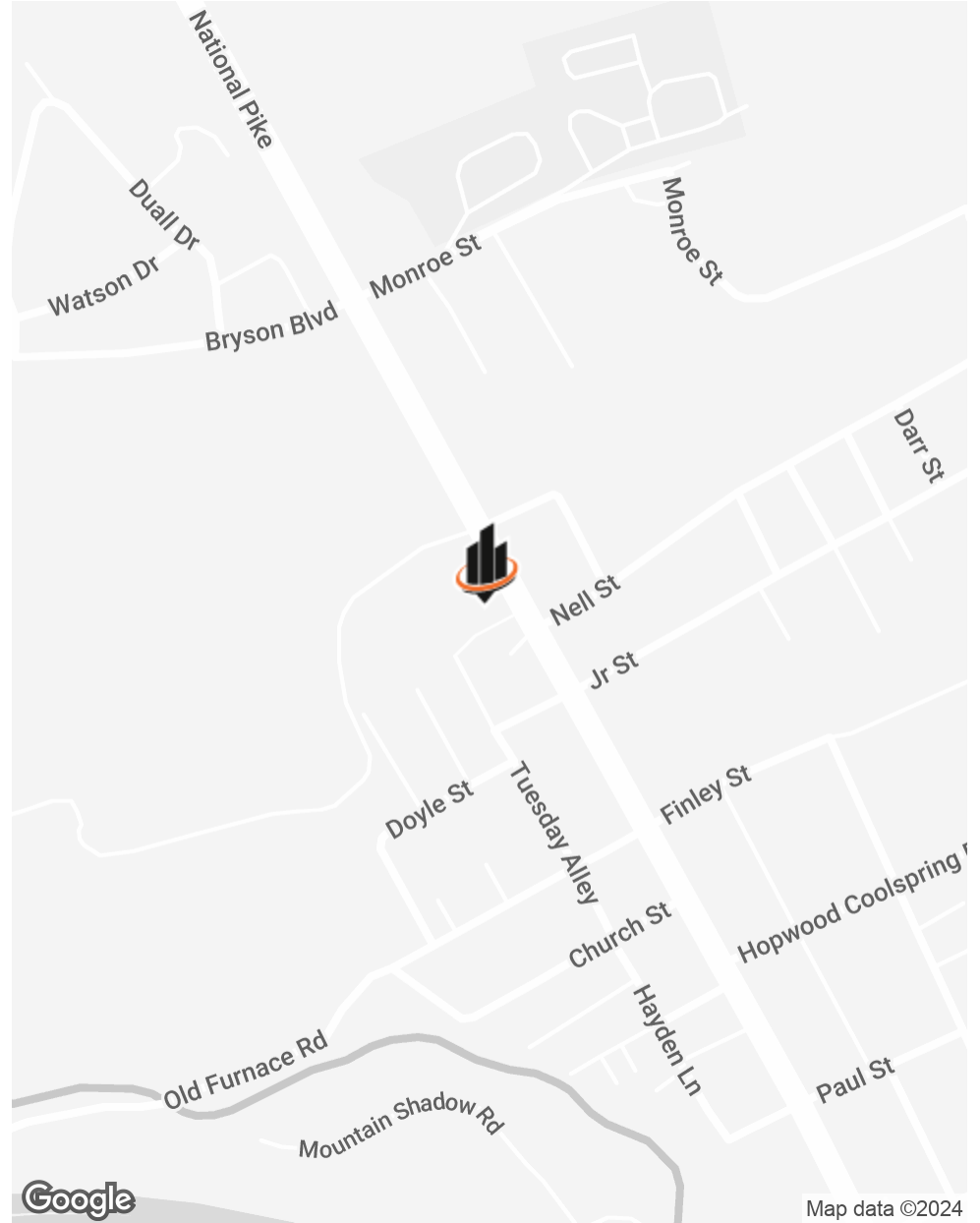
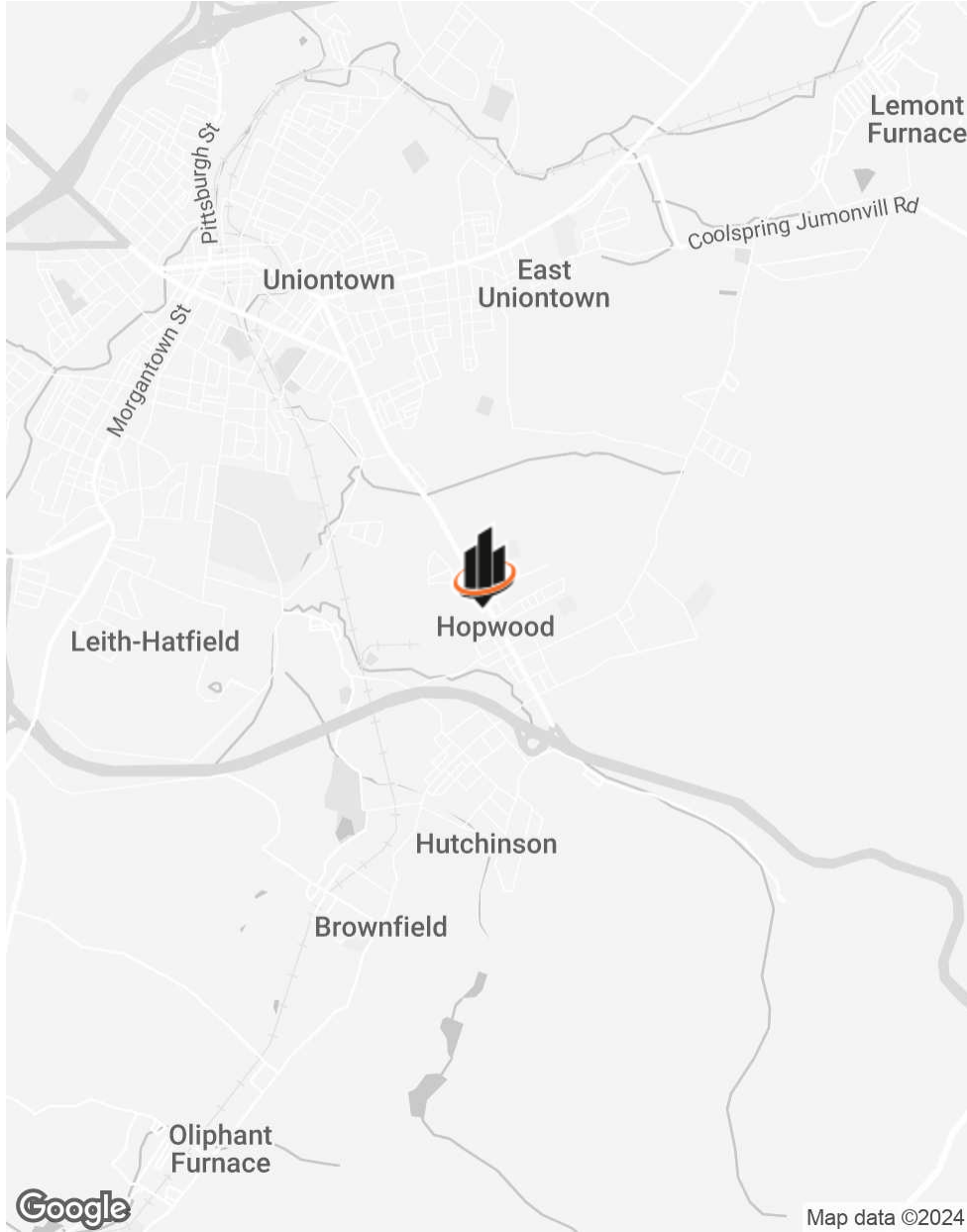


SECTION 2
**Location
Information**

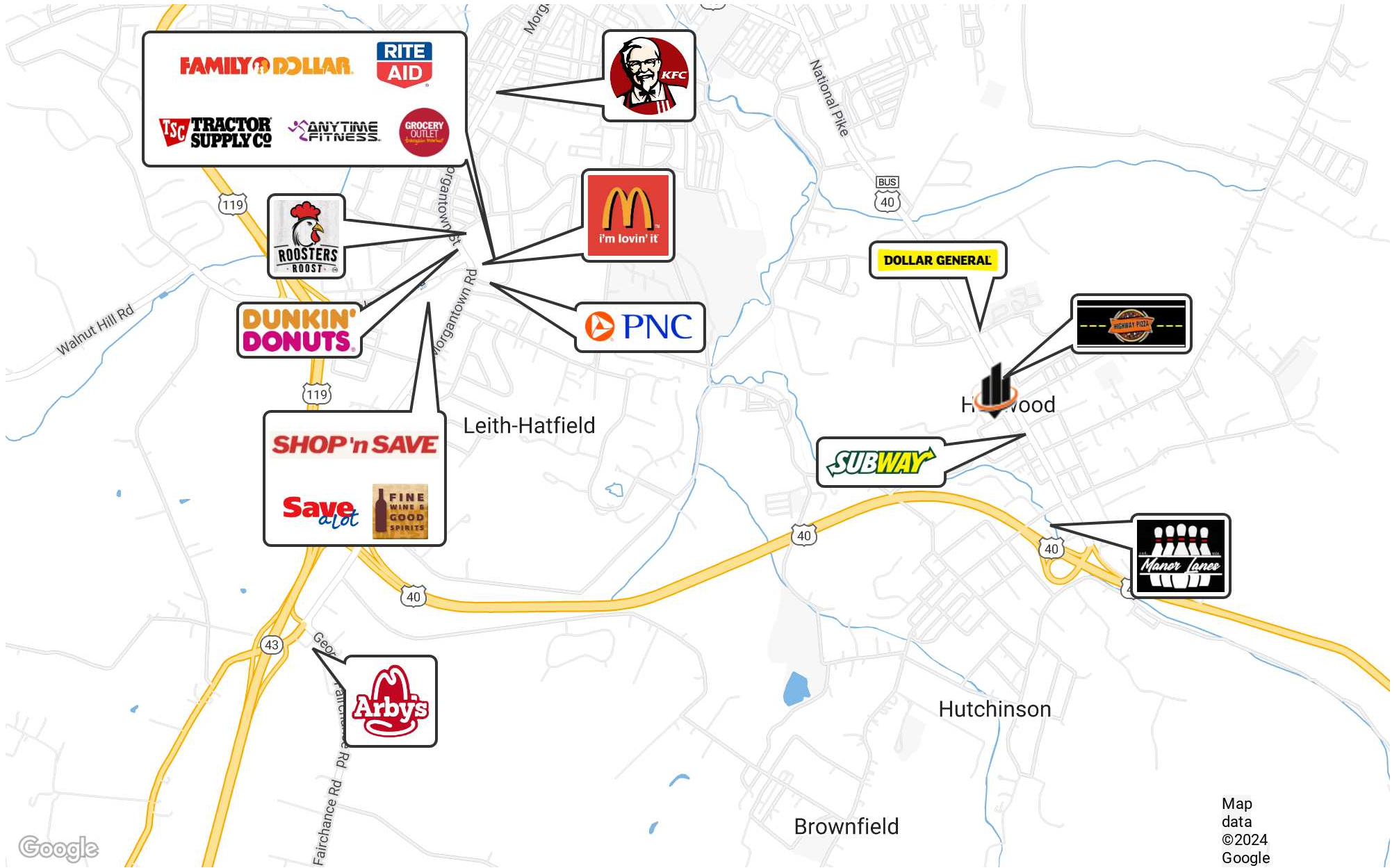
REGIONAL MAP



LOCATION MAPS



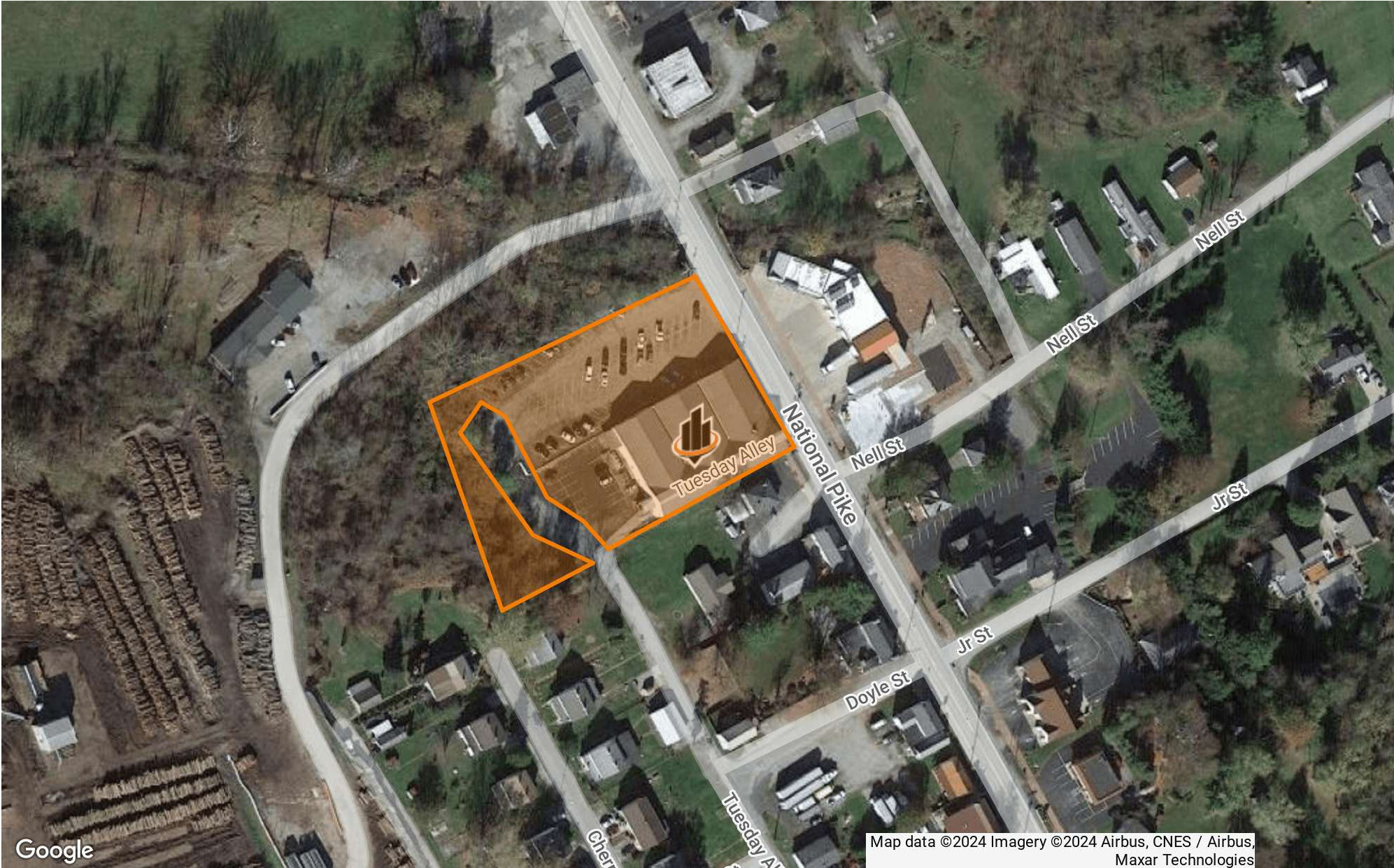
RETAILER MAP



Google

Map data ©2024 Google

PARCEL MAP



DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

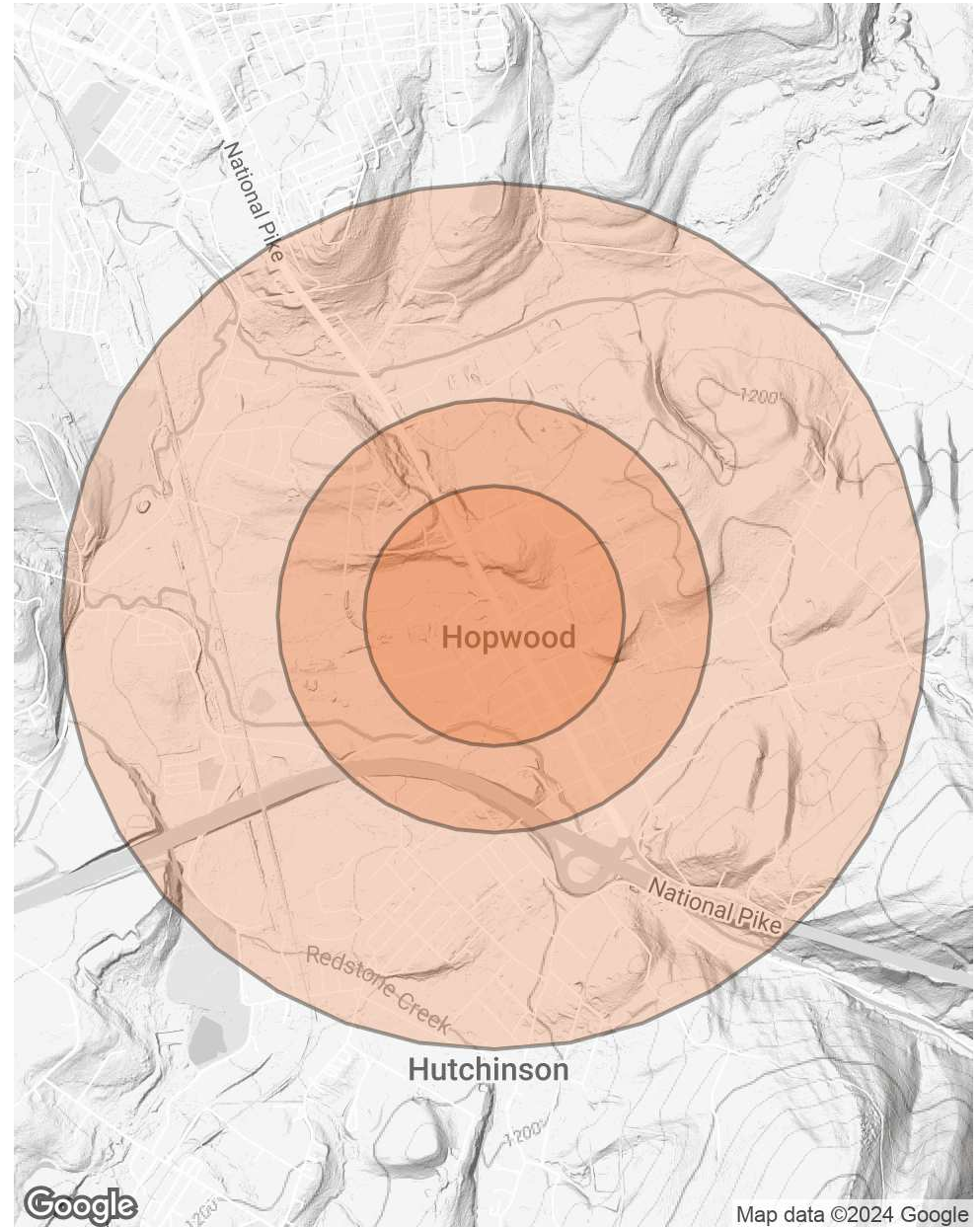
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	269	759	2,714
AVERAGE AGE	47	47	46
AVERAGE AGE (MALE)	46	46	45
AVERAGE AGE (FEMALE)	49	49	48

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	119	338	1,203
# OF PERSONS PER HH	2.3	2.2	2.3
AVERAGE HH INCOME	\$78,109	\$81,402	\$80,110
AVERAGE HOUSE VALUE	\$175,837	\$186,034	\$192,976

Demographics data derived from AlphaMap



LOCATION DESCRIPTION



FAYETTE COUNTY

Fayette County is a county located in southwestern Pennsylvania, adjacent to Maryland and West Virginia. Fayette County was formed in 1783 from part of Westmoreland County. Through the 1800s and 1900s Fayette County was a center of coal mining. Now, in the 21st century with the decline of the coal industry, Fayette County still has a few mines being worked on and the region is slowly transitioning toward the service sector, with an increase in job fields such as telemarketing. Fayette County is home to two colleges and universities, including Penn State Fayette, The Eberly Campus, a state university system located in Lemont Furnace. Fayette County has two cities, Connellsville and Uniontown, in which Uniontown is the county seat, 17 boroughs and 24 townships.



HOPWOOD

Hopwood is a small community located in Fayette County, situated in southwestern Pennsylvania, near the city of Uniontown. It is part of North Union Township. The area around Hopwood has a rich history tied to coal mining and the growth of industry in the region during the late 19th and early 20th centuries. Coal mining was a significant economic activity in Fayette County, and towns like Hopwood developed to support this industry.

Today, Hopwood is primarily a residential area with a small-town atmosphere. It has a close-knit community feel, with local businesses and services catering to residents. benefits from its proximity to attractions in Fayette County and the Laurel Highlands region. These include outdoor recreational opportunities such as hiking, biking, and exploring the natural beauty of the area. The economy of Hopwood is diverse, with residents working in various sectors including healthcare, education, retail, and small businesses. While historically tied to coal, the economy has diversified over the years.

Hopwood is accessible via Route 40 and Route 119. It is within driving distance of larger cities like Pittsburgh, making it a convenient place to live for those who work in nearby urban centers. Overall, Hopwood is a quiet residential community with a proud history and a location that offers both the tranquility of rural living and the convenience of nearby urban amenities.

SECTION

Advisor Bios

ADVISOR BIO 1



JASON CAMPAGNA

Managing Director

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PROFESSIONAL BACKGROUND

Jason Campagna serves as a managing partner and senior advisor for SVN | Three Rivers Commercial Advisors specializing in multi-family housing. Jason prides himself on understanding the nuances and analysis of multiple unit apartment dwellings.

Jason advises on commercial real estate property types such as multifamily, retail, shopping centers and office buildings. The bulk of his transactions are multifamily buildings ranging in size from 4 plexes upwards to 100+ units

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

Born and raised in the South Hills area. Jason graduated from Slippery Rock University with a B.S. of Environmental Science and minor in Business Administration. Jason is a licensed real estate agent in Pennsylvania.

EDUCATION

Canon McMillian H.S. - 1993

Slippery Rock University B.S. Environmental Science - 1998

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ADVISOR BIO 2



IAN DUPRE

Advisor

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PROFESSIONAL BACKGROUND

Ian Dupre serves as an advisor with SVN | Three Rivers Commercial Advisors specializing in retail and development properties. As an associate advisor, Ian is focused on his clients needs and attention to detail.

Before starting his career with SVN, Ian worked as a Landman in the Southwestern Pennsylvania Oil and Gas Industry. Ian worked on multiple title projects through which he developed an in-depth understanding of public records, chains of title, and Oil and Gas rights.

As a native of Champion, PA Ian grew up immersed in a family run Land, Resort, and Hospitality business. Ian Graduated from Hillsdale College in 2017 with a B.S. Economics major and Mathematics minor.

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ADVISOR BIO 3



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PROFESSIONAL BACKGROUND

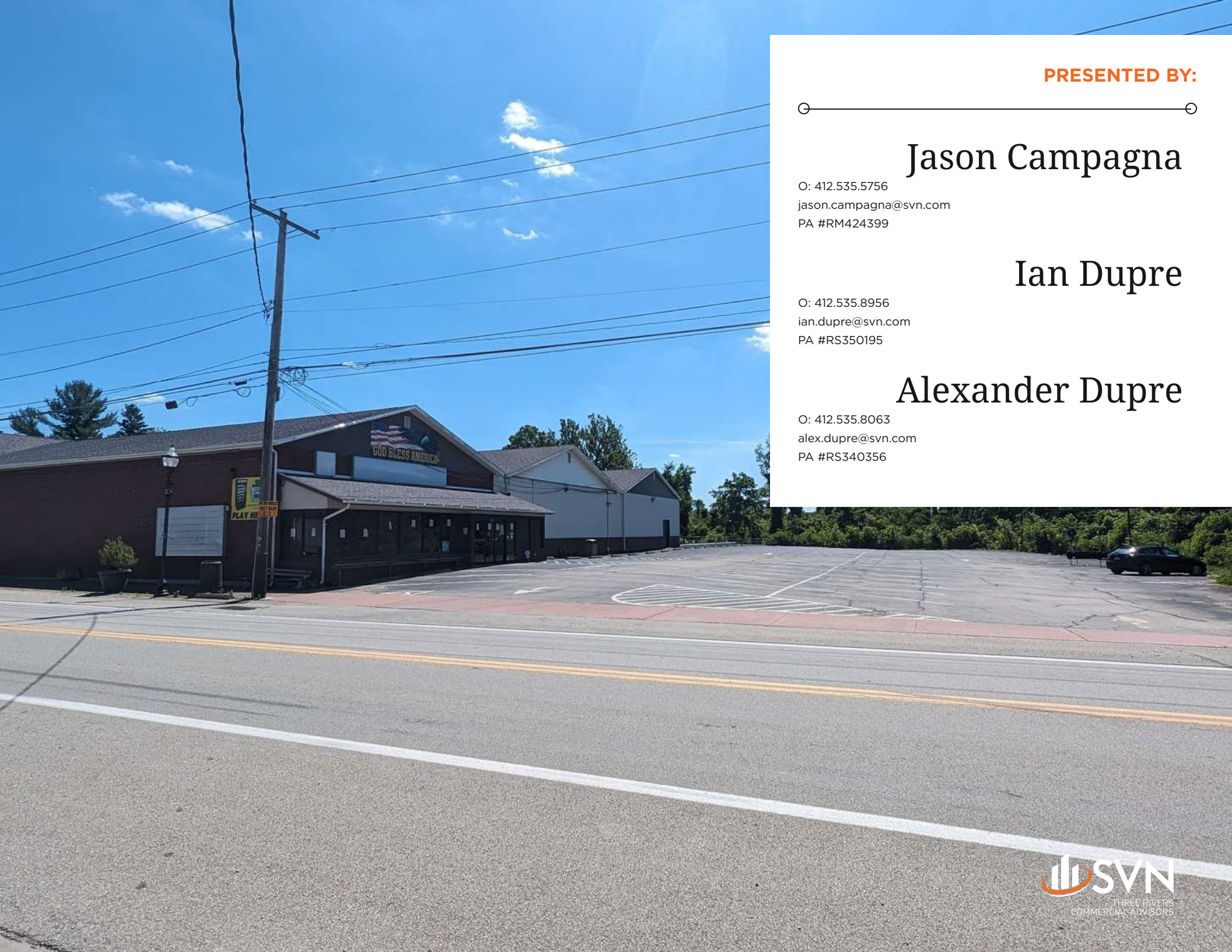
Alexander “A.J.” Dupre serves as an advisor with SVN | Three Rivers Commercial Advisors specializing in retail properties. Alexander utilizes his diverse skill set to identify and service the needs of both Owners and Tenants alike. Alexander advises clients on leasing and investment assets such as retail, shopping centers, multifamily, mixed-use, land, hospitality, and industrial properties. A native of Champion, PA Alexander grew up immersed in a family run Land, Resort, and Hospitality business. In his free time he enjoys outdoor activities such as Skiing, Biking, and Fishing. Alexander graduated from Lindenwood University with a B.A. in Business Administration and business law. While there in addition to his studies he attained three-time National Championship titles, and numerous international, state, and local titles while representing the United States and his university in shooting sports.

EDUCATION

B.A. Business Administration emphasis on Business Law and Marketing, Lindenwood University
Alumni, Culver Military Academy

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