

OFFERING MEMORANDUM

Ground Lease Opportunity

5441 STEUBENVILLE PIKE

McKees Rocks, PA 15136

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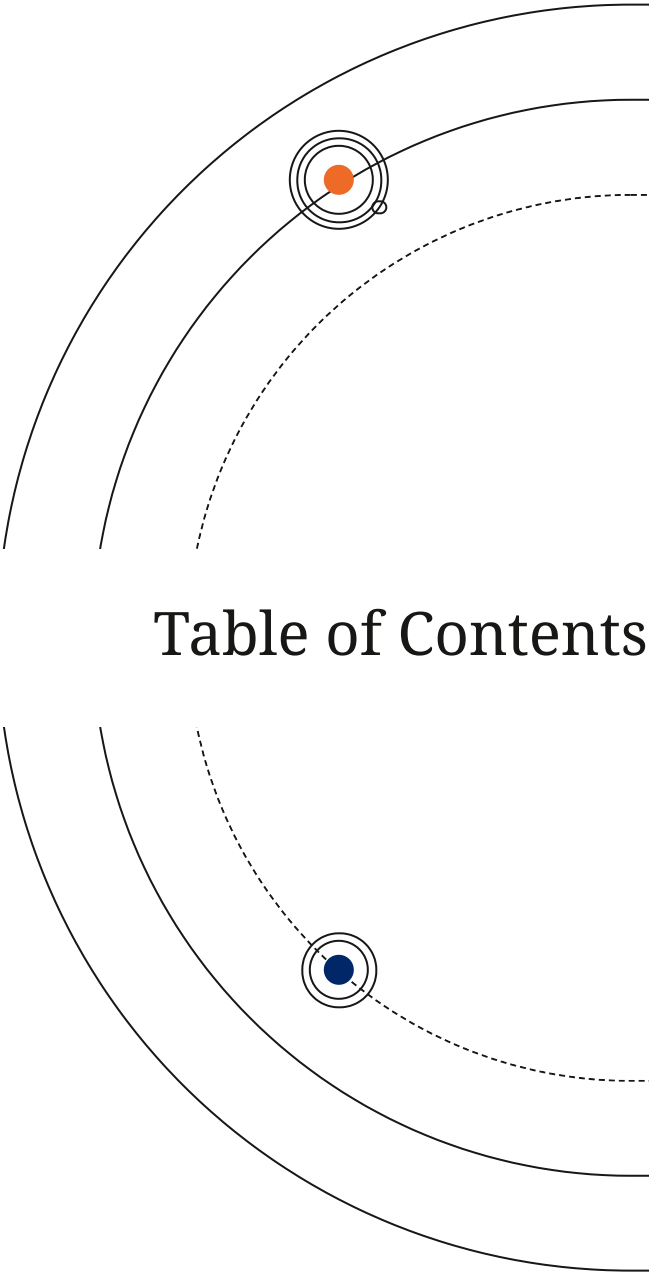


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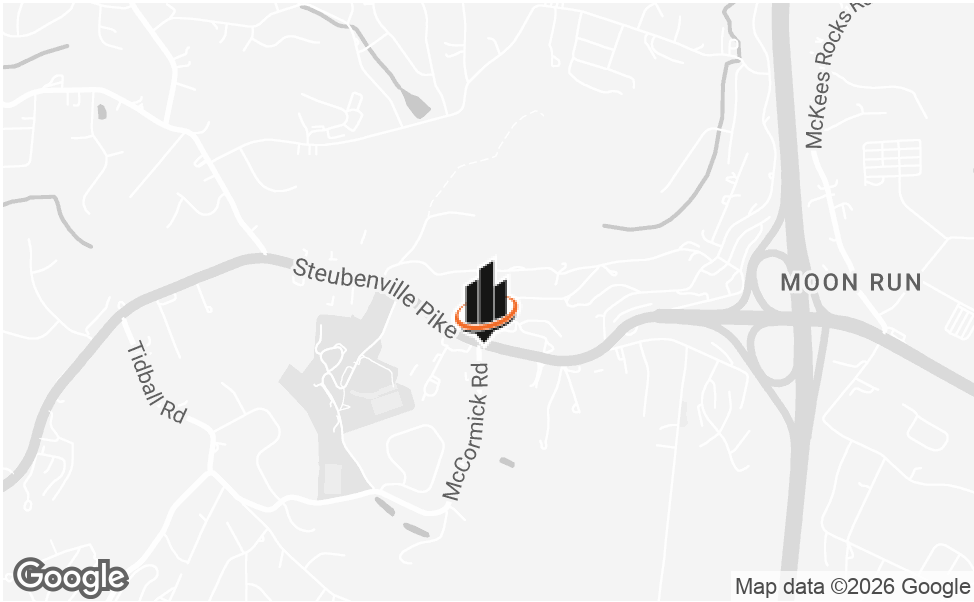
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An aerial photograph of a commercial property featuring a large brick building with two open bays, a smaller tan building, and a large parking lot. The property is surrounded by trees with vibrant autumn foliage in shades of orange, yellow, and red. In the background, a modern glass-fronted building is visible. A large white circular graphic with a dashed border and two small circular icons (one orange, one blue) is overlaid on the left side of the image.

SECTION 1
Property
Information

EXECUTIVE SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable
AVAILABLE SPACE:	0.36 Acres
BUILDING SIZE:	1,735 SF
LOT SIZE:	0.36 Acres
ZONING:	C-2 Community Commercial
MARKET:	Pittsburgh
SUBMARKET:	Parkway West Corridor

PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present this ground lease opportunity located at 5441 Steubenville Pike in McKees Rocks, PA.

PROPERTY HIGHLIGHTS

- Ground lease opportunity on a high-visibility corner lot with drive-thru capability
- 1,735 SF existing, fully functional 2-bay car wash
- Strong traffic exposure with 19,167 ADT on Steubenville Pike and 2,609 ADT on McCormick Rd

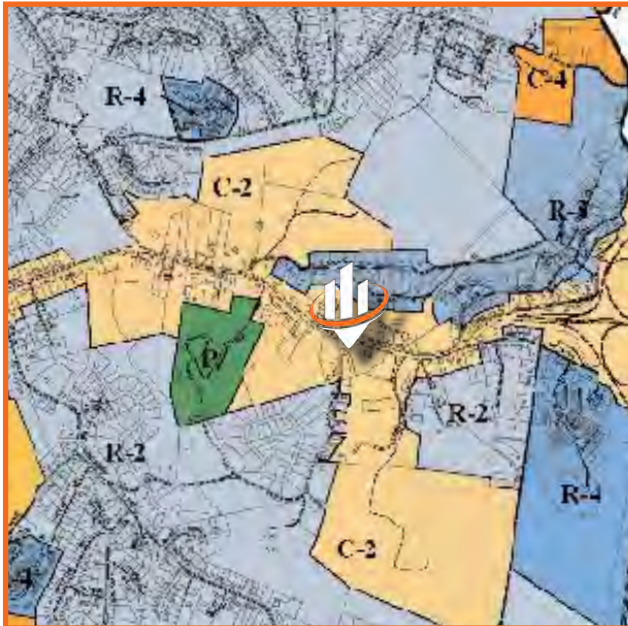
ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ZONING MAP



C-2 COMMUNITY COMMERCIAL DISTRICT

Purpose The C-2 District is designed and intended to accommodate general retail and service businesses, along with highway-oriented commercial uses which are not suited for neighborhood commercial areas. Control and regulation of traffic access, sight distance from driveways, off-street parking and safe highway setbacks are essential to safe and efficient operation of activities in this district.

AUTHORIZED USES | PERMITTED USES

- Existing single-family and two-family dwellings.
- Convent/monastery.
- Public and essential services.
- Retail business, convenience and shoppers retail.
- Service business, personal service.
- Service business, business service.
- Business, professional or medical office.
- Bank/financial institution.
- Bakery.
- Restaurant, conventional.
- Restaurant, fast-food.
- Tavern/bar.
- Retail sale of liquor or wine.
- Beer distributor.
- Commercial school.
- Private clubs.
- Health club.
- Theater.
- Hotel/motel.
- Funeral home/mortuary (excluding crematorium).
- Nursery or greenhouse, retail.
- Retail building material sales.
- Showroom.
- Forestry.
- Accessory uses to the above principal uses, as regulated herein by § 300-73.

AUTHORIZED USES | CONDITIONAL USES

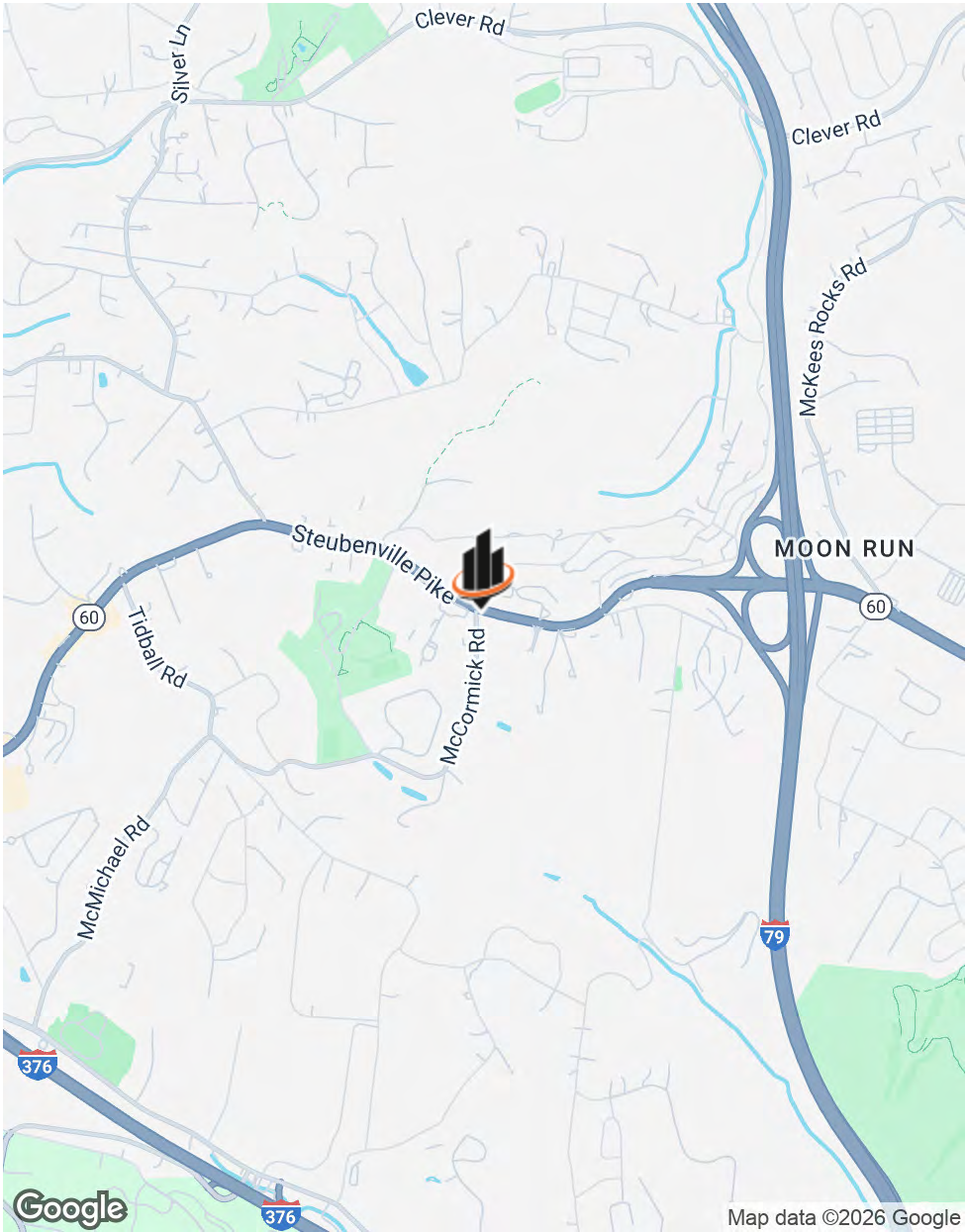
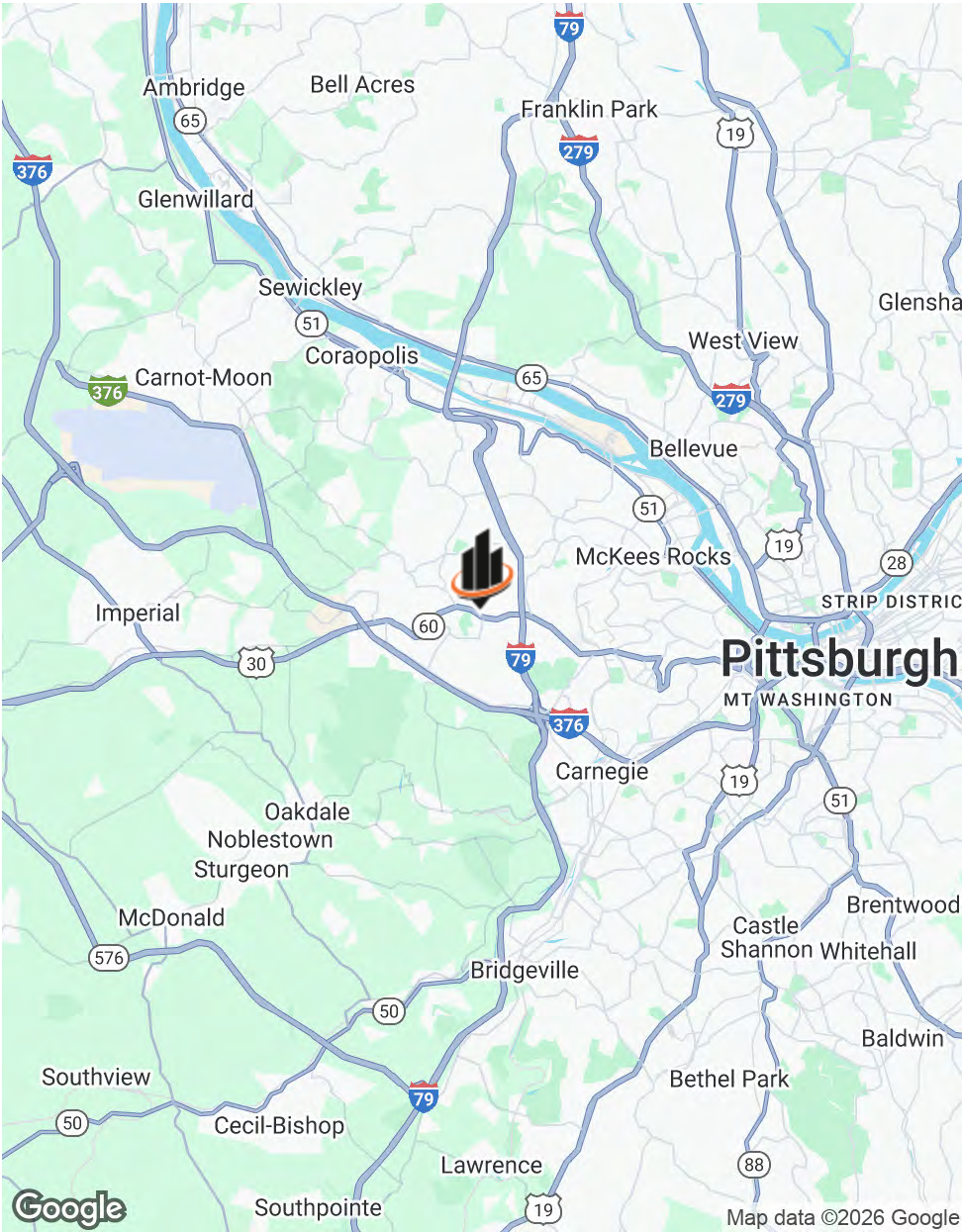
- Shopping center, and subsequently any of the uses authorized in this district.
- Unified commercial development, and subsequently any of the uses authorized in this district.
- Commercial recreation.
- Microbrewery.
- Brew-pub.
- Ale house/winery/meadery.
- Limited distillery.
- Fuel/recharge station.
- Automobile repair garage.
- Smoke shop/tobacco store.
- Car wash.
- Billboard.
- Veterinary office, animal hospital and/or kennel.
- Accessory uses to conditional uses listed above as principal uses, as regulated herein by § 300-73.

AUTHORIZED USES | SPECIAL EXCEPTIONS

- School.
- Recreational facilities, public or nonprofit.
- Place of worship.
- Public building or use.
- Group care facility.
- Group home.
- Personal care home.
- Nursing or convalescent home.
- Day-care center, adult or child.
- Boarding-/rooming house.
- Communications tower.
- Accessory uses to special exceptions listed above as principal uses, as regulated herein by § 300-73

SECTION 2
Location
Information

LOCATION MAPS



RETAILER MAP

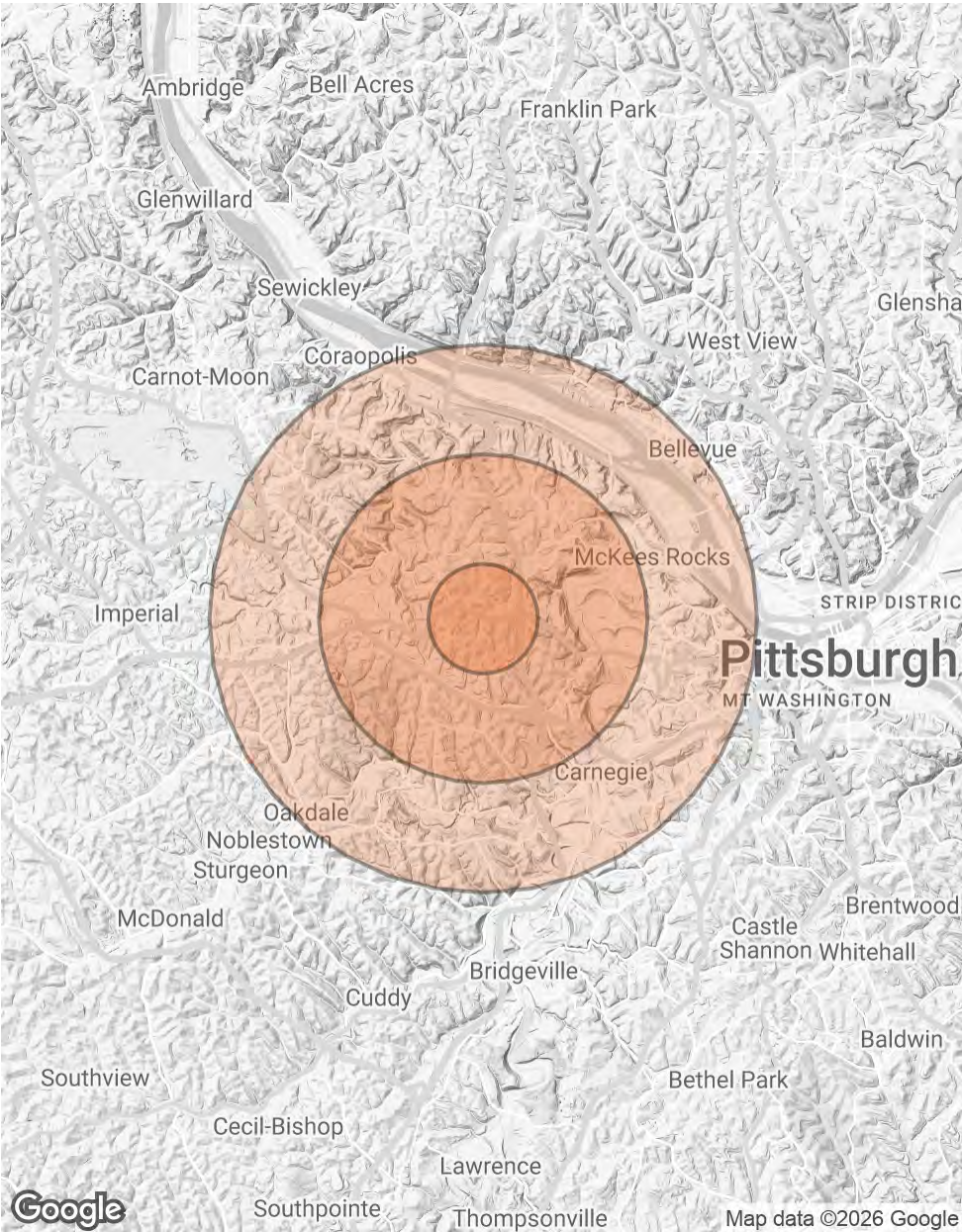


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,030	37,434	121,250
AVERAGE AGE	41	43	43
AVERAGE AGE (MALE)	40	42	41
AVERAGE AGE (FEMALE)	42	44	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,781	16,697	54,070
# OF PERSONS PER HH	2.3	2.2	2.2
AVERAGE HH INCOME	\$125,673	\$113,652	\$101,971
AVERAGE HOUSE VALUE	\$312,209	\$274,176	\$252,486

Demographics data derived from AlphaMap



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