

OFFERING MEMORANDUM

1515 Washington Blvd

1515 WASHINGTON BLVD

Mckeesport, PA 15133

PRESENTED BY:

JASON CAMPAGNA

Managing Director

O: 412.535.5756

C: 724.825.3137

jason.campagna@svn.com

**ANDREAS KAMOYEROU,
CCIM**

Senior Advisor

O: 412.535.8062

C: 724.825.0888

andreas.kamouyerou@svn.com

MICHAEL KAMOYEROU

Advisor

O: 412.535.8064

C: 724.986.8112

michael.kamouyerou@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.

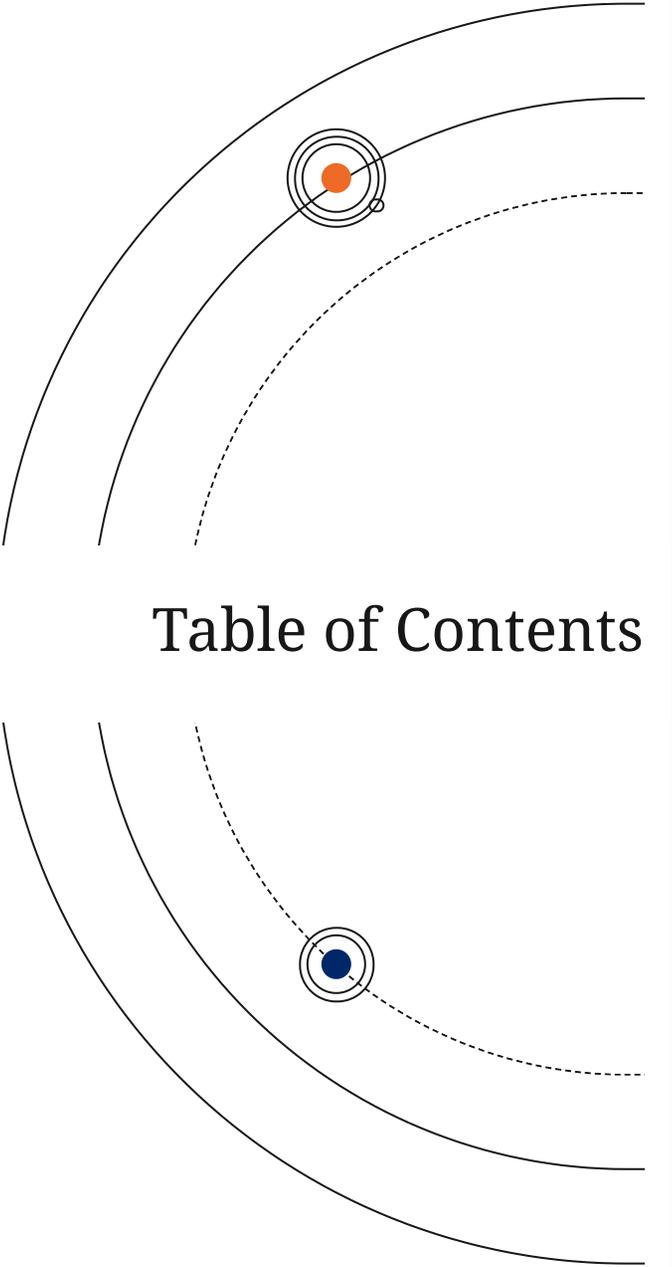
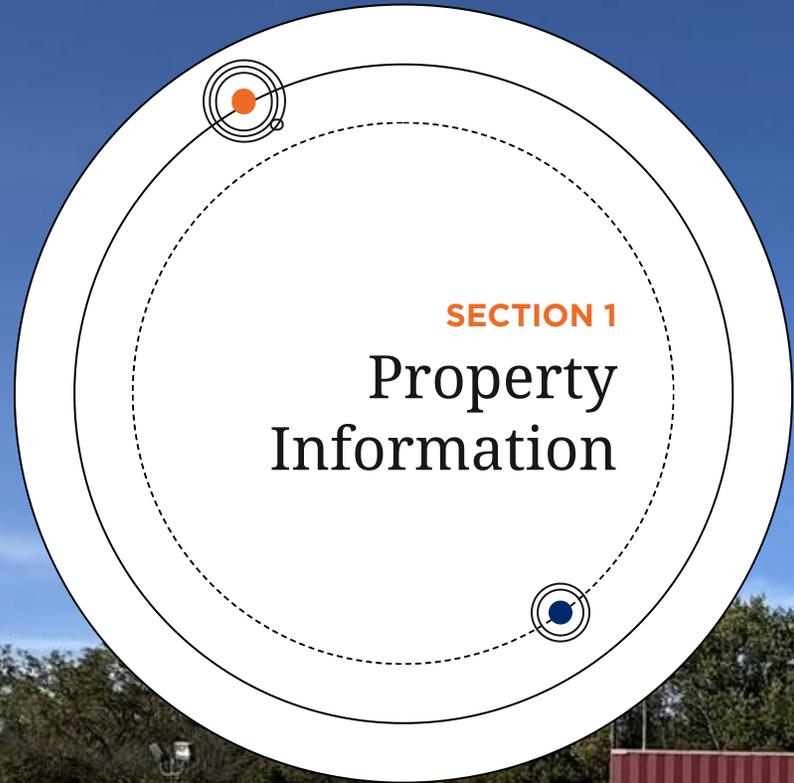


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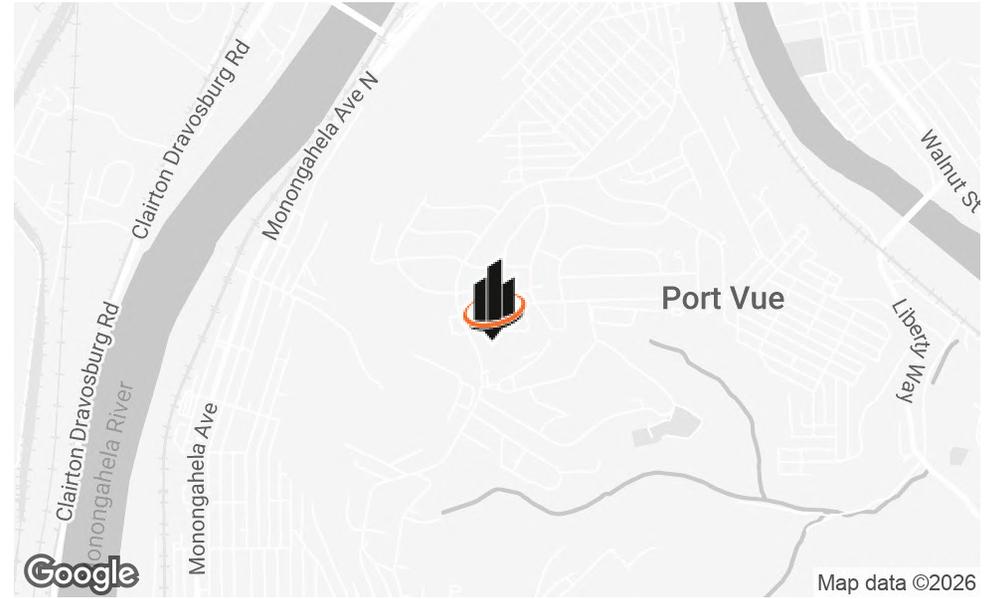


SECTION 1

**Property
Information**



EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,500,000
BUILDING SIZE:	26,000 SF
LOT SIZE:	6.2 Acres
PRICE / SF:	\$57.69
YEAR BUILT:	1990
ZONING:	Commercial

PROPERTY OVERVIEW

SVN is pleased to present this "value-add" multi-tenant retail plaza investment or redevelopment opportunity located at 1515 Washington Blvd in McKeesport. Free standing building sitting on 6.2 acres is approximately 26,000 SF. Currently no tenants are occupying this property making this a blank slate for an investor or possible owner user.

Property is ideally positioned along Washington Blvd, which is one of McKeesport's primary commercial corridors. The property historically operated as a multi-tenant retail center served the Port Vue and greater McKeesport community.

PROPERTY HIGHLIGHTS

- "Value-Add" 26kSF multi-tenant retail Plaza or re-development opportunity
- Large 6.2 acre commercially zoned parcel with frontage on main corridor in McKeesport
- Built in 1990 with majority of roof replaced and half of parking lot redone
- Tremendous potential investment opportunity

EXTERIOR PHOTOS



INTERIOR PHOTOS



ADDITIONAL PHOTOS



C - COMMERCIAL

- (1) All merchandise and products shall be sold only at retail, unless otherwise stated hereunder.
- (2) There may be manufacture, compounding, processing or treatment of products which is clearly incidental and essential to a retail store or business only when the major portion of such products is to be sold at retail on the premises.
- (3) Such uses, operations or products are not noxious or offensive by reason of the emission of odor, dust, smoke, gas, vibration, noise or other similar causes.

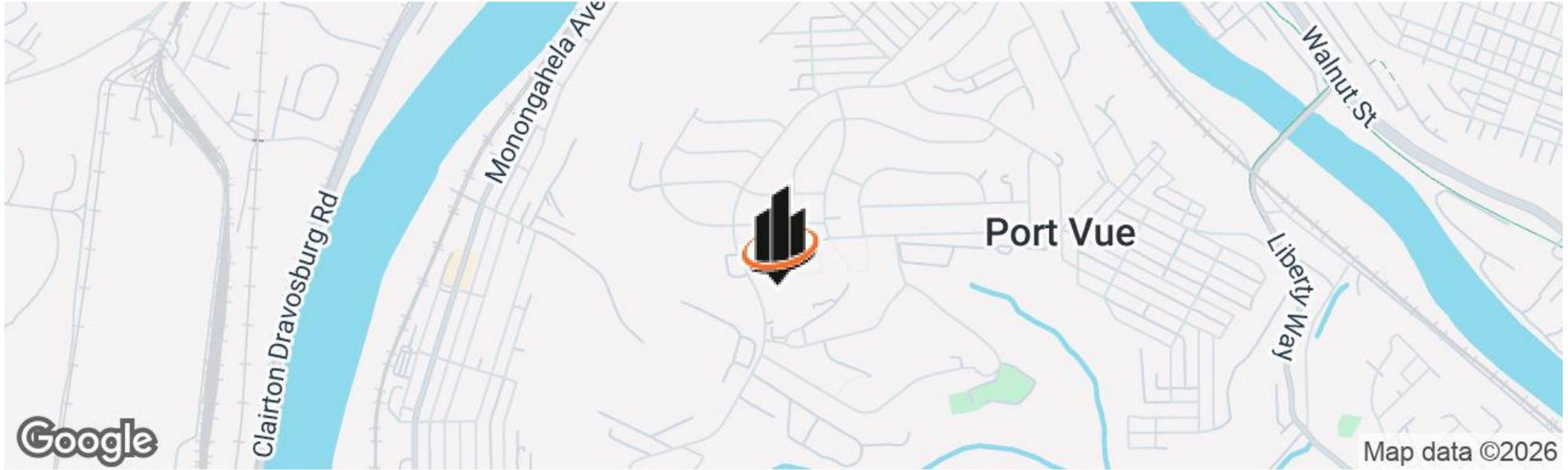
**C - COMMERCIAL
PRIMARY USES**

PERMITTED BY RIGHT		
Amusement enterprises including a bowling alley, dance hall, boxing arena, and the like, provided that, if within 300 feet of property is a residence district, same shall be conducted wholly within a completely enclosed building.	Automobile and trailer sales service and supply business, excluding recapping or like vulcanizing processes, provided that any sales area is located and developed as required in supplementary regulations hereinafter appearing.	Laundry agency or cleaning agency, hand-laundry and laundry operated by customers, such as "launderette," "laundromat" and the like.
Art or antique shop.	Bake shop.	Frozen food storage, excluding wholesale storage.
Auditorium	Barber shop.	Funeral home or mortuary.
Catering service.	Baths, Turkish and the like.	Furniture and furnishings, sale of.
Clinic or laboratory, medical or dental.	Beauty shop.	Gasoline service stations.
Clothes pressing and repair.	Beverages, retail or wholesale distribution of.	Hotel
Club.	Bicycles rental or repair.	Interior decorating business.
Custom dressmaking, millinery and tailoring.	Blueprinting, photostating and the like.	Financial institution.
Cleaning of only wearing apparel, using nonexplosive and nonflammable cleaning fluid.	Business colleges or private school operated as a commercial enterprise.	Drive-in business (other than drive-in theater) where persons are served in automobiles, such as refreshment stands, restaurants, food stores, and the like.
Day nursery.	Feed store.	Library
Department store.	Film exchange.	Museum

**C - COMMERCIAL
PRIMARY USES**

PERMITTED BY RIGHT		
Public utility structures, facilities and installations for electricity, gas, oil, steam, telegraph, telephone (including telephone exchange building), and water; provided, that these uses: (a) Do not involve storage areas; (b) Do not consist of overhead power lines supported by metal towers; (c) Do not include railroads.	Plumbing, heating and electrical business (not involving sheet metal work) if conducted completely within an enclosed building.	Nursery (flower or plant), provided that all incidental equipment and supplies, including fertilizer and supply cans, are kept within a building.
Office appliance and supply business.	Office, professional or business.	Outpatient clinic, independently operated.
Park, public or nonprofit.	Photographer's studio, photo supplies.	News and magazine sales.
Printing, minor or job.	Music conservatory or studio.	Radio or television broadcasting station, not including broadcasting towers and antennas.
Repairs. Electrical, or other household appliances, radios and the like, shoes or timepieces.	Shops or stores for the sale of books, beverages, confections, drugs, dry goods, flowers, foodstuffs, gifts, hardware, household appliances, jewelry, notions, periodicals, radios and the like, stationery, sundry small household articles, tobacco or wearing apparel.	Schools. Trade schools, and the like, excluding public and parochial schools, and like non-taxpaying institutions.
Restaurant	Sign painting, if conducted wholly within a completely enclosed building.	Studio, artist's.
Theater or cinema, excluding drive-in theater.	Upholstering and minor repair of furniture, and home or office furnishings, if business is conducted wholly within a completely enclosed building.	Signs. As prescribed in supplementary regulations. Billboards are specifically excluded herewith and prohibited in a commercial area.
Detached dwelling for one or two families.	Duplex or double houses.	Multiple dwelling or apartment dwelling.
Mixed occupancy (residential and commercial use).		

ADDITIONAL INFORMATION



Section 53A1 of the Mon/Fayette Expressway (MFE) PA Route 51 to I-376 Project's southern section begins where the current MFE ends at PA Route 51 in Jefferson Hills Borough and stretches approximately three miles north of Coal Valley Road.

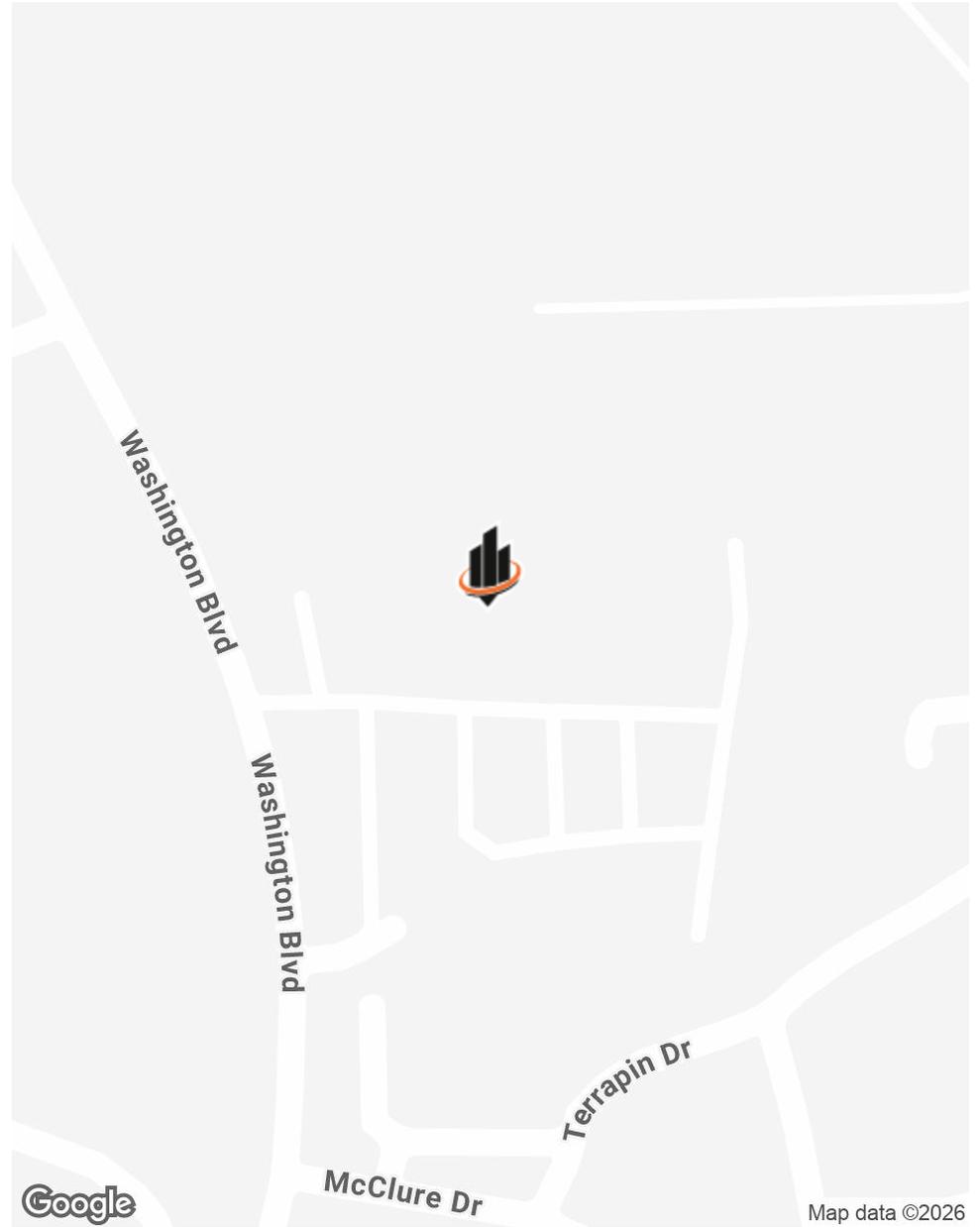
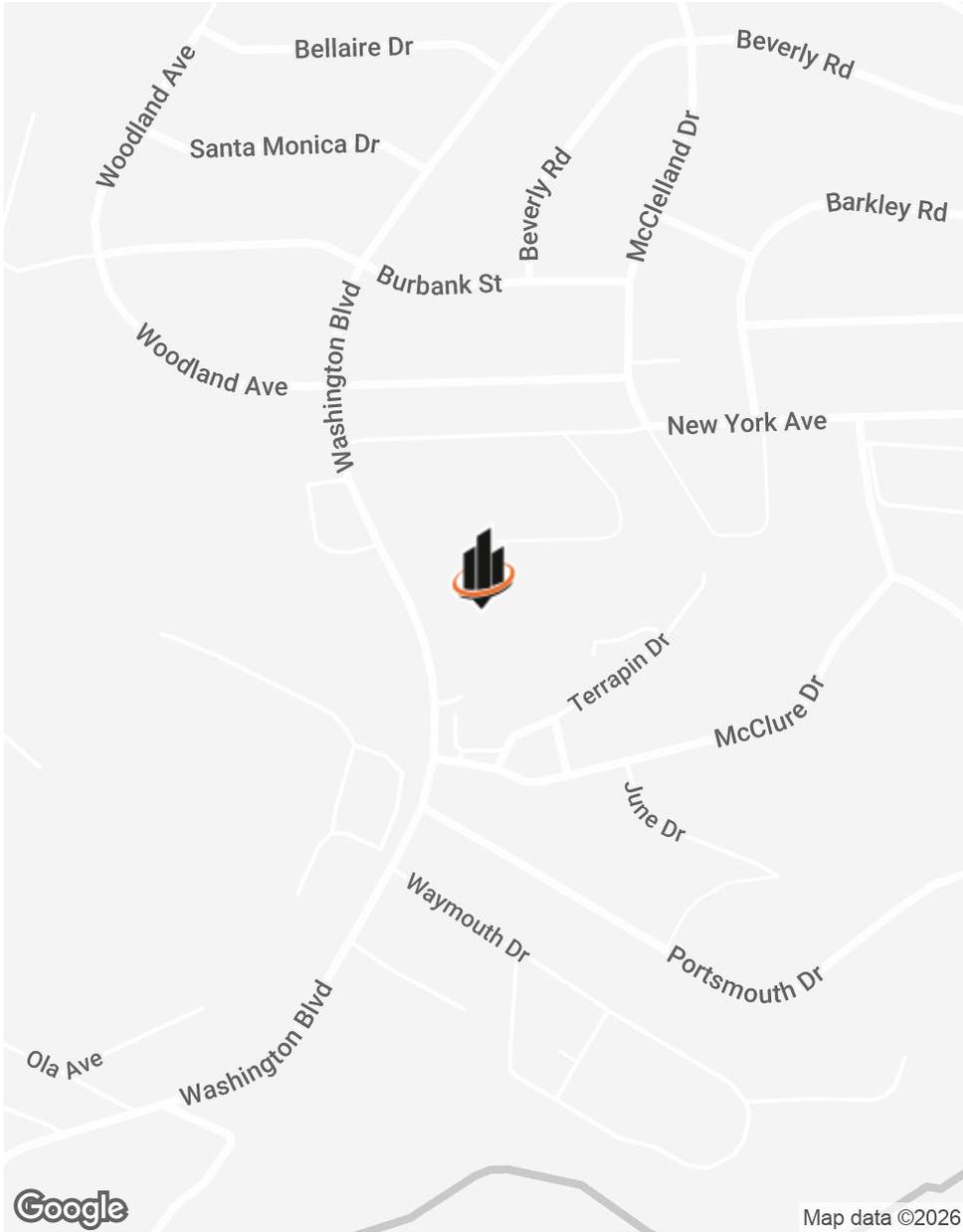
Construction of this section started in March 2023 and is expected to be finished in fall of 2026. The nearly \$214 million contract requires Trumbull Corp. to excavate more than four million cubic yards of earth and build six bridges. Five of the bridges will be built as part of the mainline Mon/Fayette Expressway while the sixth will carry PA Route 885 over the Mon/Fayette Expressway. A cashless toll point will also be built within this section.



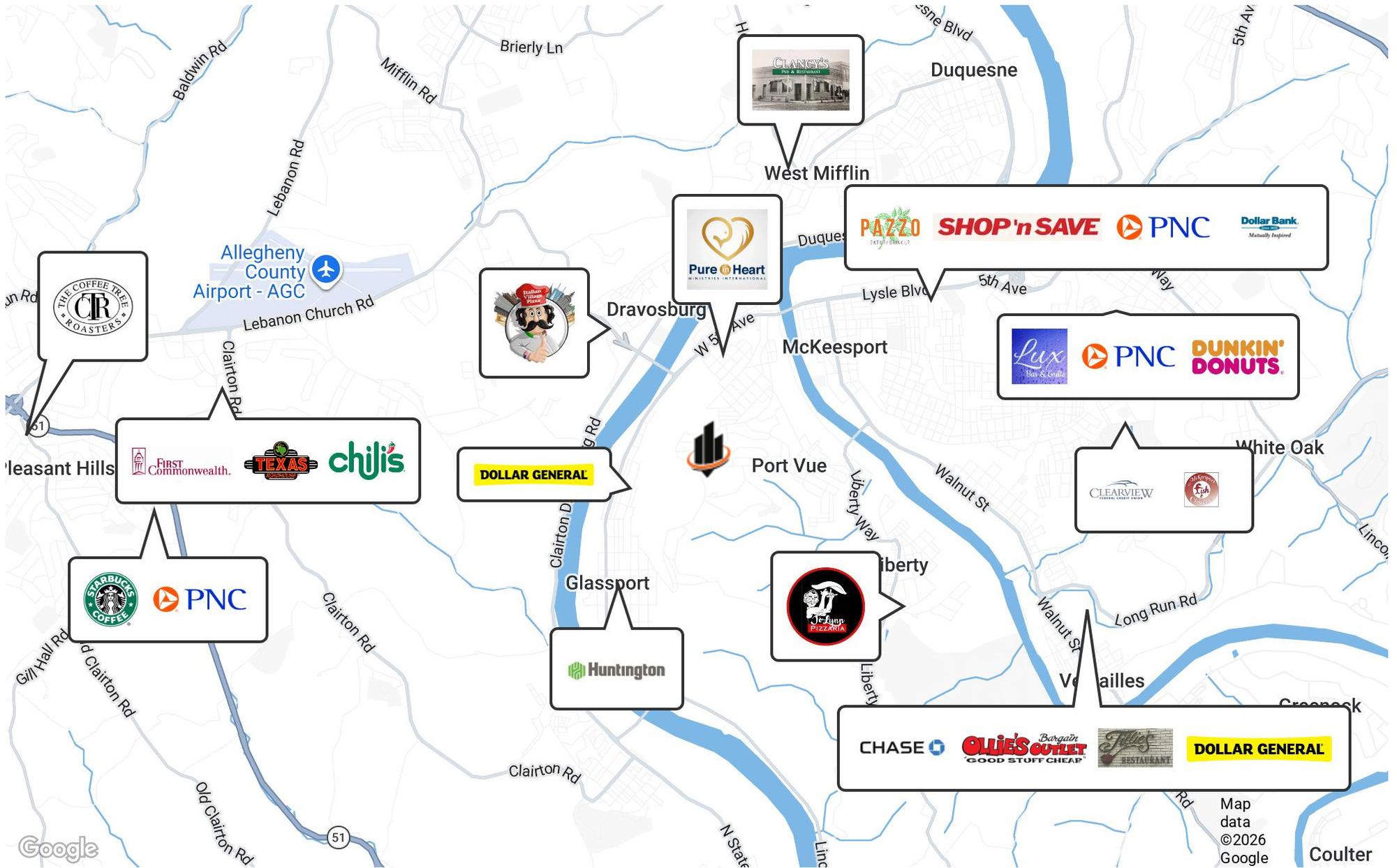
SECTION 2
Location
Information



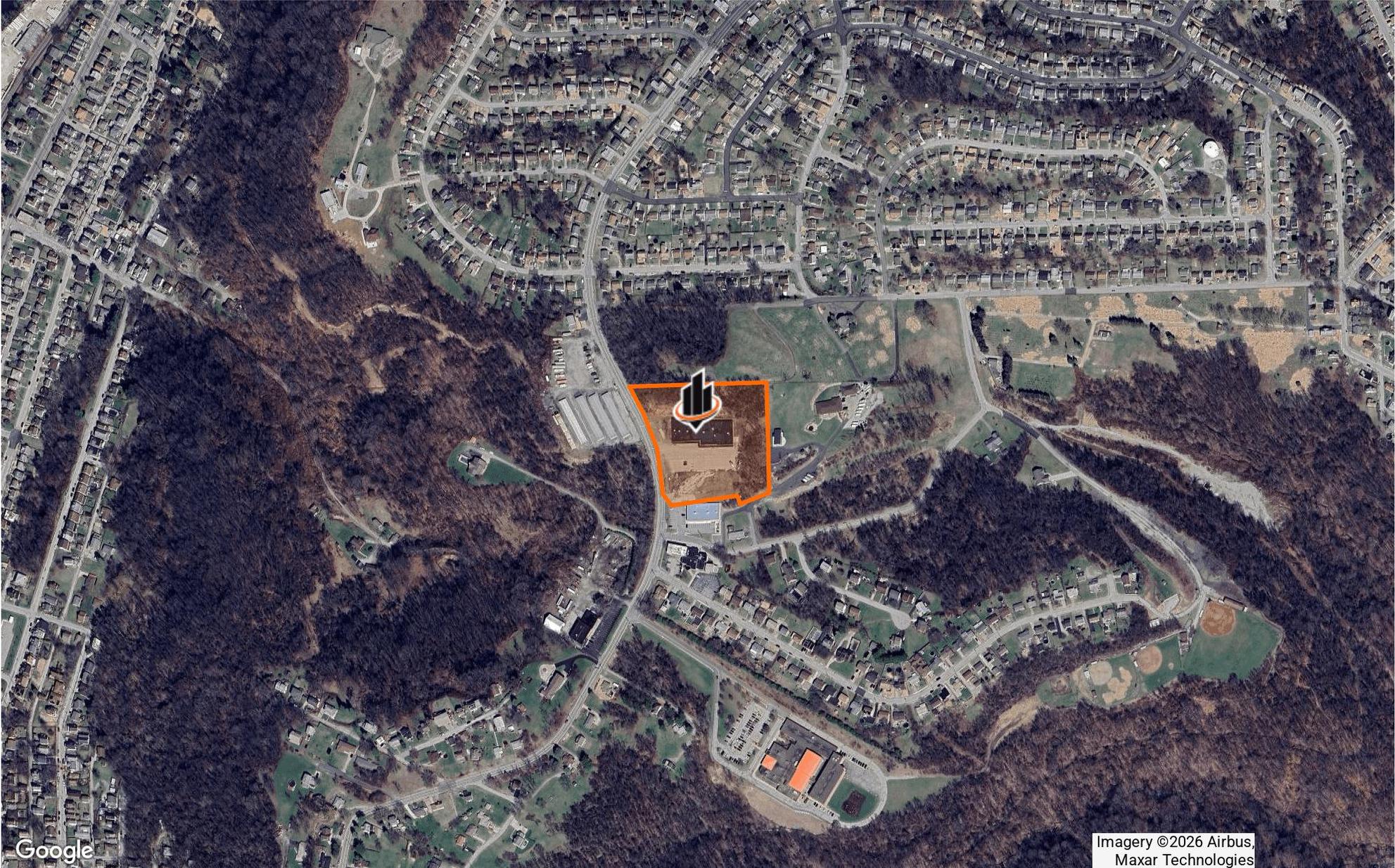
LOCATION MAPS



RETAILER MAP



PARCEL MAP



DEMOGRAPHICS MAP & REPORT

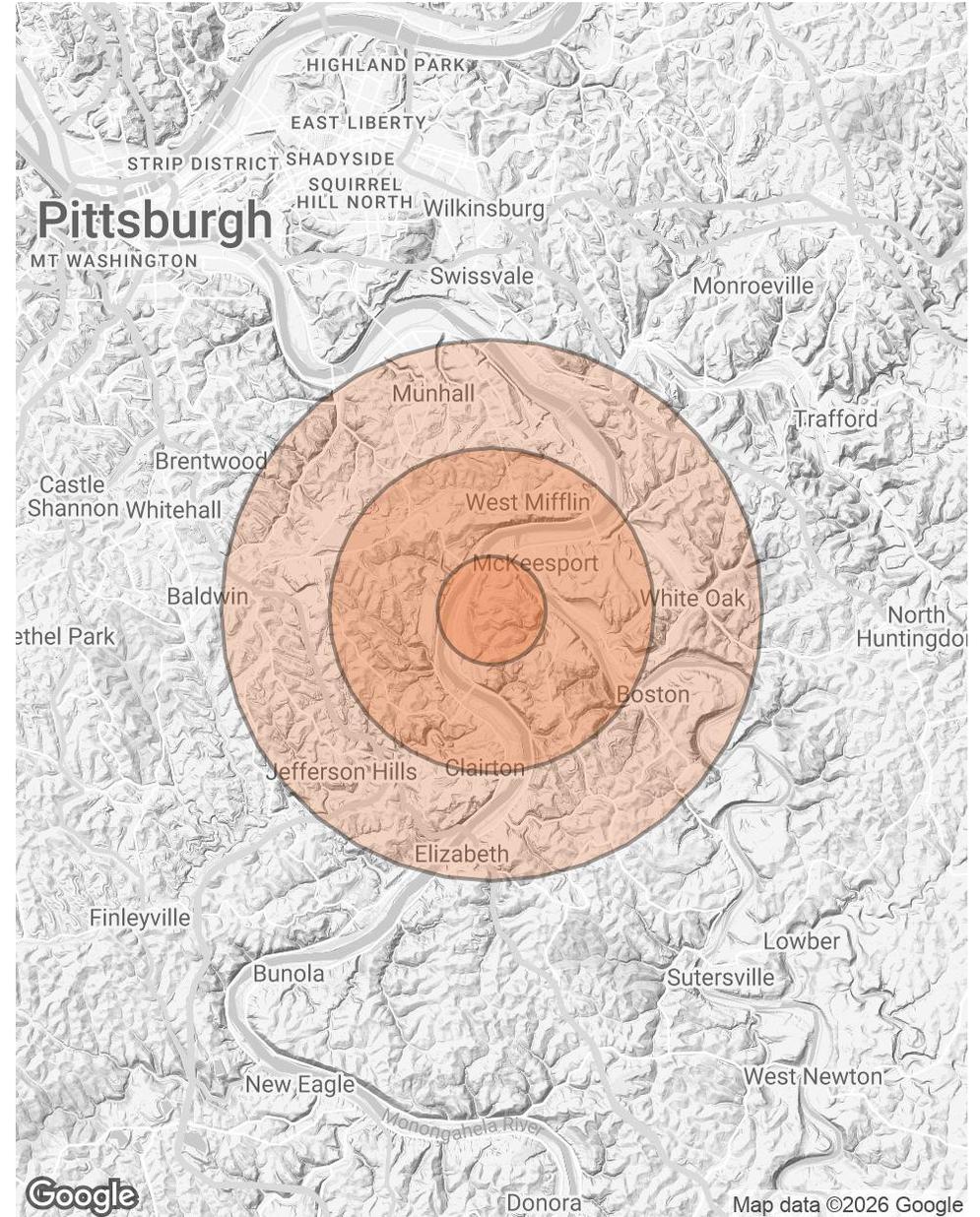
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,712	50,721	128,146
AVERAGE AGE	44	44	44
AVERAGE AGE (MALE)	42	42	43
AVERAGE AGE (FEMALE)	45	45	45

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,397	22,608	56,729
# OF PERSONS PER HH	2.3	2.2	2.3
AVERAGE HH INCOME	\$66,185	\$67,625	\$80,124
AVERAGE HOUSE VALUE	\$106,010	\$120,445	\$161,137

Demographics data derived from AlphaMap



LOCATION DESCRIPTION



MCKEESPORT

McKeesport is a city in Allegheny County, situated at the confluence of the Monongahela and Youghiogheny rivers. Founded in 1795 and named in honor of John. McKee, its founder, McKeesport remained a village until 1830 when coal mining began in the region and became a borough in 1842 and a city in 1891. McKeesport is home to the UPMC McKeesport Hospital, the Carnegie Free Library, McKeesport Marina, Dead Man's Hollow, Penn State University - Greater Allegheny Campus, and it has two fully staffed fire stations, along with the McKPD with 55 full time officers and 10 part time officers.



ALLEGHENY COUNTY

Allegheny County is a county in the southwestern part of Pennsylvania (PA). It is the second most populous county in PA following Philadelphia County. Allegheny County was the first in PA to be given a Native American name, being named after the Allegheny River. Allegheny County was created in September of 1788 from parts of Washington and Westmoreland counties and originally extended all the way north to the shores of Lake Erie and became the "Mother County" for most of northwestern PA before the counties current borders were set. The area developed rapidly throughout the 19th century to become the center of steel production in the nation. The county is known for the three major rivers that flow through it, the Allegheny, the Monongahela, and the Ohio Rivers. Allegheny County is home to three National Sports Teams, multiple major top ten companies as well as various colleges and universities. The county consists of 4 cities, 84 boroughs and 42 townships.



SECTION 3

Advisor Bios



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

6 PPG Place, Suite 550
Pittsburgh, PA 15222
412.535.8050

ADVISOR BIO 2



ANDREAS KAMOYEROU, CCIM

Senior Advisor

andreas.kamouyerou@svn.com

Direct: **412.535.8062** | Cell: **724.825.0888**

PA #RS340004

PROFESSIONAL BACKGROUND

Andreas is a seasoned commercial real estate professional specializing in retail assets, with a proven track record in investment sales, development, redevelopment, owner-user investments, and retail leasing. Since joining SVN | Three Rivers Commercial Advisors in 2017, he has played a pivotal role in shaping the firm's retail practice in the Greater Pittsburgh market.

Andreas has facilitated complex transactions and brings specialized expertise in 1031 tax-deferred exchanges. His move to Pittsburgh's Central Business District in 2017 deepened his local ties, enabling him to build strong relationships with investors, business owners, and fellow brokers throughout the region.

A licensed real estate agent in Pennsylvania, Andreas recently earned the prestigious CCIM (Certified Commercial Investment Member) designation — a mark of distinction held by fewer than 10% of commercial real estate professionals nationwide.

Professional Affiliations & Accreditations:

- Licensed Real Estate Agent – Pennsylvania
- Certified Commercial Investment Member (CCIM)
- Retail Specialist Certification, SVN International Corp. (2019-2024)
- Achievers Award, SVN International Corp. (2019)
- President's Circle Award, SVN International Corp. (2020-2024)
- Member, Pennsylvania Association of Realtors

SVN | Three Rivers Commercial Advisors

6 PPG Place, Suite 550
Pittsburgh, PA 15222
412.535.8050

ADVISOR BIO 3



MICHAEL KAMOYEROU

Advisor

michael.kamouyerou@svn.com

Direct: **412.535.8064** | Cell: **724.986.8112**

PA #RS366486

PROFESSIONAL BACKGROUND

Michael is an Advisor at SVN | Three Rivers Commercial Advisors, where he focuses on investment sales, acquisitions, ground leases, and development deals across the commercial real estate landscape. His hands-on approach, paired with over 15 years of sales and leadership experience, brings measurable results to investors and property owners.

Since entering commercial real estate, Michael has quickly distinguished himself — earning the firm's 2023 Rookie of the Year award. Prior to SVN, he was the #1 insurance broker at his firm in 2022, and earlier in his career, he rose through the ranks at 84 Lumber, where he was named Rookie of the Year and ultimately led a multimillion-dollar store. In 2018, he was recognized as a Woodworking Network 40 Under 40 Honoree, celebrating excellence in operations and sales.

Michael brings a competitive spirit and client-first mindset to every deal. Outside the office, he enjoys time with his family, college wrestling, UFC, and outdoor adventures with his daughters.

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