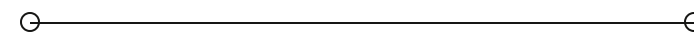


OFFERING MEMORANDUM

6,468 SF For Lease

1421 PENN AVE

Pittsburgh, PA 15222



PRESENTED BY:

ANDREAS KAMOYEROU,
CCIM

O: 412.535.8062
andreas.kamouyerou@svn.com
PA #RS340004

MICHAEL KAMOYEROU

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michael.kamouyerou@svn.com
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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.

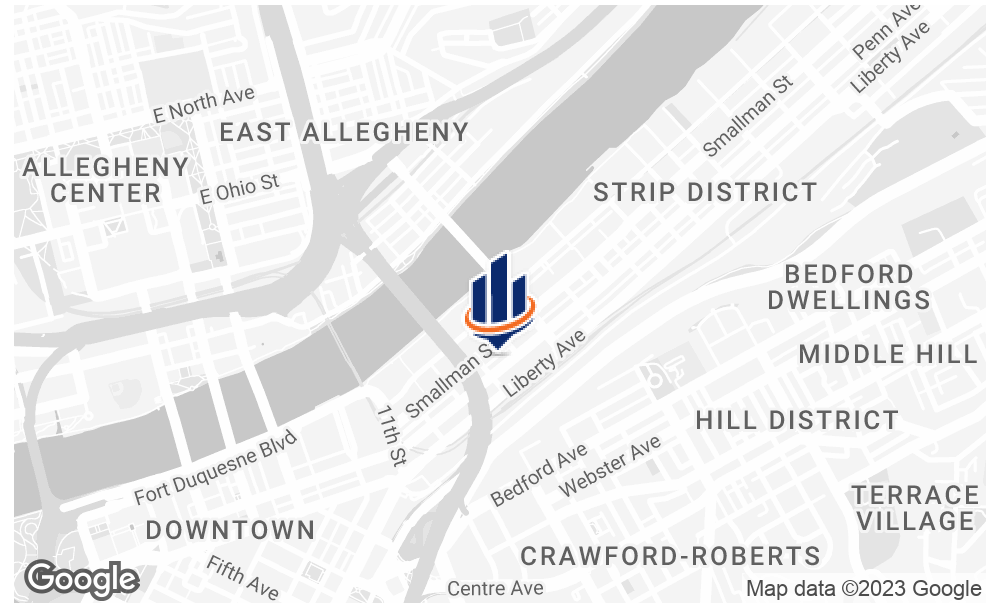
This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate 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.

SECTION 1
Property
Information



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable
BUILDING SIZE:	6,468 SF
LOT SIZE:	3,606 SF
ZONING:	GT-B Golden Triangle District B
MARKET:	Pittsburgh
APN:	9-L-49

PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present this two story retail/office property for lease located at 1421 Penn Ave in Pittsburgh, PA.

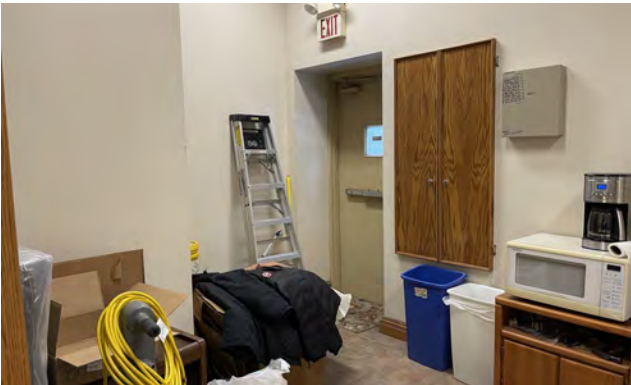
PROPERTY HIGHLIGHTS

- 6,468 SF, Two story building
- Great Showroom Opportunity
- Great location in the Strip District near the Homewood Suites by Hilton, Heinz History Center, Facebook - District Fifteen, and more

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS

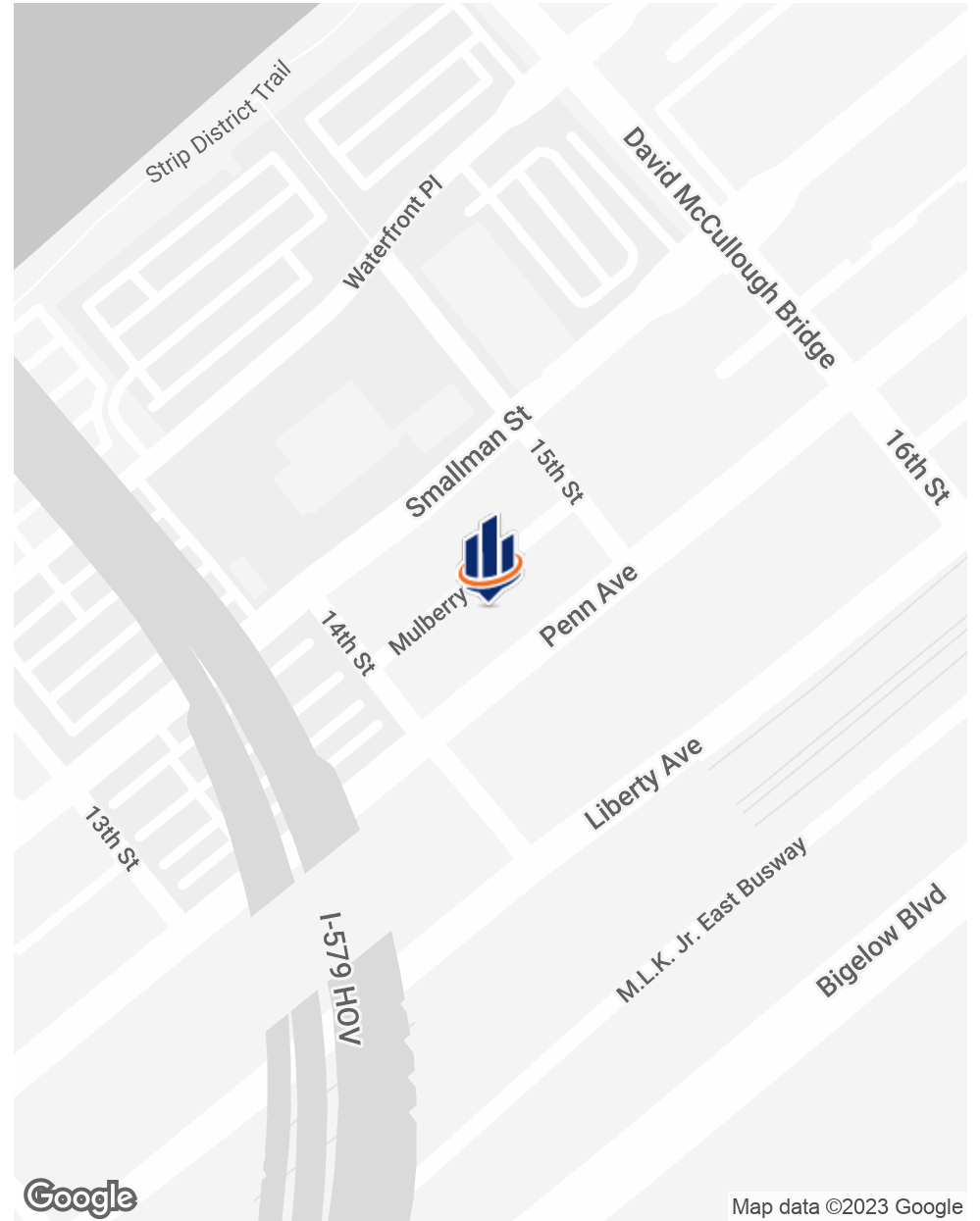
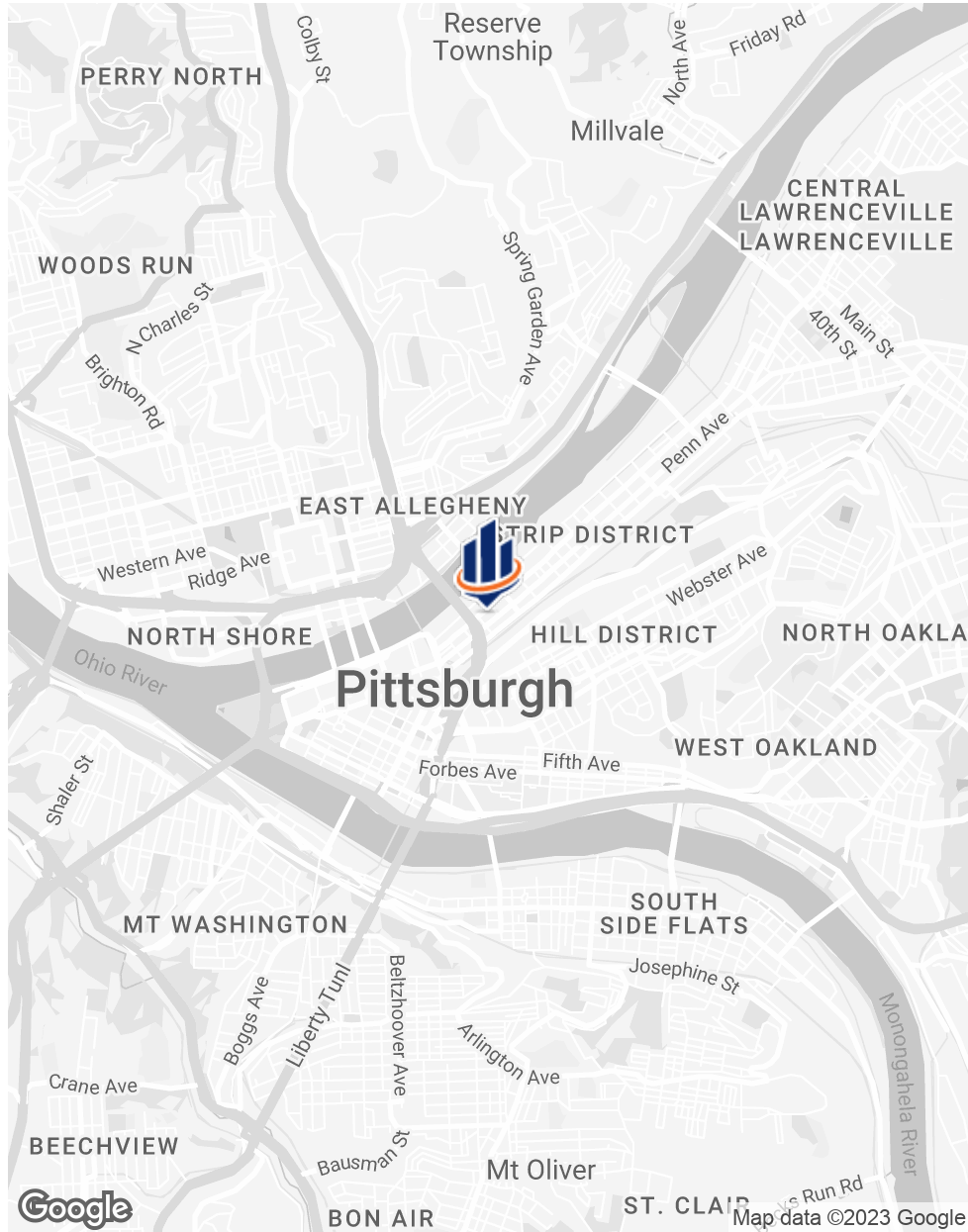




Richard J. Shehady
Oriental Rug Gallery
1421 Penn Avenue
412-471-6336

SECTION 2
Location
Information

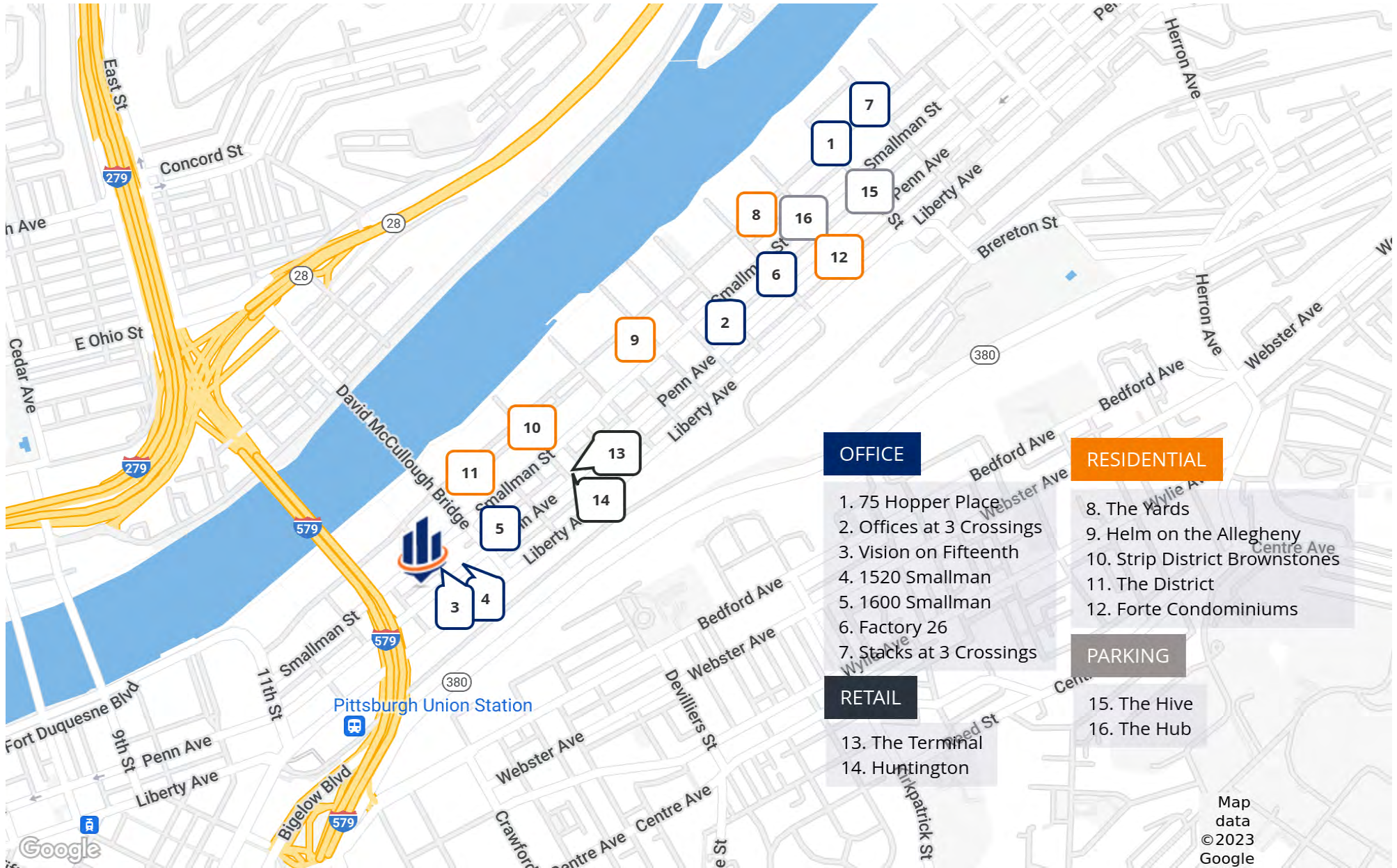
LOCATION MAPS



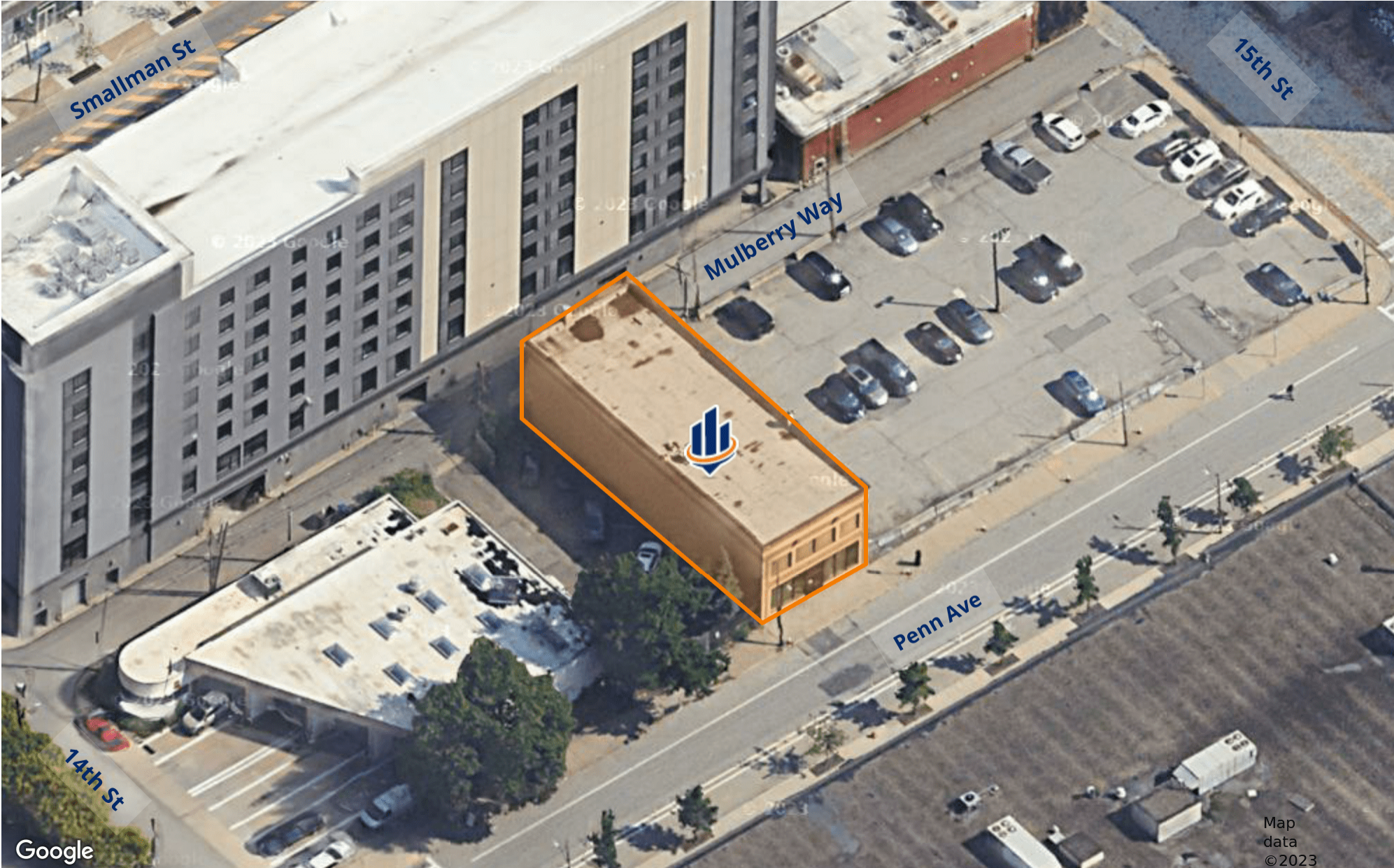
PITTSBURGH | KEY DESTINATIONS



STRIP DISTRICT | DEVELOPMENTS



PARCEL MAP



DEMOGRAPHICS MAP & REPORT

POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	17,691	396,144	984,516
AVERAGE AGE	34.5	36.3	40.4
AVERAGE AGE (MALE)	31.0	34.6	38.3
AVERAGE AGE (FEMALE)	37.5	37.6	42.1

HOUSEHOLDS & INCOME

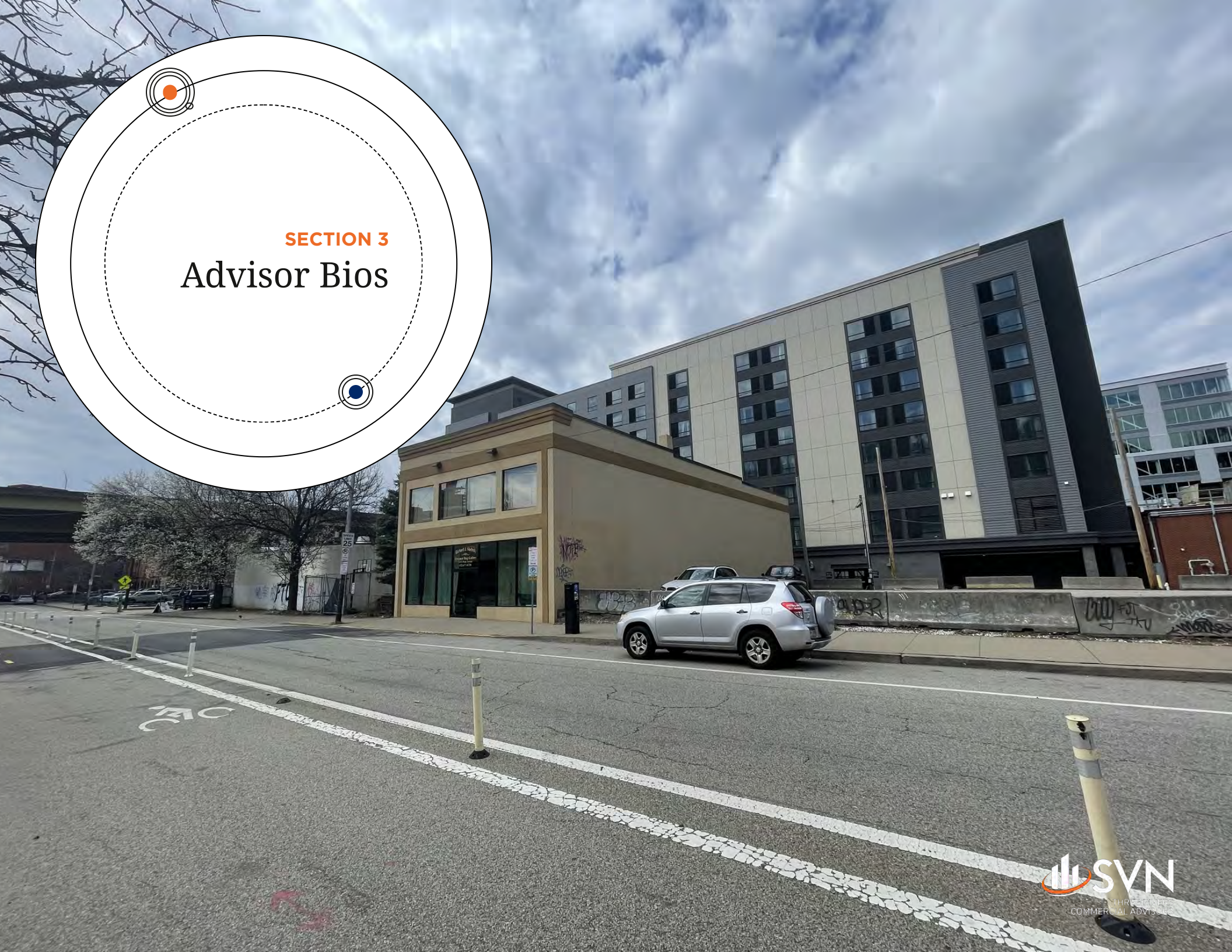
	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	7,367	173,597	430,380
# OF PERSONS PER HH	2.4	2.3	2.3
AVERAGE HH INCOME	\$42,905	\$53,310	\$63,049
AVERAGE HOUSE VALUE	\$125,689	\$142,615	\$156,314

* Demographic data derived from 2020 ACS - US Census





SECTION 3
Advisor Bios



ADVISOR BIO 1



ANDREAS KAMOYEROU, CCIM

Senior Advisor

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Direct: 412.535.8062 | **Cell:** 724.825.0888

PA #RS340004

PROFESSIONAL BACKGROUND

Andreas serves as a Senior Advisor with SVN Three Rivers Commercial Advisors. Andreas started with SVN in 2017 with the focus on specializing in retail assets and has since facilitated transactions ranging from commercial investment sales, developments, redevelopments, owner-occupied investments, and retail leasing. He is also proficient and versed in 1031 tax deferred exchanges. Andreas has grown to drive the retail division of the SVN Pittsburgh office, which is currently in the process of expanding their footprint in the Greater Pittsburgh Area. In 2017 he relocated from the South Hills of Pittsburgh to the CBD and has since formed many great relationships with local investors, business owners/operators, affiliated professionals and brokers alike. Andreas is a licensed real estate agent in Pennsylvania and has recently attained the Commercial Certified Investment Member (CCIM) designation.

Professional Affiliations / Accreditations:

- Pennsylvania Association of Realtors
- National Association of Realtors
- SVN International Corp. Achievers Award 2019
- SVN International Corp. President's Circle Award 2020, 2021, 2022
- SVN International Corp. Retail Specialist Certification 2019, 2020, 2021, 2022
- Commercial Certified Investment Member (CCIM) designation

SVN | Three Rivers Commercial Advisors

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ADVISOR BIO 2



MICHAEL KAMOYEROU

Associate Advisor

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PA #RS366486

PROFESSIONAL BACKGROUND

Michael serves as an Associate Advisor for SVN | Three Rivers Commercial Advisors. His team specializes in the acquisition and disposition of investment properties and has facilitated transactions ranging from commercial investment sales, ground lease and land sales, developments and redevelopments, owner-occupied investments, and retail leasing. Michael is a licensed real estate agent in Pennsylvania and joins us with over 15 years of management/sales experience. In his free time, Michael enjoys spending time with his family, watching the UFC and going fishing with his two daughters.

SVN | Three Rivers Commercial Advisors

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