

HERMITAGE CROSSING

1041 N Hermitage Rd | Hermitage, PA 16148

Value-Add, Walmart Shadow
Anchored Multi-Tenant Retail
Investment Opportunity

Offering Memorandum

Walmart 

Nearly 3M Annual Visits
88th Percentile in U.S.
(Placer.ai)



MATTHEWS™

Exclusively Listed By



Jonah Yulish

Vice President & Associate Director

D: (216) 503-3610

M: (216) 973-1882

jonah.yulish@matthews.com

License No. 2018004451 (OH)



Zack Bates

First Vice President

D: (216) 503-3608

M: (440) 708-3416

zack.bates@matthews.com

License No. 2018002393 (OH)



Ben Snyder

Executive Vice President

D: (216) 503-3607

M: (614) 975-8822

ben.snyder@matthews.com

License No. 2018002569 (OH)



Robert Anderson

Vice President of Auction Services

D: (949) 544-1722

M: (949) 402-1825

robert.anderson@matthews.com

License No. 01738687 (CA)

Kyle Matthews

Broker of Record

License No. RBO68831 (PA)

MATTHEWS™





Table of Contents

04 | Executive Overview

08 | Financial Overview

15 | Tenant Overview

18 | Market Overview

EXECUTIVE OVERVIEW

Hermitage Crossing

1041 N Hermitage Rd | Hermitage, PA 16148



Investment Highlights

\$5,385,000

Price

\$484,585

NOI

9.0%

Cap Rate

±52,942

Total GLA (SF)

79.2%

Occupancy

Petco, Aspen Dental, T-Mobile and UPMC Anchored Center | Walmart Shadowed | Recent 10-Yr Aspen Dental Extension Thru 2036

Walmart Shadow Anchored | Heavily Trafficked Walmart Location - Nearly 3M Visits Annually (Placer.ai)

- The Property benefits greatly being ideally positioned next door to a heavily trafficked Walmart Supercenter that experiences nearly 3M customer visits annually according to Placer.ai - ranking it in the 88th percentile of the chain across the U.S.; 85th percentile in PA; and #1 of 3 within 15 miles.

Comprised of Daily Needs & Service Based Tenancy

- In addition to the significant cross-traffic Walmart provides on a daily basis, Hermitage Crossing also benefits from being comprised with daily needs and service based tenants that drive additional traffic and provide great synergy featuring the likes of Petco, Aspen Dental, University of Pittsburgh Medical Center (UPMC) Family Practice, T-Mobile, Sport Clips, Sally Beauty Supply, GNC and GameStop to name a few.

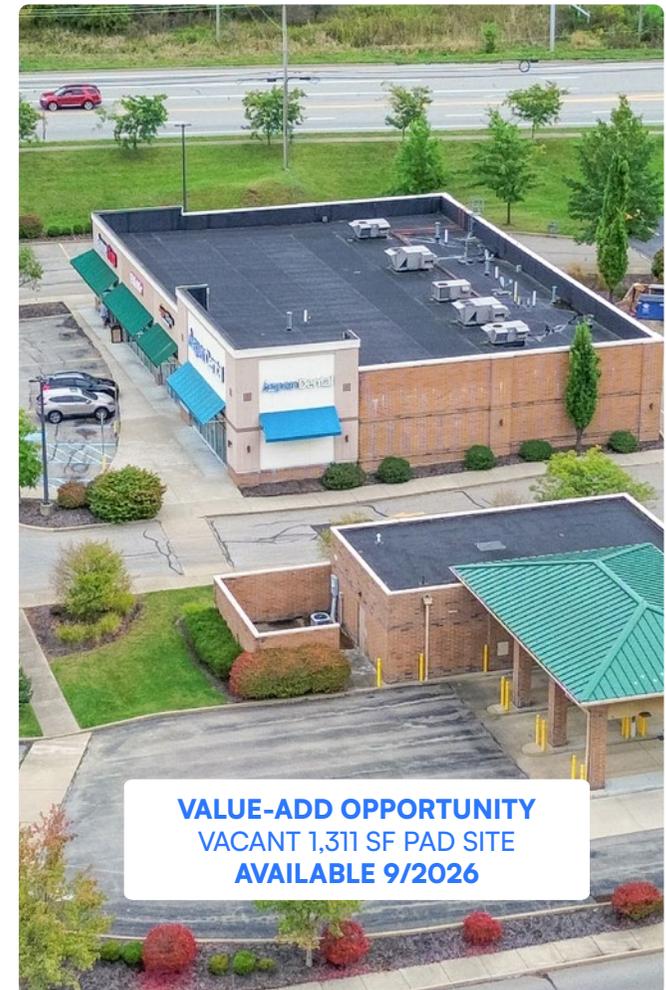
Recent Leasing Momentum | 10-YR Extension With Aspen Dental (Exp 10/2036)

- In addition to the recent 10-yr extension with Aspen Dental, taking their term out thru 2036, there was a new 5-yr lease executed with May Tea & Coffee in 2025.

Immediate Opportunity to Significantly Increase Cash Flow and Add-Value via the Lease-up of the Remaining Vacant Units (5 Units - 11,011 SF)

- The asset is currently 79.2% occupied, providing immediate upside through lease up.
- Spin off Opportunity: The asset can be sold in multiple parts — providing new ownership the opportunity to sell off the 4-tenant strip center and currently vacant ±1,311 SF pad site individually.
- Additional Land Site to be developed or sold off separately.

Offered Free and Clear of Existing Financing and Significantly Below Replacement Cost





Hermitage Hills Apartments
±302 Units



62



Hickory High School
±1,602 Students



Subject Property



18

± 20,595 VPD

Delahunty Middle School
±310 Students



Artman Elementary School
±602 Students



Ionta Elementary School
±290 Students



Google Earth

FINANCIAL & ASSET OVERVIEW

Hermitage Crossing

1041 N Hermitage Rd | Hermitage, PA 16148

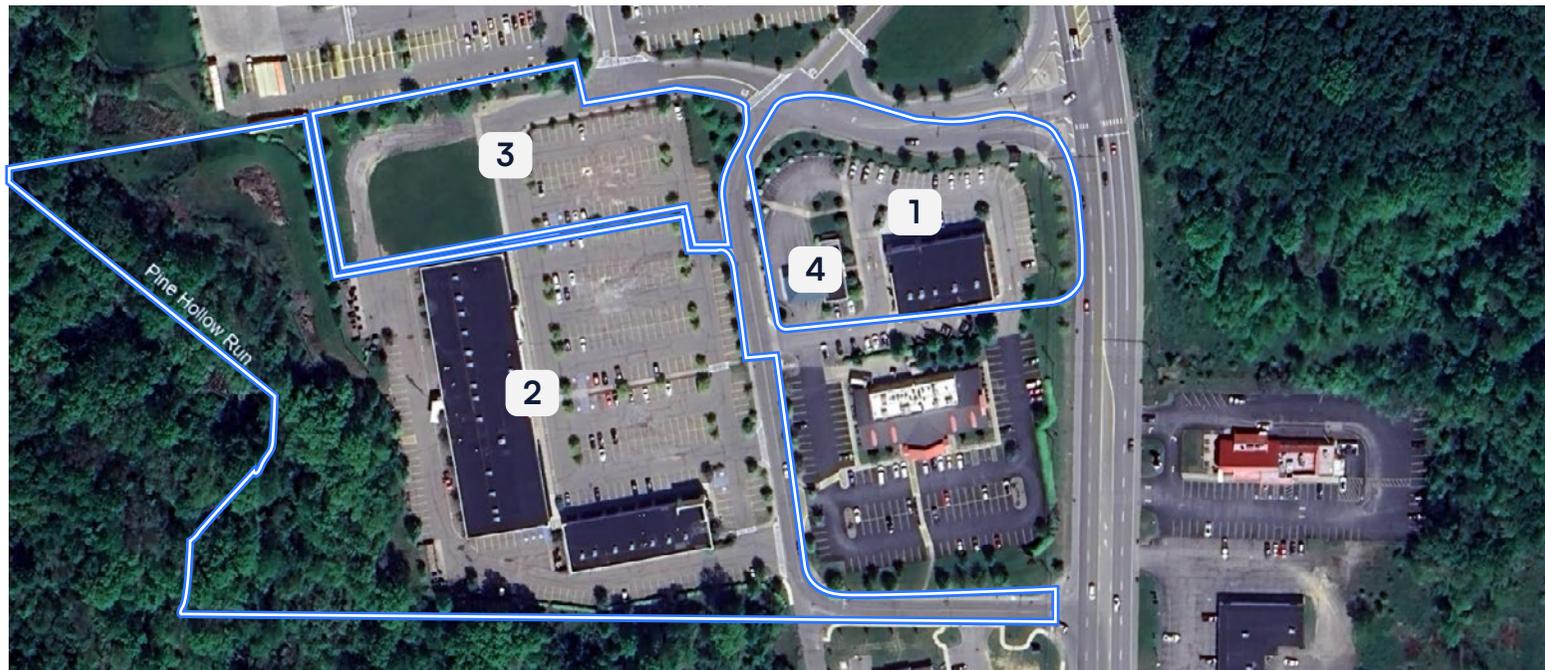


Asset Overview

Name	Hermitage Crossing
Address	1031 N Hermitage Road - 1145 N Hermitage Road
City	Hermitage
State	PA
APN	(1) 11 145 059 002 (2) 11 145 059 004 (3) 11 145 059 004 001 002

Land Area	±11.8 AC
Year Built	2006
Gross Leasable Area	±52,942 SF
Total Tenants	12
Current Occupancy	79.20%

Tax Parcel Map



Parcel #	Parcel ID	Acreage	Taxable Value	Tax Amount
1	11 145 059 002	1.88	\$343,900	\$35,164
2	11 145 059 004	8.00	\$688,750	\$70,425
3	11 145 059 004 001 002	1.92	\$23,100	\$2,203
4	11 145 059 002 000 100	-	\$104,400	\$10,675
TOTAL		11.80	\$1,160,150	\$118,466



78 ± 20,595 VPD

golden corral

GameStop
Sport Clips
T-Mobile
AspenDental

UPMC
Community
Medicine
GNC
SALLY
BEAUTY
LIVE WELL

petco

Hallmark

Y&L Skills Games

TT Nails

Walmart
Supercenter

Vacant 
NAP 

Suite	Tenant	SF
1031	GameStop	2,000 SF
1035	Sport Clips	1,562 SF
1039	T-Mobile	2,400 SF
1045	Aspen Dental	3,200 SF
1055	Vacant	1,311 SF
1075	UPMC Community Medicine	4,816 SF
1085	Vacant	1,200 SF
1091	GNC	1,200 SF
1095	Sally Beauty Supply	1,800 SF
1101	Vacant	1,200 SF
1115	Vacant	4,000 SF
1121	Vacant	1,500 SF
1127	Vacant	3,000 SF
1145	Petco	12,363 SF
1155	Holly's Hallmark	6,600 SF
1163	Y&L Skills Games	2,800 SF
1167	TT Nails	2,000 SF

Rent Roll

Suite	Tenant	GLA (SF)	Lease		% of GLA	Annual Rent	\$ PSF/Year	Rent Increases		Options	Market Rent	Market Leasing Assumptions
			Start	End				Date	PSF/Year			
1031	GameStop	2,000 SF	October-06	January-27	3.78%	\$70,040	\$35.02	-	-	-	\$32.00	Renew Flat Thru Yr 1 then RTM
1035	Sport Clips	1,562 SF	June-15	June-26	2.95%	\$25,507	\$16.33	-	-	1 - 5 Years: (1) \$16.33 PSF	\$30.00	Option
1039	T-Mobile	2,400 SF	November-17	April-28	4.53%	\$58,080	\$24.20	-	-	-	\$28.00	RTM
1045	Aspen Dental	3,200 SF	October-06	October-36	6.04%	\$89,600	\$28.00	11/1/26	\$25.50	-	\$26.00	RTM
1055	VACANT	1,311 SF	-	-	2.48%	\$0	\$0.00	-	-	-	\$55.00	Lease-up Month 13
1075	UPMC Community Medicine	4,816 SF	May-25	October-30	9.10%	\$67,424	\$14.00	6/1/26	\$14.28	2 - 5 Years: FMV	\$15.00	Option at \$15 PSF
1085	VACANT	1,200 SF	-	-	2.27%	\$0	\$0.00	-	-	-	\$20.00	Lease up Month 13
1091	GNC	1,200 SF	March-12	March-29	2.27%	\$11,700	\$9.75	-	-	-	\$20.00	RTM
1095	Sally Beauty Supply	1,800 SF	June-06	June-29	3.40%	\$33,300	\$18.50	7/1/27	\$19.75	1 - 5 Years: (1) \$21.75 PSF	\$20.00	Option
1101	May Tea & Coffee	1,200 SF	September-25	September-29	2.27%	\$14,400	\$12.00	10/1/26	\$12.36	-	\$18.00	RTM
1115	VACANT	4,000 SF	-	-	7.56%	\$0	\$0.00	-	-	-	\$14.00	Lease-up Month 13
1121	VACANT	1,500 SF	-	-	2.83%	\$0	\$0.00	-	-	-	\$20.00	Lease-up Month 19
1127	VACANT	3,000 SF	-	-	5.67%	\$0	\$0.00	-	-	-	\$16.00	Lease-up Month 25
1145	Petco	12,353 SF	February-12	January-28	23.33%	\$154,413	\$12.50	-	-	2 - 5 Years: (1) \$14.55 PSF (2) \$15.55 PSF	\$12.50	Option
1155	Holly's Hallmark	6,600 SF	June-21	August-28	12.47%	\$53,580	\$8.12	9/1/26	\$8.28	2 - 3 Years: (1) \$8.70 PSF (2) \$9.51 PSF	\$13.00	Option
1163	Y&L Skills Games	2,800 SF	July-23	September-26	5.29%	\$35,644	\$12.73	-	-	-	\$16.00	Renew Flat Thru Yr 1 then RTM
1167	TT Nails	2,000 SF	December-17	March-28	3.78%	\$23,000	\$11.50	-	-	-	\$18.00	RTM
Occupied Total	12 Suites	41,931 SF			79.20%	\$636,688	\$15.18 PSF					
Vacant Total	5 Suites	11,011 SF			20.80%	\$0	\$0.00 PSF					
Total (100%)	17 Suites	52,942 SF			100.00%	\$636,688	\$12.03 PSF					

Recovery Structure

Suite #	Tenant	RET	INS	CAM	MGT	ADM	CAP	Year 1
1031	GameStop	PRS	PRS	PRS	-	10% CAM	5% CAM	\$18,616
1035	Sport Clips	PRS	PRS	PRS	-	10% CAM	5% CAM	\$14,680
1039	T-Mobile	PRS	PRS	PRS	-	10% CAM	5% CAM	\$22,340
1045	Aspen Dental	PRS	PRS	PRS	-	10% CAM	5% CAM	\$30,312
1055	VACANT	PRS	PRS	PRS	-	-	-	\$0
1075	UPMC Community Medicine	PRS	PRS	PRS	PRS	-	-	\$28,539
1085	VACANT	PRS	PRS	PRS	PRS	-	-	\$0
1091	GNC	PRS	PRS	PRS	-	10% CAM	5% CAM	\$8,016
1095	Sally Beauty Supply	PRS	PRS	PRS	PRS	-	5% CAM	\$12,563
1101	May Tea & Coffee	PRS	PRS	PRS	PRS	10% CAM	-	\$10,380
1115	VACANT	-	-	-	-	-	-	\$0
1121	VACANT	-	-	-	-	-	-	\$0
1127	VACANT	-	-	-	-	-	-	\$0
1145	Petco	PRS	PRS	PRS	-	8% CAM	5% CAM	\$81,145
1155	Holly's Hallmark	PRS	PRS	PRS	PRS	-	5% CAM	\$43,624
1163	Y&L Skills Games	-	-	-	-	-	-	\$22,593
1167	TT Nails	PRS	PRS	PRS	PRS	-	-	\$16,138
Totals								\$308,946

Financial Overview

Financial Overview

Income	Total	\$ PSF
Rental Income	\$640,003	\$12.09
Expense Reimbursements	\$308,946	\$5.84
Effective Gross Revenue	\$948,949	\$17.92
Expenses		
CAM	\$269,566	\$5.09
Insurance	\$25,318	\$0.48
Real Estate Taxes	\$127,074	\$2.40
Management Fees	\$36,789	\$0.69
Non-Reimbursable Expenses	\$5,617	\$0.11
Total Operating Expenses	\$464,364	\$8.77
Net Operating Income	\$484,585	\$9.15

- Expenses: Expenses are based off the 2025 Actuals provided grown by 3% for Year 1 and annually thereafter.
- Management Fee: Management Fee is 4% of Effective Gross Revenue.
- Ancillary Income: Analysis assumes \$0 annually in Ancillary Income.
- General Vacancy: General Vacancy set at 5% of Potential Gross Revenue excluding Petco & Aspen Dental.
- CapEx: Analysis assumes an annual recurring capital reserve of \$0.15 PSF.



Cash Flow

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	
	Mar-2027	Mar-2028	Mar-2029	Mar-2030	Mar-2031	Mar-2032	Mar-2033	Mar-2034	Mar-2035	Mar-2036	Mar-2037	
Market Rent Per SF. Annual												
Effective Gross Revenue Per SF. Annual	\$17.92	\$22.63	\$25.18	\$26.11	\$26.52	\$27.23	\$27.57	\$29.26	\$30.32	\$31.82	\$32.40	
Total Operating Expense Per SF. Annual	(\$8.77)	(\$9.14)	(\$9.24)	(\$9.47)	(\$9.71)	(\$9.95)	(\$10.24)	(\$10.57)	(\$10.90)	(\$11.22)	(\$11.54)	
Average Occupancy	79.20%	91.41%	98.61%	99.24%	100.00%	99.51%	95.97%	97.67%	96.60%	100.00%	99.51%	
GROSS REVENUE												
Base Rental Revenue	\$884,121	\$904,456	\$964,246	\$991,524	\$997,619	\$1,026,505	\$1,087,494	\$1,126,572	\$1,173,254	\$1,212,418	\$1,233,964	
Absorption/Turnover Vacancy	(\$244,118)	(\$88,657)	(\$19,359)	(\$8,810)	\$0	(\$9,605)	(\$61,418)	(\$32,880)	(\$37,495)	\$0	(\$11,135)	
Reimbursement Revenue	\$308,946	\$382,308	\$426,942	\$443,041	\$460,082	\$470,810	\$466,518	\$492,043	\$505,108	\$538,057	\$548,859	
Gross Rental Income	\$948,949	\$1,198,107	\$1,371,829	\$1,425,755	\$1,457,701	\$1,487,710	\$1,492,594	\$1,585,735	\$1,640,867	\$1,750,475	\$1,771,688	
General Vacancy - 5.00%	\$0	\$0	(\$38,964)	(\$43,693)	(\$53,451)	(\$45,996)	(\$32,740)	(\$36,482)	(\$35,755)	(\$65,989)	(\$56,314)	
Effective Gross Income	\$948,949	\$1,198,107	\$1,332,865	\$1,382,062	\$1,404,250	\$1,441,714	\$1,459,854	\$1,549,253	\$1,605,112	\$1,684,486	\$1,715,374	
OPERATING EXPENSES												
	PSF											
CAM	\$5.09	\$269,566	\$277,653	\$285,983	\$294,563	\$303,399	\$312,501	\$321,876	\$331,533	\$341,479	\$351,723	\$362,275
Insurance	\$0.48	\$25,318	\$26,078	\$26,860	\$27,666	\$28,496	\$29,351	\$30,231	\$31,138	\$32,072	\$33,035	\$34,026
Real Estate Taxes	\$2.40	\$127,074	\$130,886	\$134,812	\$138,857	\$143,023	\$147,313	\$151,733	\$156,285	\$160,973	\$165,802	\$170,776
Management Fees	\$0.69	\$36,789	\$43,749	\$35,642	\$34,251	\$32,993	\$31,339	\$31,326	\$33,969	\$35,281	\$36,287	\$36,204
Non-Reimbursable Expenses	\$0.11	\$5,617	\$5,785	\$5,959	\$6,137	\$6,322	\$6,511	\$6,707	\$6,908	\$7,115	\$7,328	\$7,548
Total Operating Expenses	\$8.77	(\$464,364)	(\$484,151)	(\$489,256)	(\$501,474)	(\$514,233)	(\$527,015)	(\$541,873)	(\$559,833)	(\$576,920)	(\$594,175)	(\$610,829)
Per SF. Monthly	\$0.73											
NET OPERATING INCOME	\$484,585	\$713,956	\$843,609	\$880,588	\$890,017	\$914,699	\$917,981	\$989,420	\$1,028,192	\$1,090,311	\$1,104,545	
CAPITAL EXPENDITURES												
Tenant Improvements	\$0	\$251,628	\$115,365	\$17,389	\$0	\$12,007	\$101,429	\$60,346	\$90,714	\$0	\$13,919	
Leasing Commissions	\$0	\$77,531	\$33,630	\$7,929	\$0	\$8,645	\$55,276	\$29,592	\$33,746	\$0	\$10,022	
Capital Reserves	\$8,425	\$8,678	\$8,938	\$9,206	\$9,482	\$9,767	\$10,060	\$10,362	\$10,672	\$10,993	\$11,322	
Total Capital Expenditures	(\$8,425)	(\$337,837)	(\$157,933)	(\$34,524)	(\$9,482)	(\$30,419)	(\$166,765)	(\$100,300)	(\$135,132)	(\$10,993)	(\$35,263)	
NET CASH FLOW	\$476,160	\$376,119	\$685,676	\$846,064	\$880,535	\$884,280	\$751,216	\$889,120	\$893,060	\$1,079,318	\$1,069,282	

Cash Flow Assumptions

Cash Flow Assumptions

Timing

Analysis Start	4/1/2026
Analysis End	3/31/2037

Area Measures

Gross Leasable Area	±52,942 SF
---------------------	------------

Inflation

Market Rent Growth	3.0%
Expense Growth	3.0%
Real Estate Tax Growth	3.0%

Leasing Assumptions

Market Rent (\$ PSF Annual)	\$12.50 - \$55.00
Renewal Probability	70% - 90%
Downtime	9-12 months
Tenant Improvement Allowance (\$ PSF)	\$25 - \$50 / \$0
Leasing Commissions	6% / 2%
Free Rent	None
Rent Increases	None
Reimbursements	NNN
Term	5 Years / 10 Years



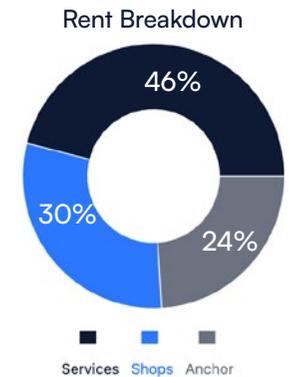
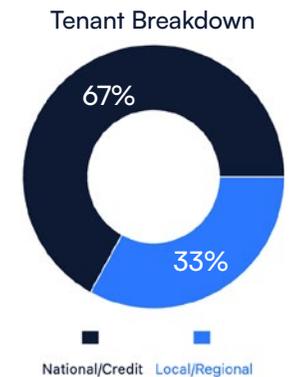
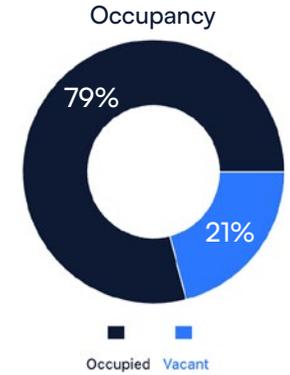
Vacancy Lease-Up

Suite #	Term (Years)	Start Date	Size (SF)	Annual Rent	Rental Rate		Recovery Structure	Leasing Costs	
					\$ PSF/Yr.	\$ PSF/Mo.		TI \$ PSF	LC %
1055	5	April-27	1,311	\$72,105	\$55.00	\$4.58	NNN	\$25.00	6%
1085	5	April-27	1,200	\$24,000	\$20.00	\$1.67	NNN	\$25.00	6%
1115	5	April-27	4,000	\$56,000	\$14.00	\$1.17	NNN	\$25.00	6%
1121	5	October-27	1,500	\$30,000	\$20.00	\$1.67	NNN	\$25.00	6%
1127	5	April-28	3,000	\$48,000	\$16.00	\$1.33	NNN	\$25.00	6%
			11,011 SF	\$230,105	\$20.90	\$1.74			

Tenant Overview

Tenant Summary Profile

Tenant Name	SF	Lease Expiration	In-Place Rent	% of Revenue	Tenant Type	Credit
<u>Anchor</u>						
Petco	12,353	Jan-28	\$154,413	24.3%	Anchor	National/Credit
Total	12,353		\$154,413	24.3%		
<u>Shops</u>						
GameStop	2,000	Jan-27	\$70,040	11.0%	Shops	National/Credit
Holly's Hallmark	6,600	Aug-28	\$53,580	8.4%	Shops	National/Credit
Sally Beauty Supply	1,800	Jun-29	\$33,300	5.2%	Shops	National/Credit
TT Nails	2,000	Mar-28	\$23,000	3.6%	Shops	Local/Regional
GNC	1,200	Mar-29	\$11,700	1.8%	Shops	National/Credit
Total	13,600		\$191,620	30.1%		
<u>Services</u>						
Aspen Dental	3,200	Oct-36	\$89,600	14.1%	Services	National/Credit
UPMC Community Medicine	4,816	Oct-30	\$67,424	10.6%	Services	Local/Regional
T-Mobile	2,400	Apr-28	\$58,080	9.1%	Services	National/Credit
Y&L Skills Games	2,800	Sep-26	\$35,644	5.6%	Services	Local/Regional
Sport Clips	1,562	Jun-26	\$25,507	4.0%	Services	National/Credit
May Tea & Coffee	1,200	Sep-29	\$14,400	2.3%	Shops	Local/Regional
Total	15,978		\$290,655	45.7%		
Total	41,931		\$636,688	100%		



TENANT OVERVIEWS

Hermitage Crossing

1041 N Hermitage Rd | Hermitage, PA 16148



Tenant Overviews



Game Stop is a specialty retailer focused on video games, consumer electronics, and gaming merchandise. Founded in 1984 and headquartered in Grapevine, Texas, the company operates thousands of retail locations across the U.S. and internationally. GameStop offers new and pre-owned gaming consoles, accessories, and physical/digital games, while also serving as a hub for pop culture collectibles and esports-related gear. The brand has evolved to include digital gaming products and online commerce, maintaining a loyal customer base and strong presence in high-traffic retail centers.



Sports Clips is a rapidly growing men's and boys' haircare franchise that delivers a unique, sports-themed haircut experience. Founded in 1993 and headquartered in Georgetown, Texas, the brand has expanded to over 1,800 locations across the U.S. Known for its signature "MVP Experience" — which includes a precision haircut, massaging shampoo, hot towel treatment, and neck and shoulder massage — Sport Clips caters to customers seeking convenience, quality, and a masculine environment. The brand's streamlined service model, strong franchise system, and recurring customer base make it a reliable tenant in neighborhood and regional shopping centers.



T-Mobile US, Inc. is the second-largest wireless carrier in the United States, offering a full portfolio of consumer and business wireless voice, data and broadband services. With its "Un-carrier" positioning, extensive nationwide 5G network, and strong brand appeal, T-Mobile is a credible tenant for retail and net-lease property owners seeking a national operator with real-estate relevance. The company has a large store-footprint, owns premium site locations and drives foot traffic into malls, urban retail corridors and pad-site retail formats, enhancing its suitability as a long-term credit tenant.



Aspen Dental is one of the largest and fastest-growing retail healthcare networks in the United States, providing comprehensive dental care with a focus on accessibility and affordability. Founded in 1998 and headquartered in East Syracuse, New York, Aspen Dental supports a nationwide network of independently owned and operated practices across more than 1,000 locations. Services include general dentistry, dentures, implants, and emergency care, often with on-site labs and extended hours. Aspen's consumer-centric model, insurance flexibility, and strategic placement in high-traffic retail corridors position it as a strong anchor in medical-retail co-tenancy environments.



UPMC Community Medicine is a primary and specialty care network affiliated with UPMC (University of Pittsburgh Medical Center), one of the nation's leading integrated healthcare systems. As part of UPMC's broader mission, Community Medicine practices deliver accessible, high-quality care across local communities, focusing on preventative medicine, chronic condition management, and outpatient services. With hundreds of locations across Pennsylvania and neighboring states, UPMC Community Medicine operates in retail-friendly environments to enhance patient access and convenience. Its affiliation with a major academic medical center provides patients with seamless referrals to advanced care, reinforcing trust and continuity within the UPMC system.

| Tenant Overviews



Sally Beauty Supply is a leading international specialty retailer and distributor of professional-quality beauty products. Founded in 1964 and headquartered in Denton, Texas, the company operates over 3,000 stores across the U.S. and globally. Sally Beauty offers a wide range of hair color, hair care, nail, and skincare products catering to both licensed professionals and everyday consumers. Known for its product variety, value pricing, and expert in-store guidance, Sally Beauty occupies inline retail spaces in neighborhood centers and power strips, benefiting from consistent foot traffic and a loyal customer base seeking salon-quality results at home.



Holly's Hallmark is an independently owned and operated Gold Crown Hallmark store, offering a curated selection of greeting cards, gifts, ornaments, and seasonal merchandise. As part of the broader Hallmark retail network, Holly's Hallmark blends national brand recognition with personalized customer service and a boutique shopping experience. The store typically features exclusive Hallmark Keepsake Ornaments, home décor, candles, plush, and collectibles, appealing to gift-givers and loyal Hallmark collectors. Positioned in community and regional shopping centers, Holly's Hallmark drives steady foot traffic year-round, with peak seasonal demand during holidays, celebrations, and life milestones.



Petco is a leading national pet specialty retailer and health & wellness company offering a wide range of products, services, and veterinary care for pets. Founded in 1965 and headquartered in San Diego, California, Petco operates over 1,500 locations across the U.S., Mexico, and Puerto Rico. Its stores offer pet food, supplies, grooming, training, and adoption services, with many locations also housing full-service Vetco clinics. Petco's integrated omnichannel platform and commitment to pet well-being have made it a trusted destination for pet owners. As a high-traffic anchor in retail centers, Petco attracts recurring, loyalty-driven foot traffic from a wide demographic of pet households.

MARKET OVERVIEW

Hermitage Crossing

1041 N Hermitage Rd | Hermitage, PA 16148



Hermitage, PA

Market Demographics



16,132

Total Population

\$72,464

Median HH Income

7,612

of Households

72.7%

Homeownership Rate

7,027

Employed Population

35.8%

% Bachelor's Degree

49.1

Median Age

\$187,600

Median Property Value

Local Market Overview

Situated on North Hermitage Road in Hermitage, PA, the retail property at 1041 N Hermitage Rd benefits from strong regional connectivity and consumer traffic in Mercer County's primary commercial corridor. The location sits within a busy retail node anchored by a Walmart Supercenter and adjacent to Hermitage Crossing retail center — a community shopping hub that services both local residents and drive-in consumers from neighboring towns. With proximity to major roadways including Routes 18, 62, and 418, this corridor captures steady daily drive counts exceeding 20,000 vehicles, which supports consistent retail demand and visibility for tenants.

Hermitage itself is a mature Pennsylvania municipality with a stable residential base of approximately 16,100 people, a median age near 49, and a median household income exceeding the regional average — underscoring solid demand for neighborhood retail, services, and convenience-oriented offerings. The area features a mix of established neighborhoods and consumer-driven commerce, with a homeownership rate above 70% and a tight commuter shed bridging Hermitage with broader Mercer County and the Youngstown-Warren MSA to the west.

Property Demographics

POPULATION	3-MILE	5-MILE	10-MILE
2025 Population	28,537	47,818	81,022
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2025 Households	12,591	21,112	35,456
INCOME	3-MILE	5-MILE	10-MILE
Avg Household Income	\$71,504	\$64,979	\$69,435

Economic Drivers

Solid commuter and local household base in Mercer County supports consumer spending and daily needs commerce.

Positioned along key regional thoroughfares linking Hermitage with Youngstown/Warren and western Pennsylvania.

Economic Drivers

Hermitage's economy combines stable residential spending with regional draw from adjacent commuting populations. Retail anchors like the Walmart Supercenter at nearby 1275 N Hermitage Rd underscore the area's role as a retail destination for Mercer County. Ongoing redevelopment of the former Shenango Valley Mall site into mixed-use commercial space signals longer-term investment into retail and lifestyle assets in the area, broadening economic activity beyond traditional formats

Primary Industries

- Retail trade
- Healthcare & social assistance
- Accommodation & food services

Top Employers



Infrastructure / Development Projects

- Proximal access to Routes 18, 62, 418
- Daily traffic counts ~20,000+ on N Hermitage Rd
- Planned redevelopment of retired mall site to mixed commercial use

±20K VPD

Average Daily Traffic — N Hermitage Rd

±13.8 Miles

Distance to Youngstown State University



MATTHEWS™

Exclusively Listed By



Jonah Yulish

Vice President & Associate Director

D: (216) 503-3610

M: (216) 973-1882

jonah.yulish@matthews.com

License No. 2018004451 (OH)



Zack Bates

First Vice President

D: (216) 503-3608

M: (440) 708-3416

zack.bates@matthews.com

License No. 2018002393 (OH)



Ben Snyder

Executive Vice President

D: (216) 503-3607

M: (614) 975-8822

ben.snyder@matthews.com

License No. 2018002569 (OH)



Robert Anderson

Vice President of Auction Services

D: (949) 544-1722

M: (949) 402-1825

robert.anderson@matthews.com

License No. 01738687 (CA)

Kyle Matthews

Broker of Record

License No. RB068831 (PA)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1041 N Hermitage Rd Hermitage, PA 16148** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.