

356

Mod Wash

NEW CASTLE RD

SHERWIN-WILLIAMS

SPiRiT
SPiRiTHALLOWEEN.COM

GEAR
BICYCLE SALES

planet fitness

TSC TRACTOR SUPPLY Co

RMS MOTORS

BRIGHTON
Hot Dog Shoppe

356

35,000+ ADT

jiffylube

POPEYES
LOUISIANA KITCHEN

KFC

S&T Bank

Wendy's

Eat'n Park

BURGER KING

**sharp
shopper**
Grocery Outlets

**Keystone
Vacuum**

Stirling Eyecare
Vision Source

Aarons
Rent to Own

DollarBank

**PennDOT DRIVER
LICENSE CENTER**

**REY
AZTECA**
MEXICAN RESTAURANT

B-I-H-F
BOTTLED HEALTH & FITNESS

5.87 ACRES AVAILABLE

207 ALAMEDA RD | BUTLER, PA 16001

FOR SALE OR LEASE

TABLE OF CONTENTS

EXECUTIVE SUMMARY	03
LOCATION OVERVIEW	08
ZONING	12
ADVISOR CONTACT INFORMATION	16

DISCLAIMER

The material contained in this Offering Brochure 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 Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure 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 Brochure 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 Brochure, 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 Brochure 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 Brochure 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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All SVN® offices independently owned and operated.

207
ALAMEDA RD

EXECUTIVE SUMMARY

356

NEW CASTLE RD

356

35,000+ ADT



PROPERTY OVERVIEW



OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present this 5.87 acre site that is prime for redevelopment or investment. Whether for a ground lease, build-to-suit, or individual leasing options, this property offers flexible potential. It will be delivered pad-ready, complete with all utilities, for immediate development. Boasting excellent visibility with approximately 35,000 ADT on New Castle Rd and positioned alongside thriving retail centers, the property presents an exceptional opportunity for investors seeking a strategic commercial asset.

OFFERING SUMMARY

ADDRESS:

207 Alameda Rd.
Butler, PA 16001

ASKING PRICE:

Negotiable

LEASE RATE:

Negotiable

LOT SIZE:

5.87 AC

COUNTY:

Butler

MUNICIPALITY:

Butler Township

PARCEL ID:

056-20-A10, 056-20-A9,
056-20-A8 and 056-20-A7

ZONING:

C-1

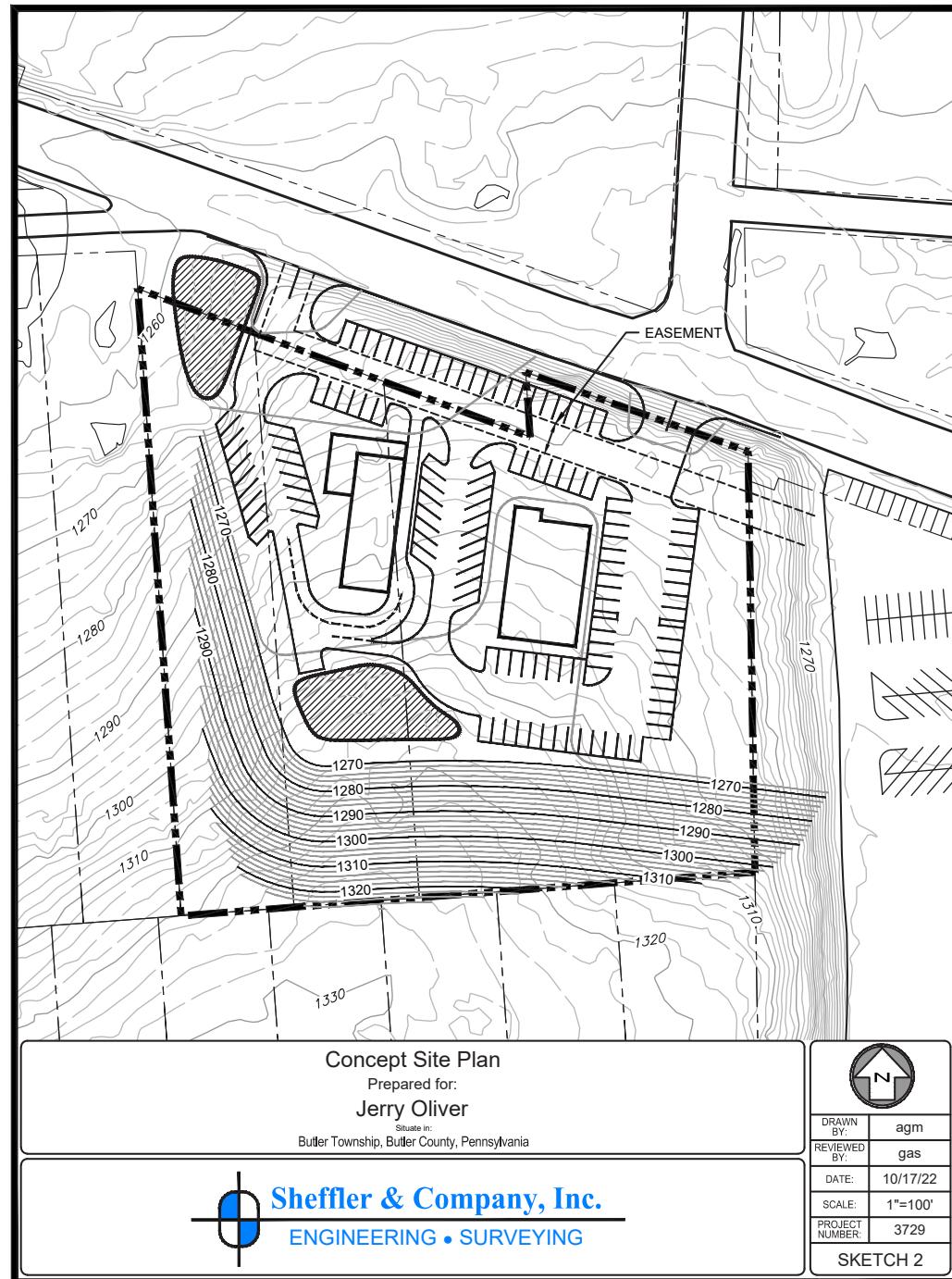
HIGHLIGHTS

- 5.87 acres, can be subdivided
- Ground lease or Build-to-Suit
- Portions of the property can be leased separately
- Property will be delivered pad ready with all utilities
- Across the street and next to strip centers with heavy retail corridor
- Great visibility with 35,000 (+/-) ADT on New Castle Rd

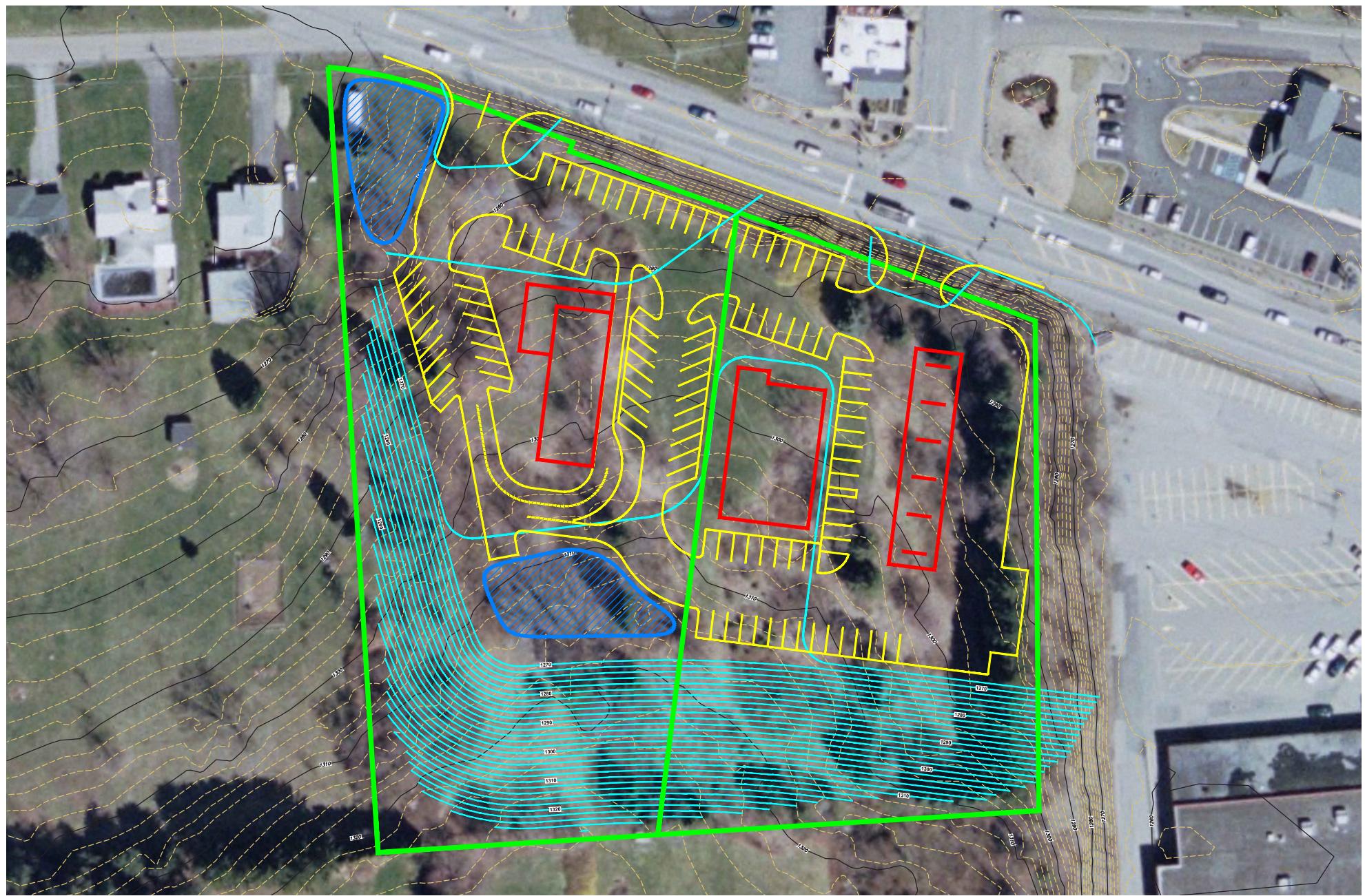
PARCEL MAP



CONCEPTUAL DRAWING



CONCEPTUAL DRAWING



5.87 AC | BUTLER TOWNSHIP | FOR SALE OR LEASE

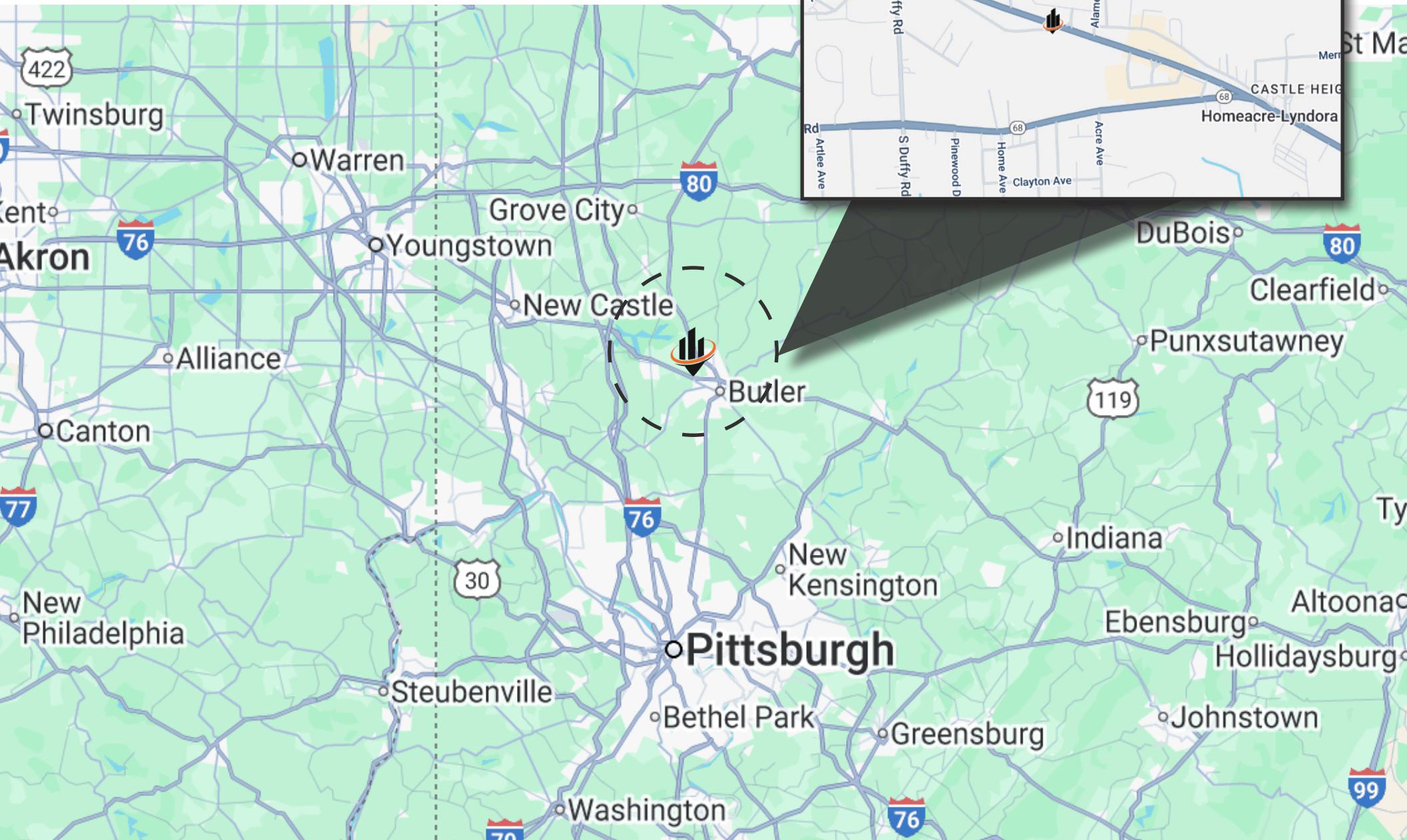
207 ALAMEDA RD

LOCATION OVERVIEW

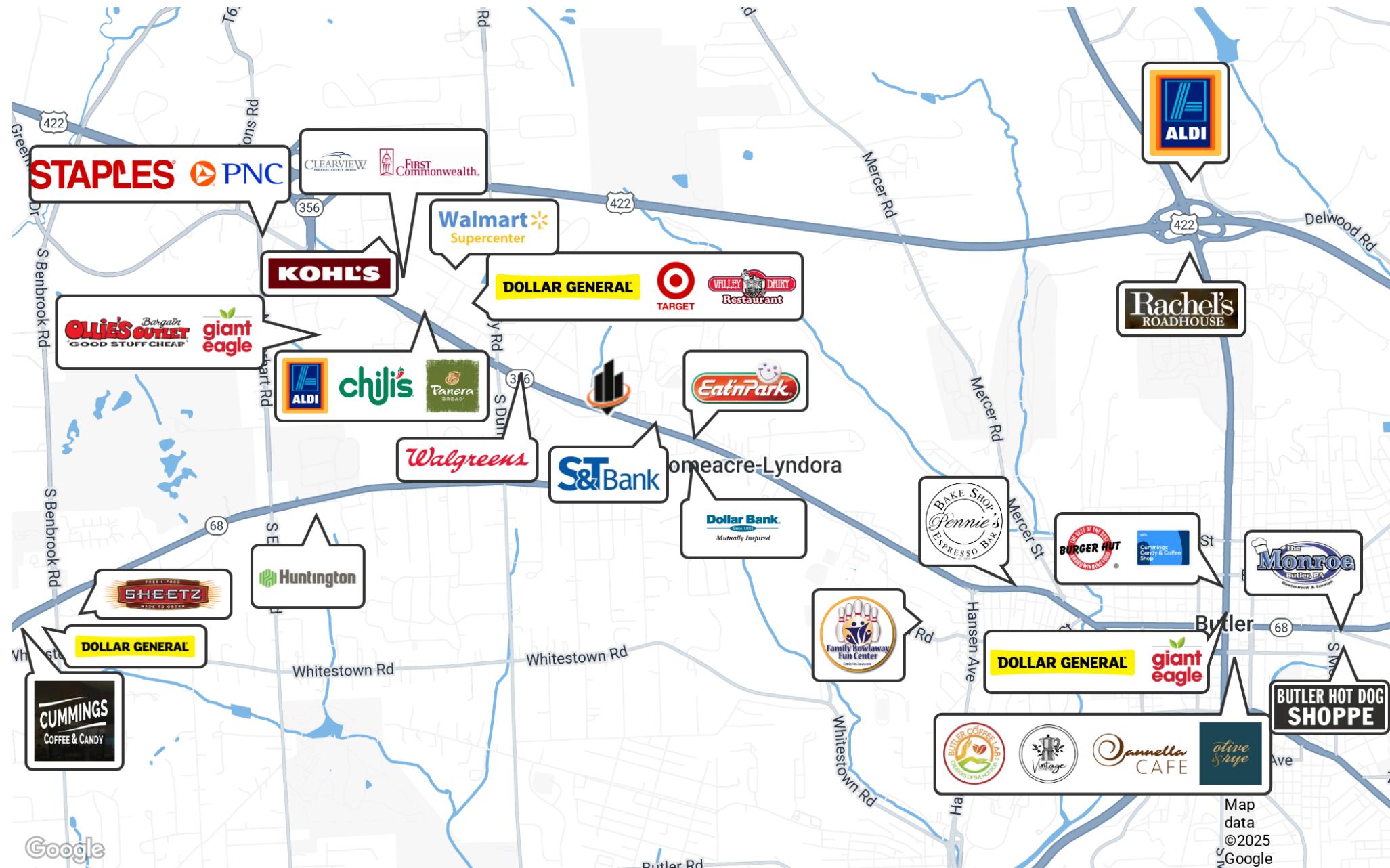
35,000+ ADT



LOCATION MAPS

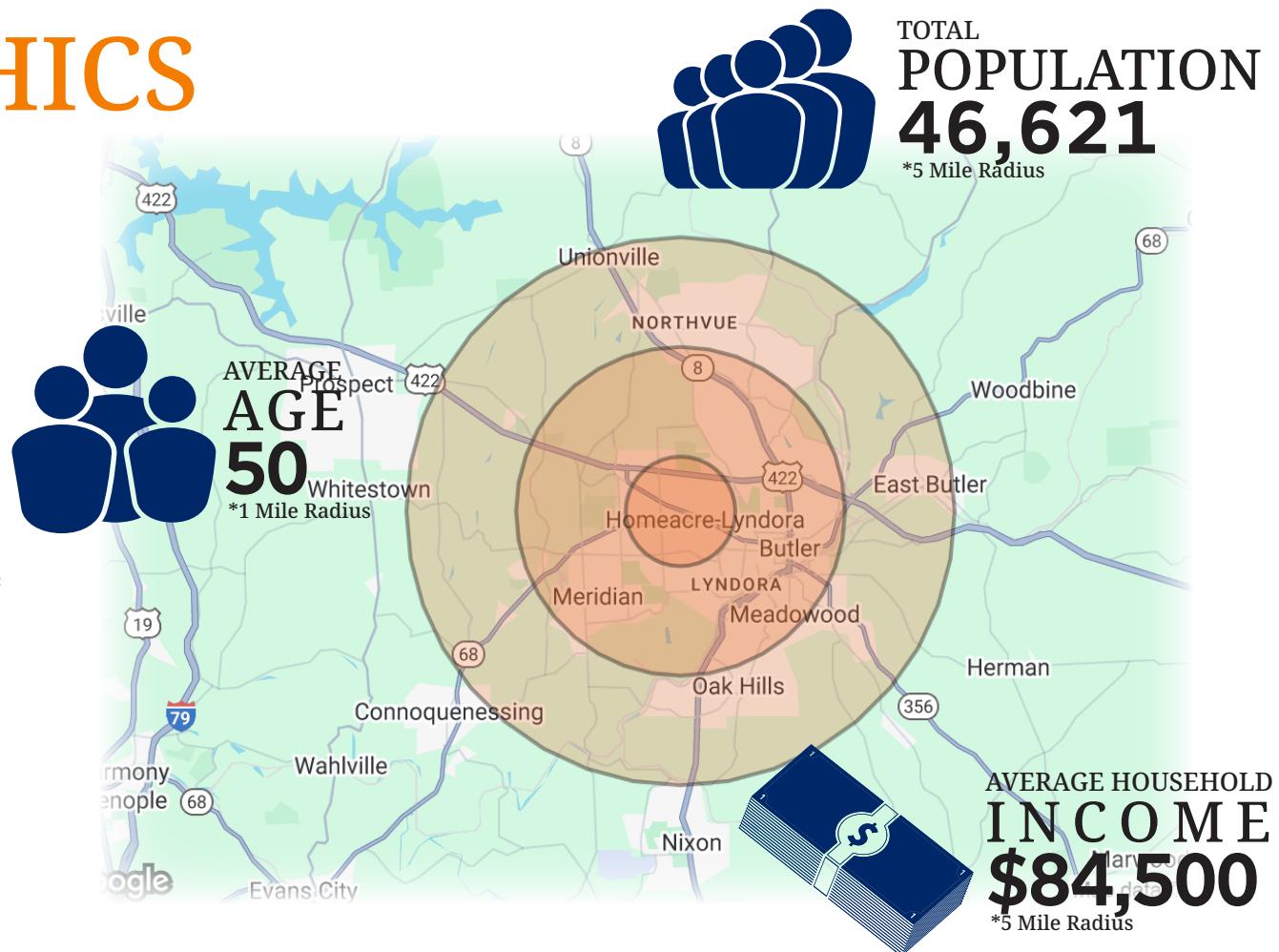


RETAIL MAP



BUTLER, PA DEMOGRAPHICS

Butler is a city and the county seat of Butler County, located 35 miles north of Pittsburgh. Named by Smithsonian Magazine in the top ten best small towns in America; Butler, PA, is home to 14,000 residents. For more than 200 years, Butler has been home to industry, family owned businesses and marking its place in history. Butler County has been an industrial center since the early 1800's to the birthplace of the Bantam Jeep in 1940. From oil refining roots to the present-day Marcellus Shale boom, from railroad car manufacturing in the past, to the headquarters of Westinghouse Nuclear today, Butler County is the industrial hub of the area. Our downtown shopping and restaurant district is a thriving, nationally accredited Main Street community. As the county seat, Butler is also the hub of government and commercial activity. Conveniently close to the city of Pittsburgh and its world-class education medicine, arts and sports, Butler truly provides residents with metropolitan living and small town convenience.



POPULATION	1 MILE	3 MILES	5 MILES	HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,942	31,361	46,621	TOTAL HOUSEHOLDS	1,923	14,190	20,753
AVERAGE AGE	50	45	45	# OF PERSONS PER HH	2	2.2	2.2
AVERAGE AGE (MALE)	48	43	44	AVERAGE HH INCOME	\$80,366	\$80,777	\$84,500
AVERAGE AGE (FEMALE)	51	46	46	AVERAGE HOUSE VALUE	\$217,608	\$200,583	\$216,217

207
ALAMEDA RD
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ZONING



BUTLER TOWNSHIP | C-1 GENERAL COMMERCIAL DISTRICT

PERMITTED PRINCIPAL USES

Alcohol beverage distributors and packaged retail sales.	Antiques, art and hobby supply sales.	Appliance sales and service.
Assisted-living facility.	Auction houses, except livestock.	Bakeries or baking plants, bakery shops and confectioneries.
Banks, savings-and-loan institutions and finance and loan companies.	Bar or tavern.	Bicycle sales and repair.
Blueprinting and photo-sharing establishments and book binderies.	Boat sales.	Book and stationery stores and newsstands.
Bus passenger stations and taxi stands.	Camera supply stores and music stores.	Card and gift retail sales.
Catering establishments.	Churches.	Clothing and apparel sales.
Clubs.	Coin and/or stamp dealers and sales and lapidaries.	Condominiums.
Trade schools, music conservatories, dancing schools and similar organizations, all without students in residence, offering and training in specific fields.	Dairy bars and ice cream manufacture for retail sale on the premises only.	Department and variety stores.
Drive-in facilities, subject to § 300-22I.	Drugstores.	Dry-cleaning, pressing and valet pickup, including on-site dry-cleaning equipment which has a maximum capacity of 120 pounds.
Essential communications antennas mounted on an approved essential communications tower, subject to § 300-22J.	Essential communications antennas mounted on an existing building or existing essential public utility installation structure, subject to § 300-22J.	Essential services.
Farm machinery repair and sales.	Farmers markets.	Feed and seed, farm and garden supply retail sales.
Florist, retail.	Food stores, grocery, supermarket, delicatessen, meat and fish, but excluding the killing and dressing of any flesh or fowl.	Forestry.

PERMITTED PRINCIPAL USES CONT.

Funeral home, including crematorium.	Furnace repair and cleaning.	Furniture and home furnishings retail sales.
Furriers, retail sales and storage.	Gasoline service station.	Hardware, appliances and electrical items sales.
Health or racquet clubs.	Heavy equipment rental, sales and service.	Hobby and toy stores.
Hospitals.	Hotels and motels.	Independent-living facility.
Indoor amusement.	Jewelry and watch repair and sales.	Janitor service and/or industrial cleaners.
Laundries, launderette service and self-service.	Libraries, museums and art galleries.	Lock- and gunsmiths.
Lodges and fraternal and social organizations.	Lumberyards and building materials storage and sale.	Multiple dwellings.
Mobile home sales.	Nursing homes.	Office equipment supplies, sales and service and secretarial service establishments.
Opticians and optical supplies sales.	Paint and wallpaper retail sales and installation.	Pawnshops and secondhand stores.
Personal care boarding home.	Personal services and business services.	Pet shops, bird shops and taxidermists.
Photographic studios.	Plumbing and heating sales and service.	Police, emergency medical service and fire stations.
Practitioners of the healing arts.	Printing, publishing, photocopying and similar business services.	Professional or business offices; governmental offices.
Public buildings.	Public parking garages and public or private surface parking lots.	Radio and television broadcasting stations.
Real estate, insurance, advertising and brokerage agencies.	Recreation, passive.	Rental service stores and yards.
Repair facility.	Restaurants, taverns and cocktail lounges.	Retail sales.
Schools for music and schools for dance.	Sporting goods sales.	Storage, in a completely enclosed building, of goods intended for retail sale on the premises, but not including combustibles.
Theaters and assembly halls housed in a permanent indoor structure.	Upholstery and decorator shops.	Vehicle rental, sales and service.
		Vehicle accessories sales and installation.

SPECIAL EXCEPTIONS

The following uses are authorized, subject to compliance with the express standards and criteria for each use contained in § 300-23 of this chapter:

Animal hospital.	Animal shelters.	Canopies.	Car washing, waxing and detailing.
Comparable uses not specifically listed.	Day-care centers.	Drive-in theaters.	Essential communications towers.
Essential public utility installation.	Life care community.	Mini warehouses and self-storage buildings.	Mobile home park.
Public utility installations, other than essential public utility installations.	Recreation, active.	Swimming pools, commercial, public or semipublic and below grade.	Warehousing or wholesaling in conjunction with retail activity.

CONDITIONAL USES

The following uses are authorized, subject to compliance with the express standards and criteria for each use contained in § 300-23 of this chapter:

Apartment above office or retail.	Helipad accessory to an authorized principal use.	Single mobile homes.	Billboards.
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FOR INQUIRIES, CONTACT:

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