

OFFERING MEMORANDUM

For Lease | 5,690 SF Retail - Beer Distributor

855-859 JEFFERSON AVE

Washington, PA 15301

PRESENTED BY:

DARIN SHRIVER

Phone: 724.255.9540

darin.shriver@svn.com

JASON CAMPAGNA

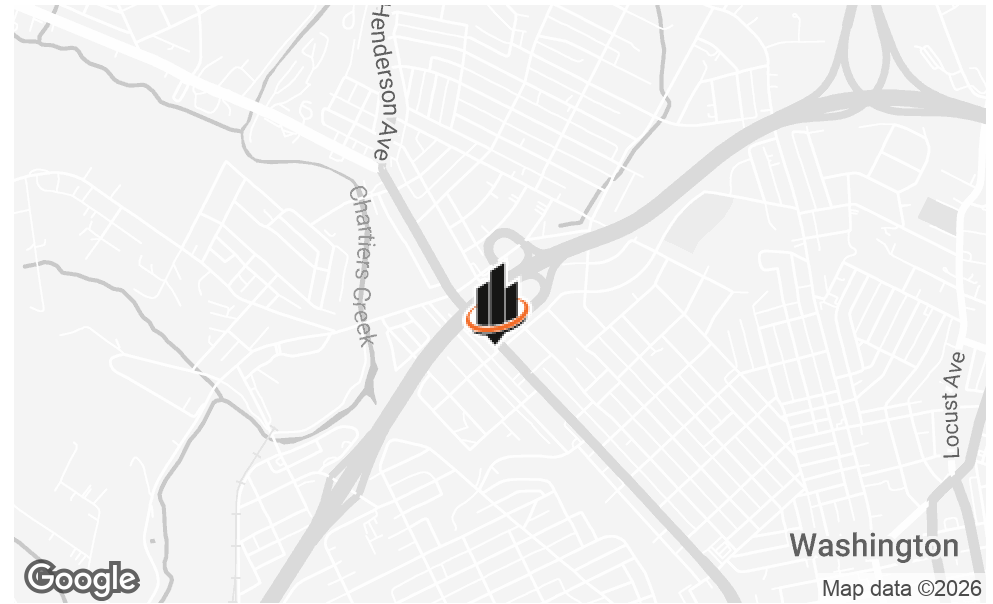
Phone: 724.825.3137

jason.campagna@svn.com

PA #RM424399



EXECUTIVE SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$7,000 per month (NNN)
BEER STORE SF:	5,690 SF
ZONING:	GB General Business
MARKET:	Pittsburgh
SUBMARKET:	Washington County

PROPERTY OVERVIEW

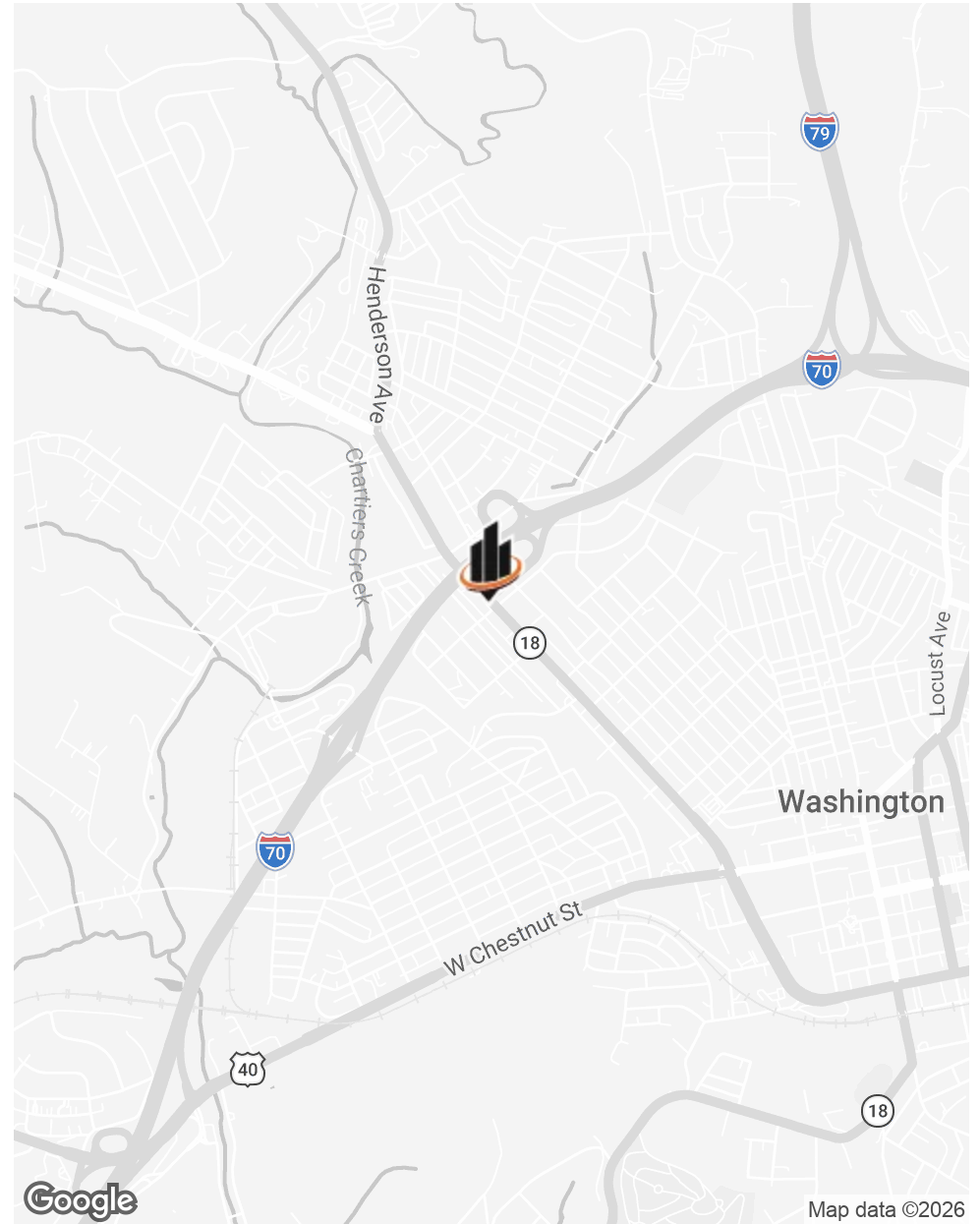
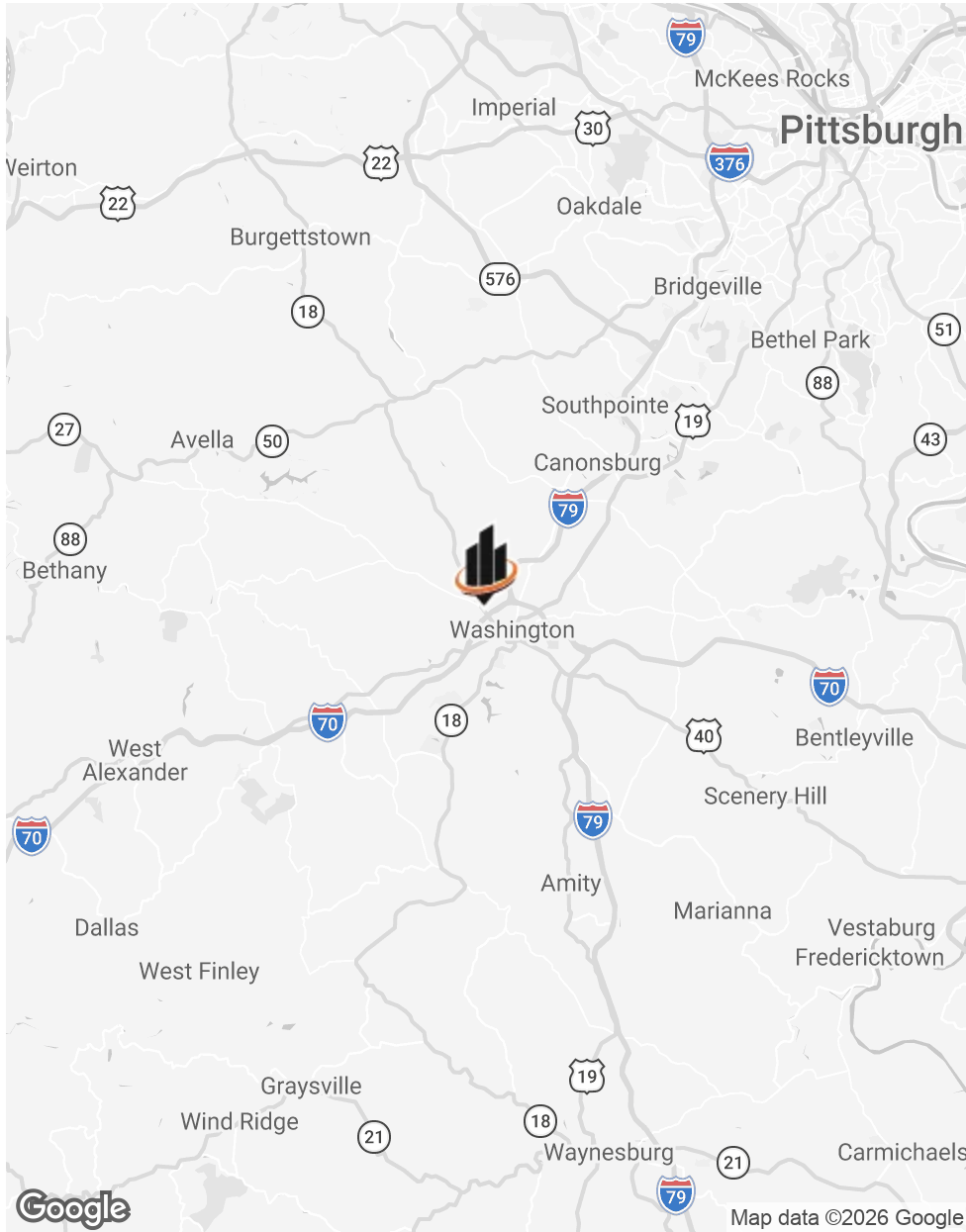
SVN Three Rivers Commercial Advisors is pleased to present this prime 5,960 SF retail property for lease located at 855-859 Jefferson Ave in Washington, PA. Situated on a bustling retail corridor directly opposite the on-ramp for the I-70/I-79 interchange, the property commands high commercial visibility with a traffic count of 10,295 ADT.

Currently operated as a successful beer distributor, this location features a premium retail footprint fully built out for beverage sales. The property owner is offering a new, long-term Triple Net (NNN) lease to a new operator who has the unique option to purchase the existing salable inventory prior to occupancy. By leasing a pre-equipped space—complete with critical infrastructure such as commercial walk-in coolers, shelving racks, and security systems—the incoming tenant saves significant upfront capital and avoids months of construction delays, dramatically accelerating their business opening timeline once proper licensing is secured.

PROPERTY HIGHLIGHTS

- **High-Visibility Corridor:** Positioned opposite the I-70/I-79 interchange on-ramp with a traffic count of 10,295 ADT.
- **Turnkey Infrastructure:** Second-generation space fully built out for beverage sales, including walk-in coolers, racks, and security systems.
- **Massive Cost Savings:** Eliminates standard build-out expenses, saving over six figures in initial capital infrastructure.
- **Accelerated Timeline:** Avoids months of construction delays, allowing an operator to open as soon as licensing is secured.
- **Flexible NNN Structure:** Offered on a long-term Triple Net (NNN) lease with the optional right to purchase current inventory at cost.

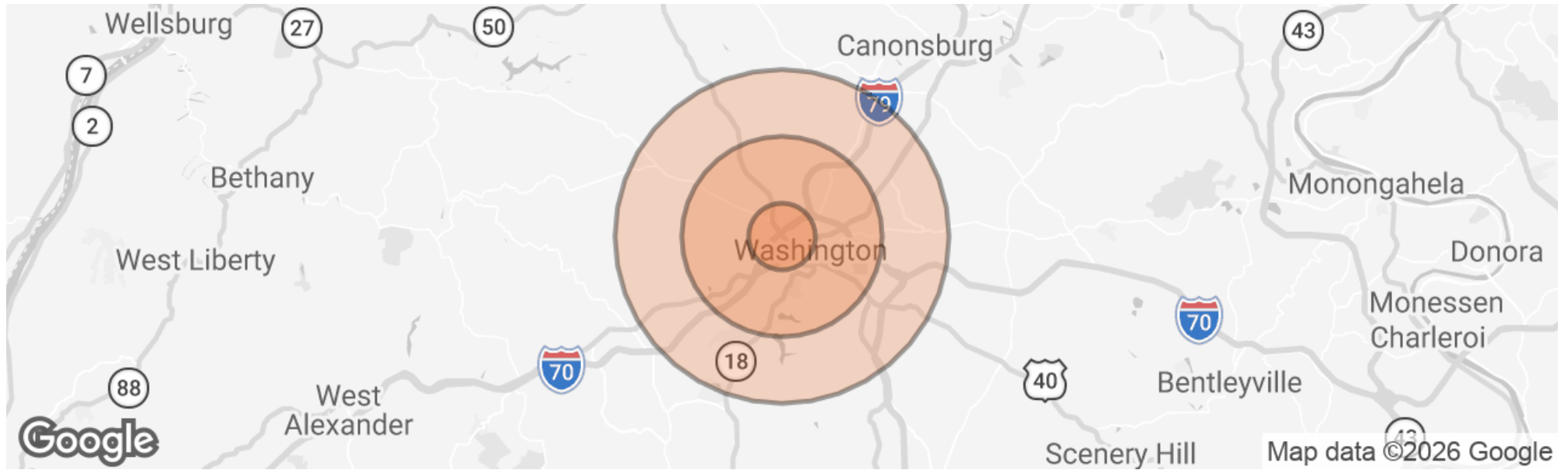
LOCATION MAPS



RETAILER MAP



DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,662	33,099	48,080
AVERAGE AGE	43	44	45

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,280	14,314	20,625
# OF PERSONS PER HH	2.2	2.3	2.3
AVERAGE HH INCOME	\$67,726	\$81,038	\$91,095
AVERAGE HOUSE VALUE	\$147,123	\$204,656	\$235,942

2020 American Community Survey (ACS)

PRESENTED BY:

DARIN SHRIVER

Senior Advisor

724.255.9540

darin.shriver@svn.com

JASON CAMPAGNA

Managing Director/Senior Advisor

724.825.3137

jason.campagna@svn.com

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase/leasing 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/lease of the Property.

The only party authorized to represent the Owner in connection with the sale/lease 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/lease 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/Lease 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/lease the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase/lease 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/Lease on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser/tenant 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/tenant, any prospective purchaser/tenant should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement/Lease shall bind the property and each prospective purchaser/tenant proceeds at its own risk.