

**OFFERING MEMORANDUM**

**For Sale | Former  
Headquarters for  
Standard Bank**

**2640 MONROEVILLE BLVD**

Monroeville, PA 15146

**PRESENTED BY:**

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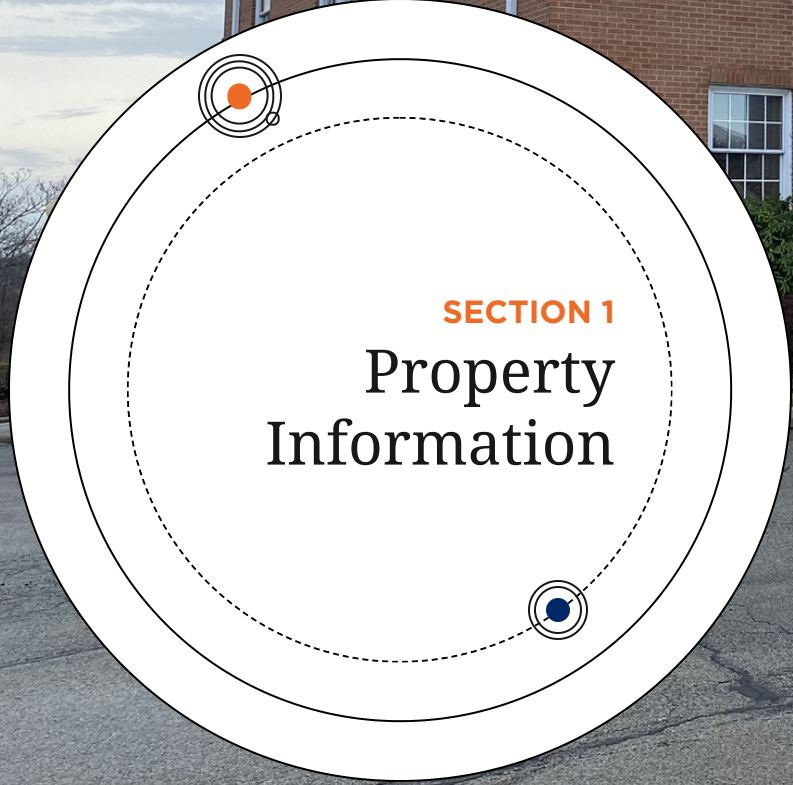
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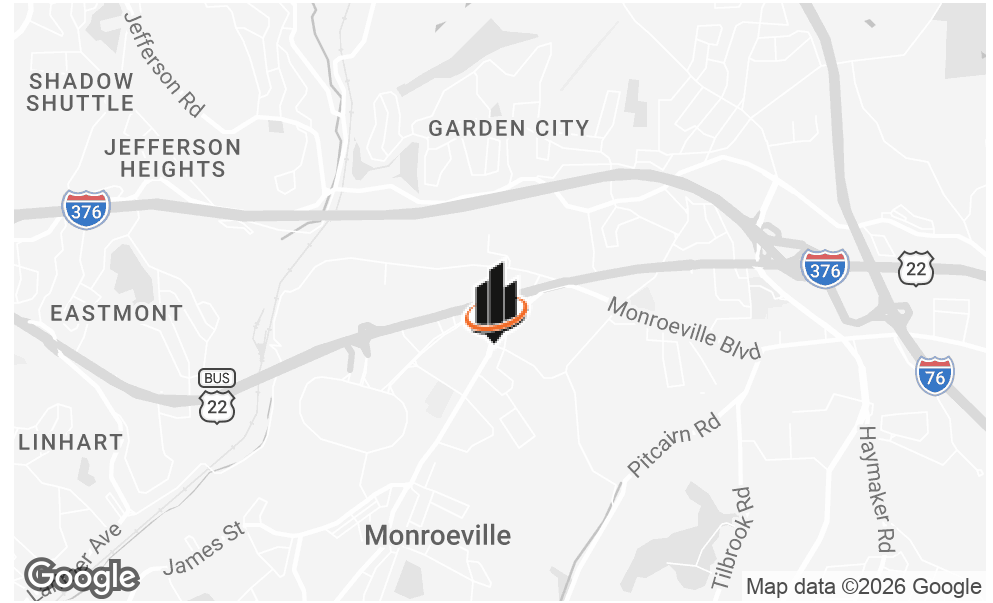
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**SECTION 1**  
Property  
Information

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,100,000
<b>BUILDING SIZE:</b>	9,108 SF
<b>LOT SIZE:</b>	1.004 Acres
<b>PRICE / SF:</b>	\$120.77
<b>MARKET:</b>	Pittsburgh
<b>SUBMARKET:</b>	Monroeville
<b>PARCEL:</b>	0639-D-00086-0000-00

## PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present for sale 2640 Monroeville Blvd in Monroeville, PA. The former Dollar Bank consists of 9,108 SF over two floors with ample parking. Strategically situated in a high-traffic retail corridor, the site features a convenient drive-thru and ample parking with 40 surface spaces. With 224 feet of frontage on Monroeville Blvd, this property offers exceptional visibility and accessibility for retail investors.

## PROPERTY HIGHLIGHTS

- Roof replaced in 2019
- Drive thru
- Ample parking with 40 surface spaces
- Located in a retail corridor
- 2 and 1/2 stories, 1/2 story basement

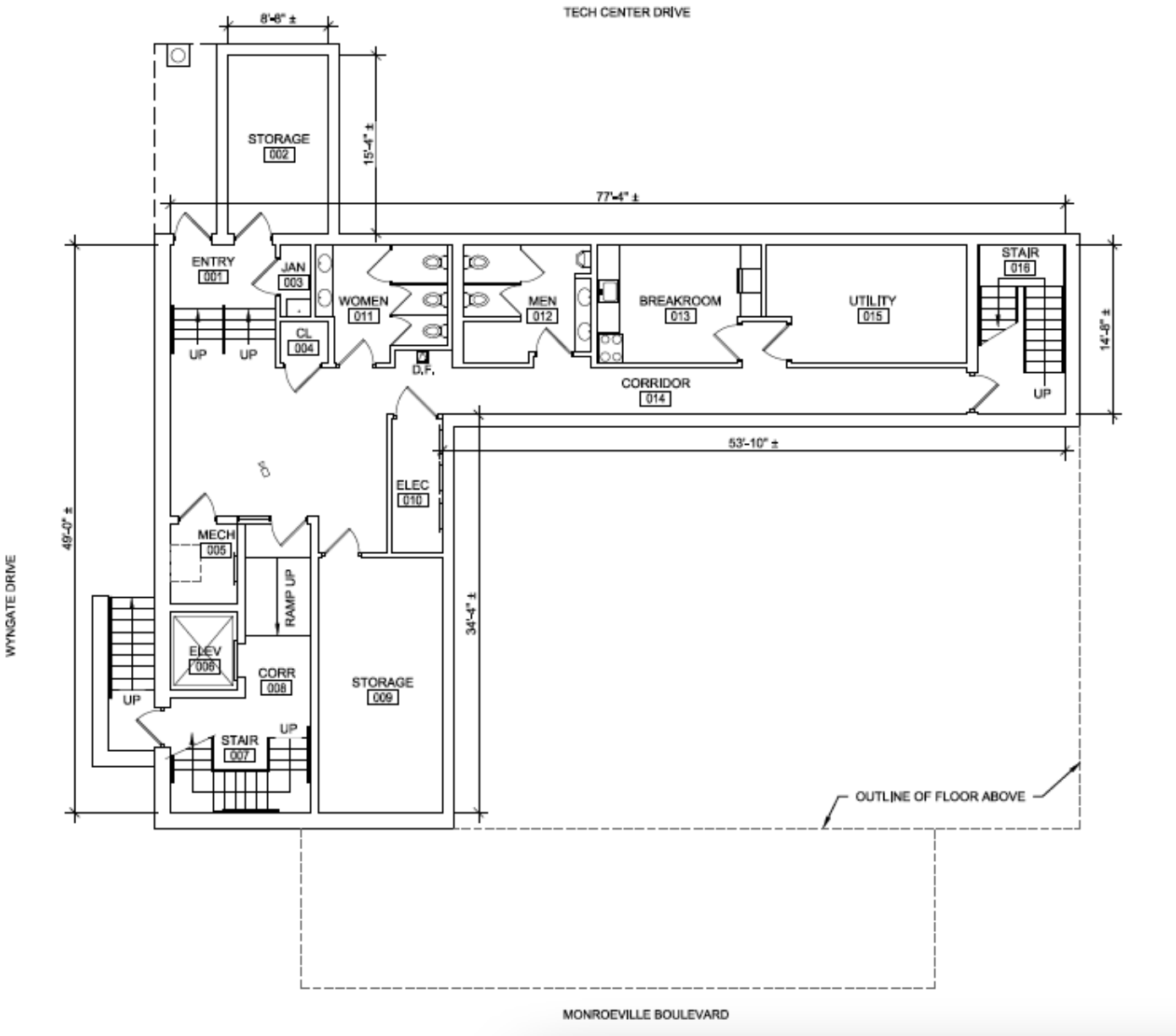
**ADDITIONAL PHOTOS**



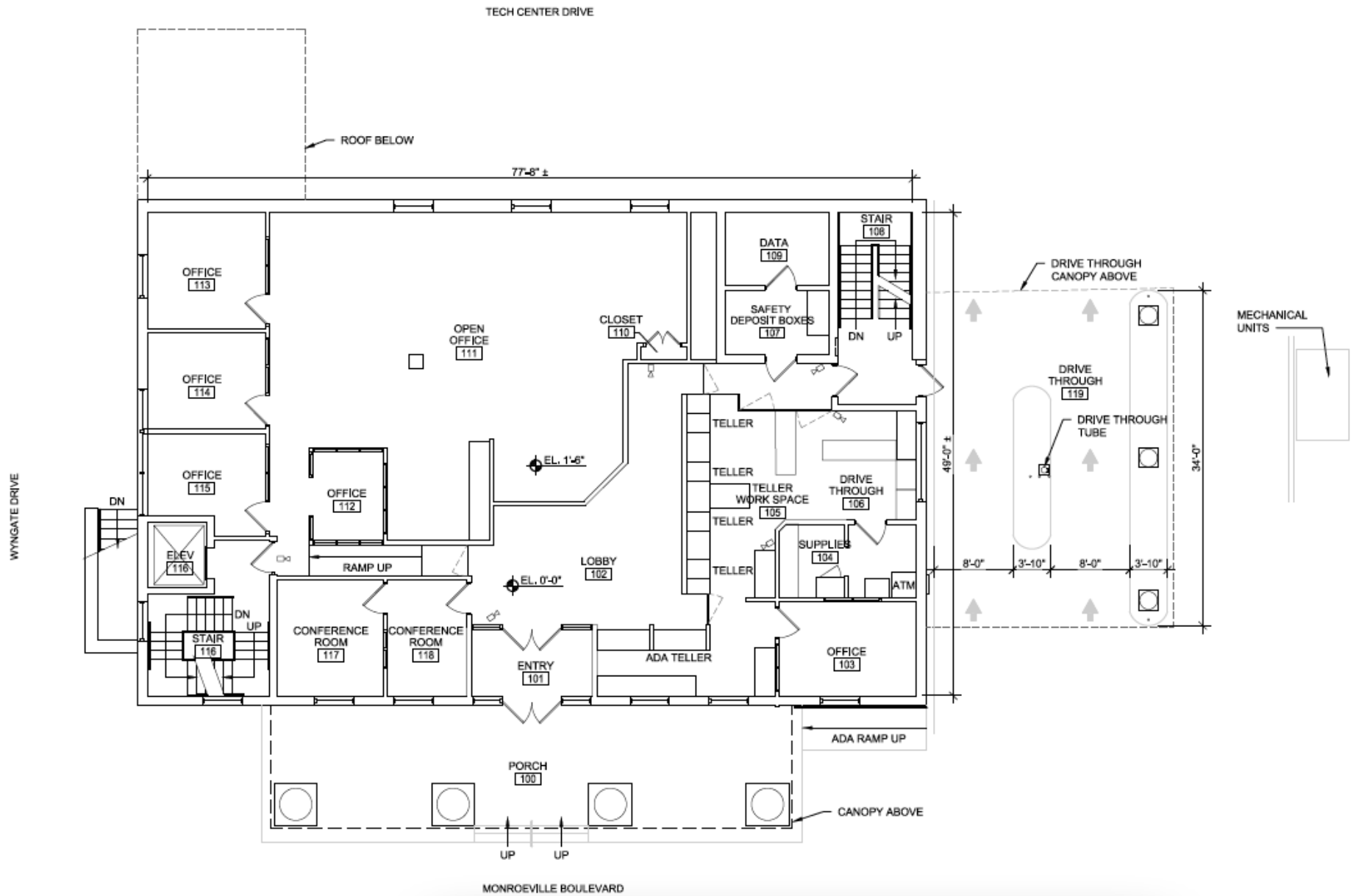
**ADDITIONAL PHOTOS**



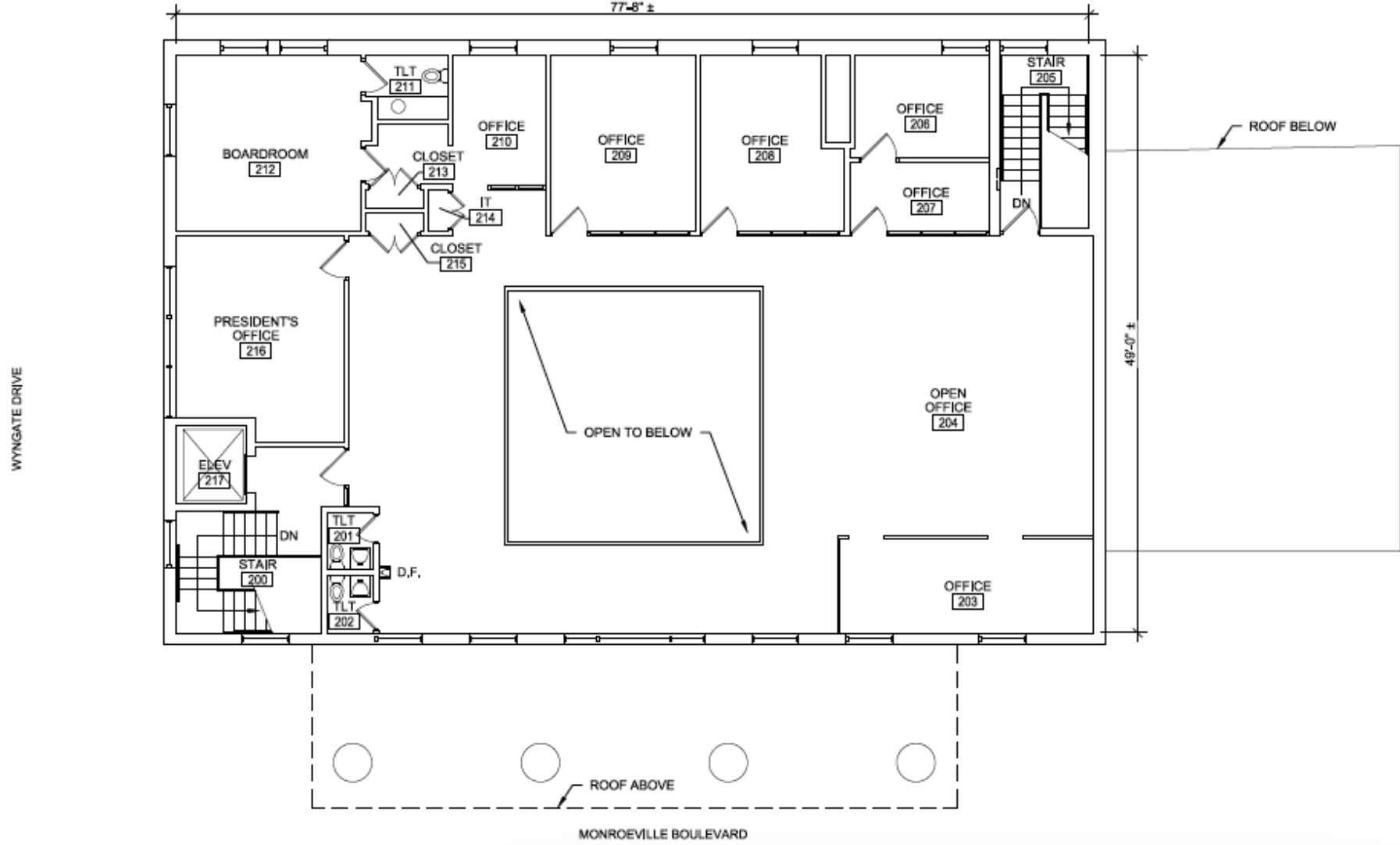
# FLOOR PLAN | BASEMENT



# FLOOR PLAN | FIRST FLOOR



# FLOOR PLAN | SECOND FLOOR



# EQUIPMENT LIST

Equipment	Description	Type	Template	Manuf.	Model/Serial	Installed Date	Maint. Start Date	Last Service Date	Next PM Due Date	Est. Life (Year)	Notes
AIR HANDLER	AIR HANDLER			CARRIER	40RS012560/59267					15.00	MANUFACT 2009
AIR HANDLER #2	AIR HANDLER			CARRIER	40RS012561/59267					15.00	MANUFACT 2009
AIR HANDLER #3	AIR HANDLER			CARRIER	40RS012561/59266					15.00	MANUFACT 2009
Backflow Device(s)		Backflow	Backflow				Nov 1, 2024			0.00	
Baseboard		HVAC	HVAC				Nov 1, 2024	Oct 29, 2024	May 31, 2026	0.00	
BOILER	BOILER			PEERLES	G-1261-W1/61-31880-0685					15.00	IN BOILER R
CARRIER HVAC TOUCH PAD CONTROL	Asset 3579	HVAC	HVAC	Carrier		Apr 9, 2021	Nov 1, 2024	Oct 29, 2024	May 31, 2026	0.00	
Chiller	Parking Lot	HVAC	HVAC	Carrier			Nov 1, 2024	Oct 29, 2024	May 31, 2026	0.00	
CHILLER #1	CHILLER			CARRIER	30RAP0255JA08100/1316Q56154					20.00	ON ROOF. MANUFACT
CHILLER MODULE	Asset 3575	HVAC	HVAC	Carrier		Apr 23, 2021	Nov 1, 2024	Oct 29, 2024	May 31, 2026	0.00	
CHILLER PUMP	Asset 3582	HVAC	HVAC	Carrier		Jun 2, 2021	Nov 1, 2024	Oct 29, 2024	May 31, 2026	0.00	
CIRCULATION PUMPS, HVAC	Asset 3573	HVAC	HVAC	Carrier		Mar 23, 2021	Nov 1, 2024	Oct 29, 2024	May 31, 2026	0.00	
COMBUSTION AIR FAN ASSEMBLY	Asset 3005	HVAC	HVAC				Nov 1, 2024	Oct 29, 2024	May 31, 2026	0.00	
Elevator	Inspection & Repair - OTIS	Elevator	Elevator				Nov 1, 2024			0.00	
Exhaust fan(s)		HVAC	HVAC				Nov 1, 2024	Oct 29, 2024	May 31, 2026	0.00	
Hot Water Tank ELECTRIC 20 GAL	Asset 2663	Hot Water Tank	Hot Water Tank			Nov 19, 2012	Nov 1, 2024			0.00	
HVAC SYSTEM, BLOWER MOTOR	Asset 3395	HVAC	HVAC				Nov 1, 2024	Oct 29, 2024	May 31, 2026	0.00	
HVAC SYSTEM, ELECTRONIC CONTROLL	Asset 2886	HVAC	HVAC				Nov 1, 2024	Oct 29, 2024	May 31, 2026	0.00	
HVAC, TOUCHPAD	Asset 3581	HVAC	HVAC	Carrier		Jun 2, 2021	Nov 1, 2024	Oct 29, 2024	May 31, 2026	0.00	
PUMP	PUMP			B & g	903584					10.00	IN BOILER R
PUMP #2	PUMP			ARMSTRONG	FR56CZ					10.00	IN BOILER R
Roof - EPDM		Roof	Roof				Nov 1, 2024			0.00	
Roof - Standing Seam Metal		Roof	Roof				Nov 1, 2024			0.00	
SPLIT SYSTEM	SPLIT SYSTEM			FUJITSUASU36R LXB						15.00	
Wall Heater		HVAC	HVAC				Nov 1, 2024	Oct 29, 2024	May 31, 2026	0.00	
Water Heaters (2) Instantaneous	Asset 2180 - Server Room Basement	Hot Water Tank	Hot Water Tank			Jun 25, 2008	Nov 1, 2024			0.00	
Water Main Shut-off	Server Room Basement	Shut Off Valves	Shut Off Valves				Nov 1, 2024			0.00	
Water Meter	Server Room Basement	Meters	Meters				Nov 1, 2024		Feb 28, 2026	0.00	

# TAX ASSESSMENT



## 2026 COUNTY ASSESSED VALUE

	VALUE
LAND VALUE	\$351,200
BUILDING VALUE	\$1,056,700
<b>TOTAL VALUE</b>	<b>\$1,407,900</b>

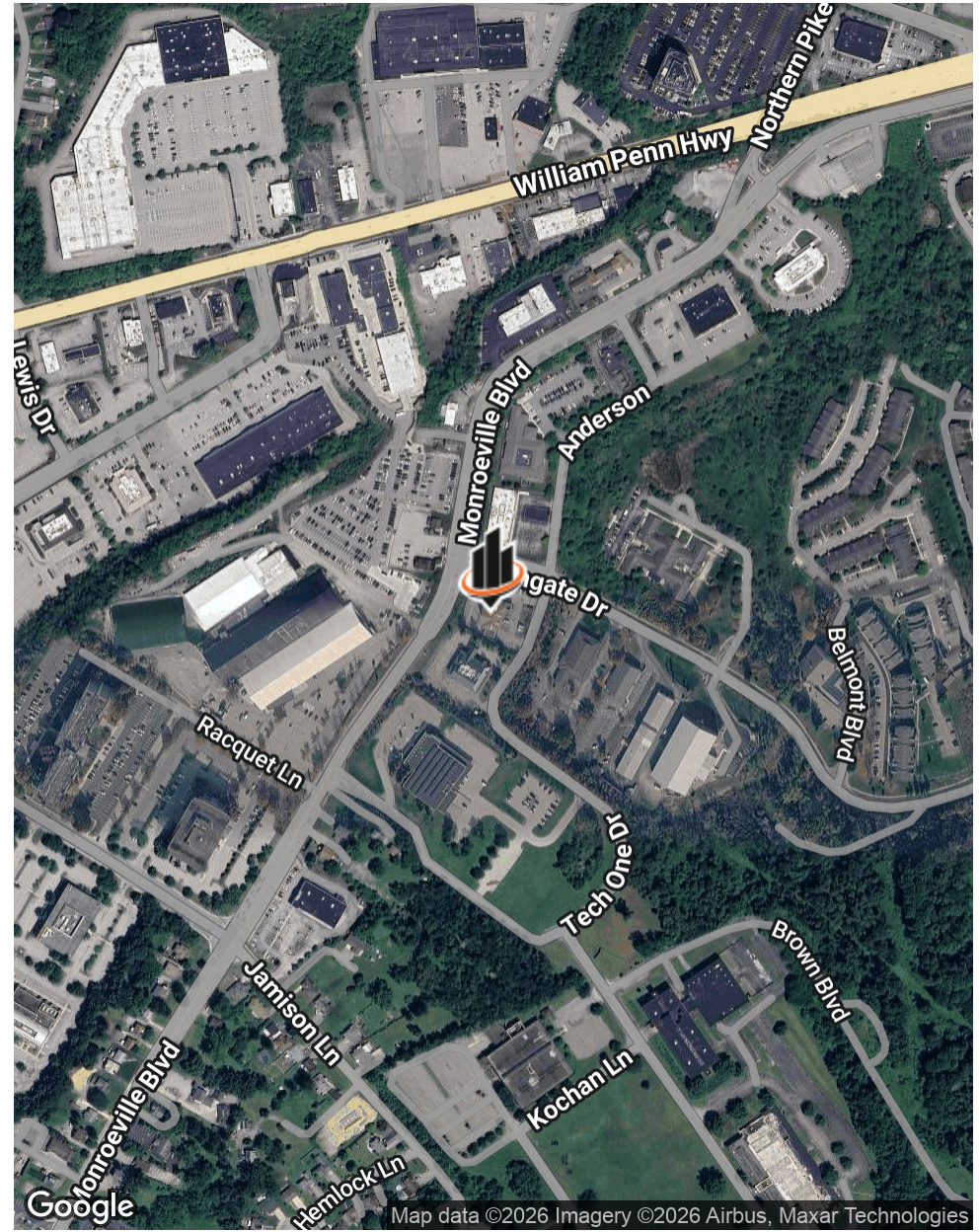
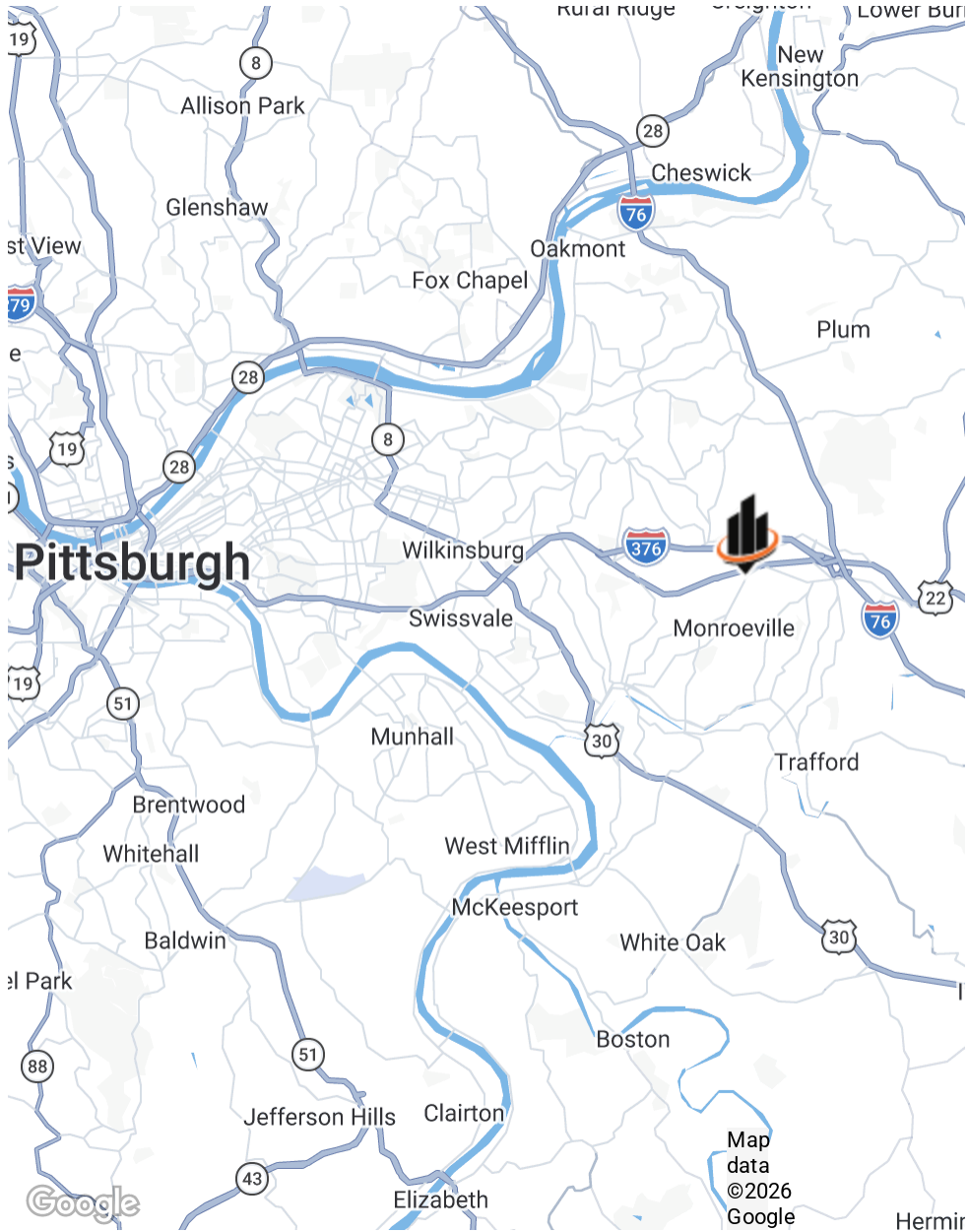
## TAX CALCULATION

	ASSESSED VALUE	MILLAGE	/1000	FACE	DISCOUNT	MONTHLY
ALLEGHENY COUNTY	\$1,407,900	6.4300	0.00643	\$9,052.80	\$8,871.74	\$739.31
MONROEVILLE MUNICIPALITY	\$1,407,900	5.5000	0.00550	\$7,743.45	\$7,588.58	\$632.38
GATEWAY SCHOOL DISTRICT	\$1,407,900	25.2718	0.02527	\$35,580.17	\$34,868.56	\$2,905.71
<b>TOTAL</b>				<b>\$52,376.41</b>	<b>\$51,328.89</b>	<b>\$4,277.41</b>

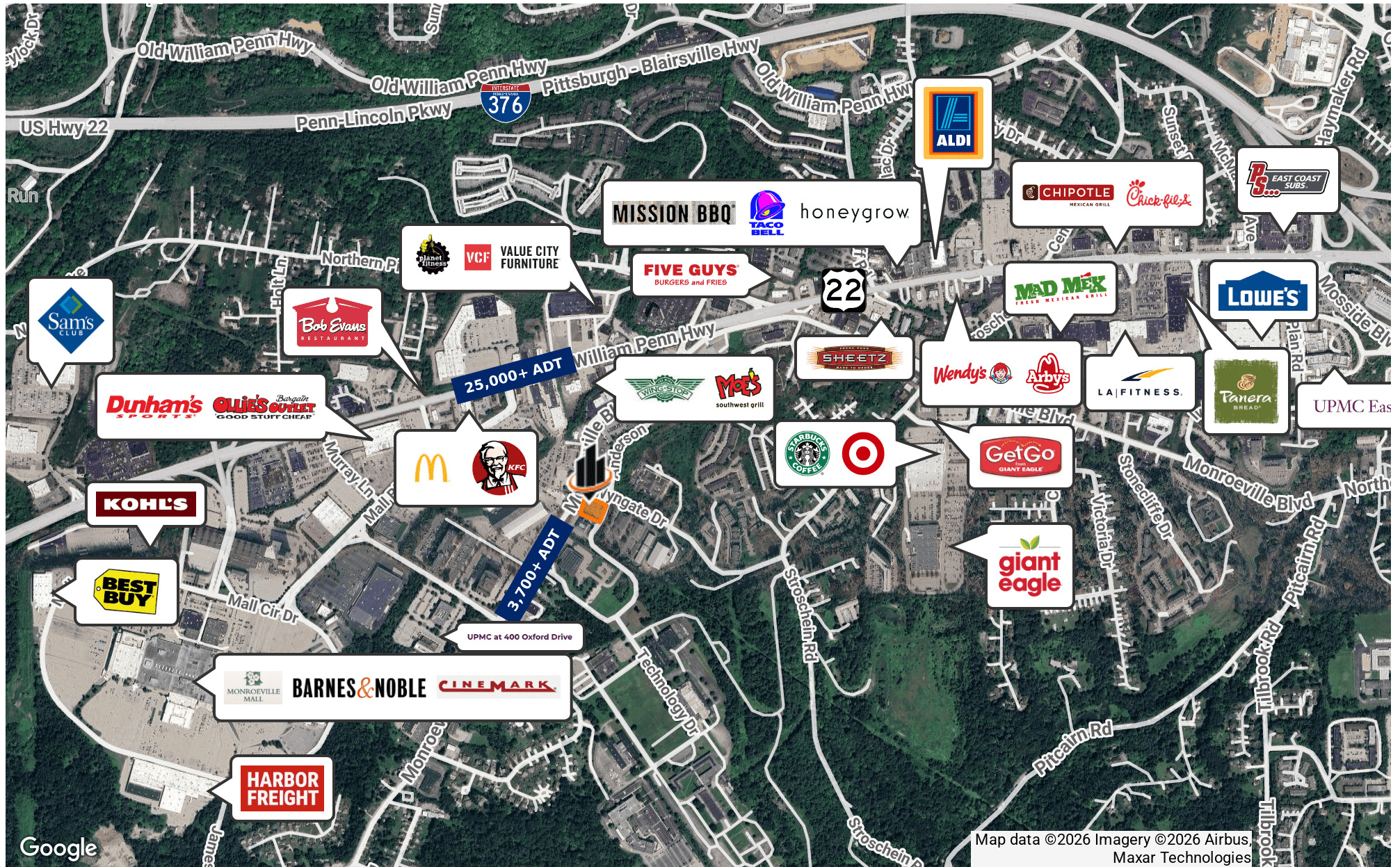


**SECTION 2**  
Location  
Information

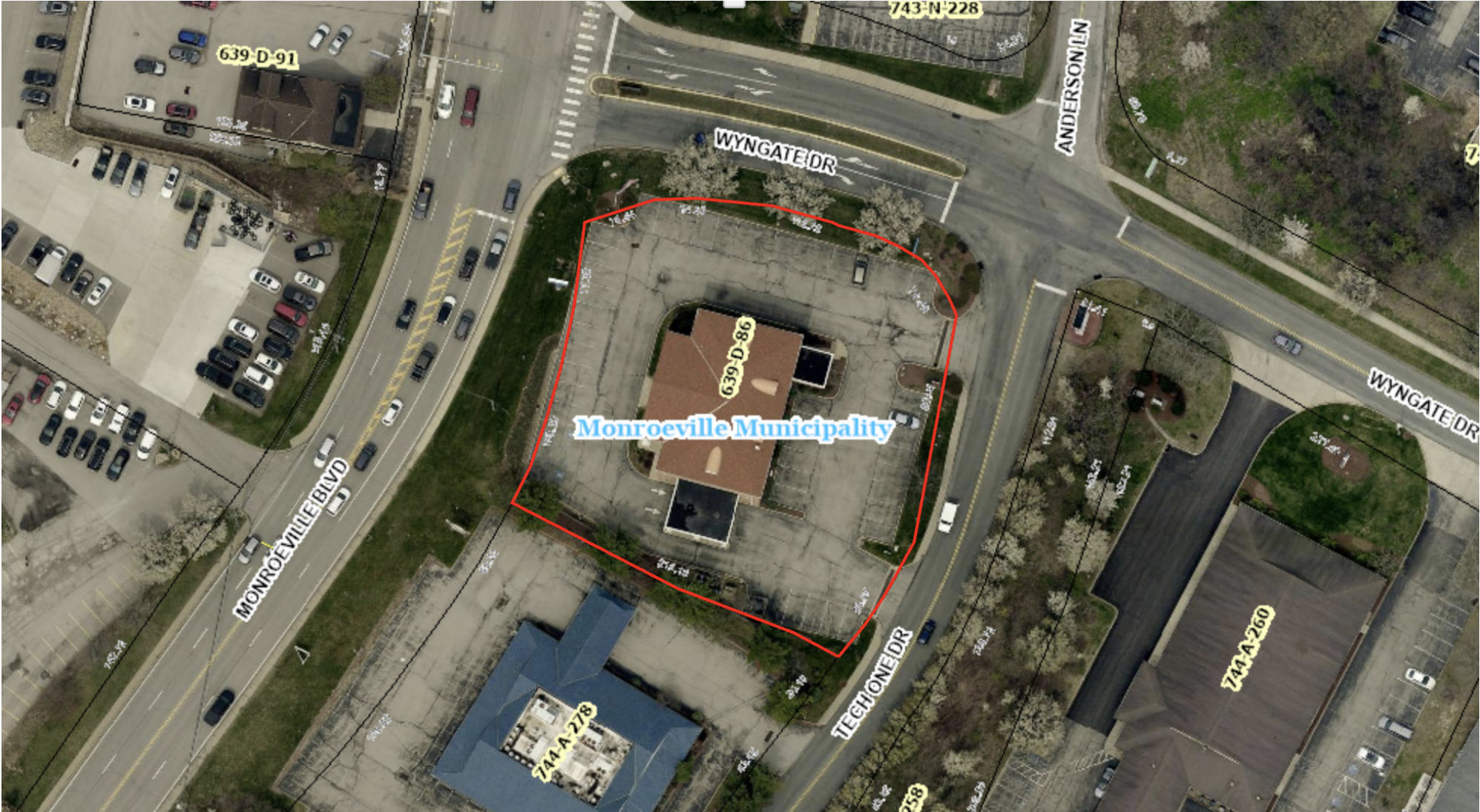
# LOCATION MAPS



# RETAILER MAP



PARCEL MAP



# DEMOGRAPHICS MAP & REPORT

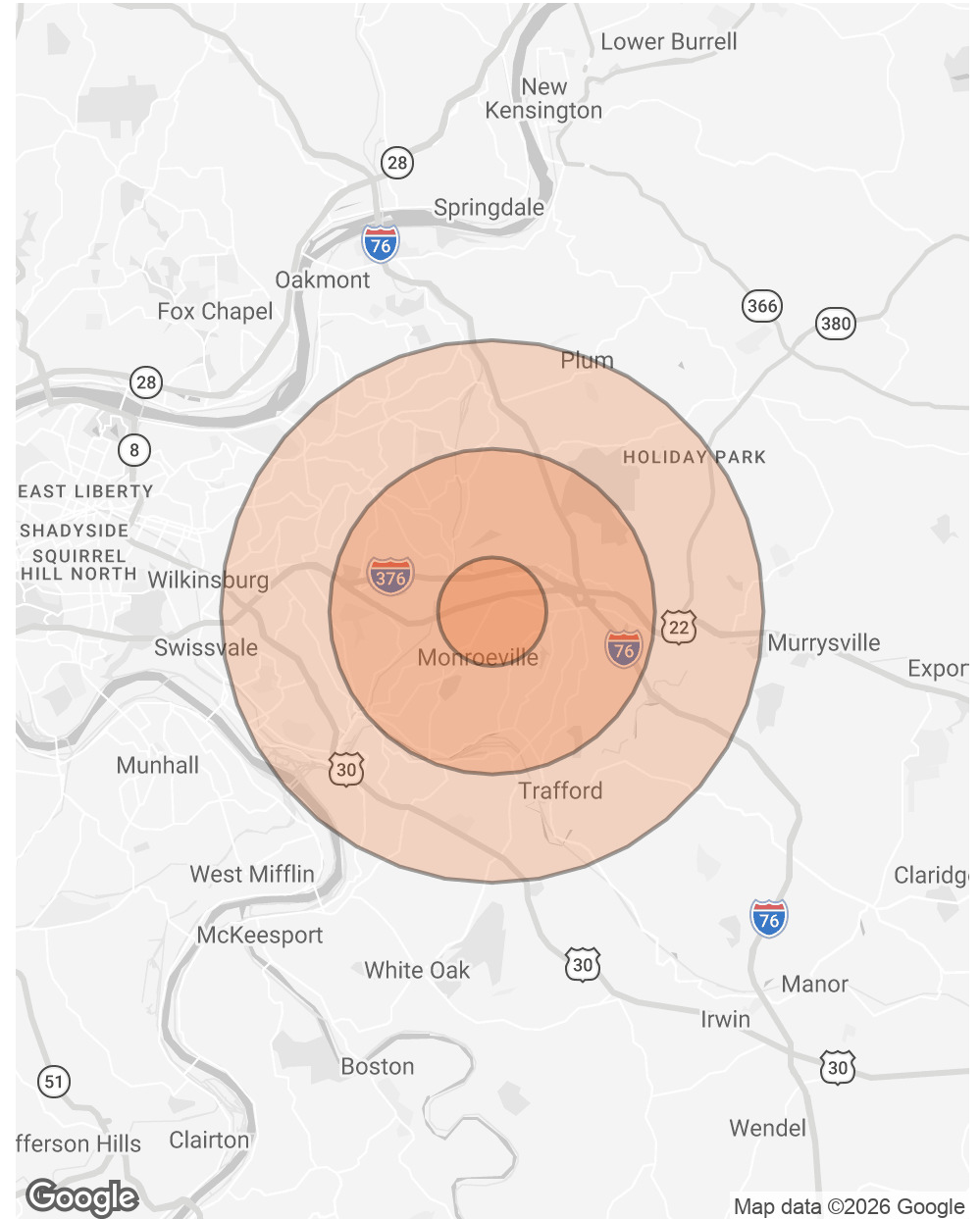
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	6,838	50,244	153,017
<b>AVERAGE AGE</b>	43	45	45
<b>AVERAGE AGE (MALE)</b>	41	43	43
<b>AVERAGE AGE (FEMALE)</b>	45	47	46

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	3,341	22,826	70,283
<b># OF PERSONS PER HH</b>	2	2.2	2.2
<b>AVERAGE HH INCOME</b>	\$81,571	\$86,985	\$86,355
<b>AVERAGE HOUSE VALUE</b>	\$186,785	\$189,496	\$185,589

Demographics data derived from AlphaMap



## LOCATION DESCRIPTION



### 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.



### MONROEVILLE

Monroeville is a City with home rule status in Allegheny County, PA, located about 15 miles east of the City of Pittsburgh. It is a suburb with mixed residential and commercial developments, home to the Monroeville Mall as well as several office parks and since the 1960s featured high rise hotels. Monroeville is considered by many to be the “Crossroads of Western Pennsylvania” with Interstate 376, Interstate 76 (PA Turnpike) and U.S. Route 22 all converging there.

## DISCLAIMER

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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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