

INVESTMENT PROPERTY NNN LEASE / SALE-LEASEBACK PROVEN OPERATOR / 2025 RENOVATION

110 Beverly Rd, Pittsburgh, PA 15216

Executive Summary:

Presenting a rare, investment opportunity at 110 Beverly Road, the birthplace and long-standing home of the iconic Atria's restaurant. Nestled in the highly coveted, affluent community of Mount Lebanon, this premier asset offers a secure, long-term sale-leaseback structure with a legacy operator and NNN lease. Following a comprehensive 2025 renovation, the property represents a turnkey, investment with history of strong sales and loyal customer base, this offering provides investors with immediate, predictable cash flow backed by a proven local institution in a high-barrier-to-entry market.



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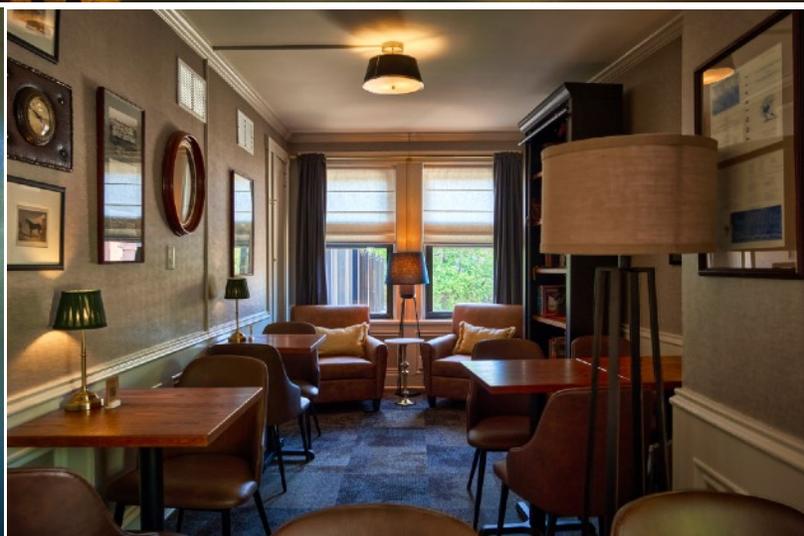
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INVESTMENT HIGHLIGHTS

- Proven Operator with Long Operating History
- Renovated in 2025
- Seller will execute a Ten (10) NNN year lease upon closing
- Asking \$1,595,000
- Rent shall be based on 7.5% cap rate with 2% annual rent increases

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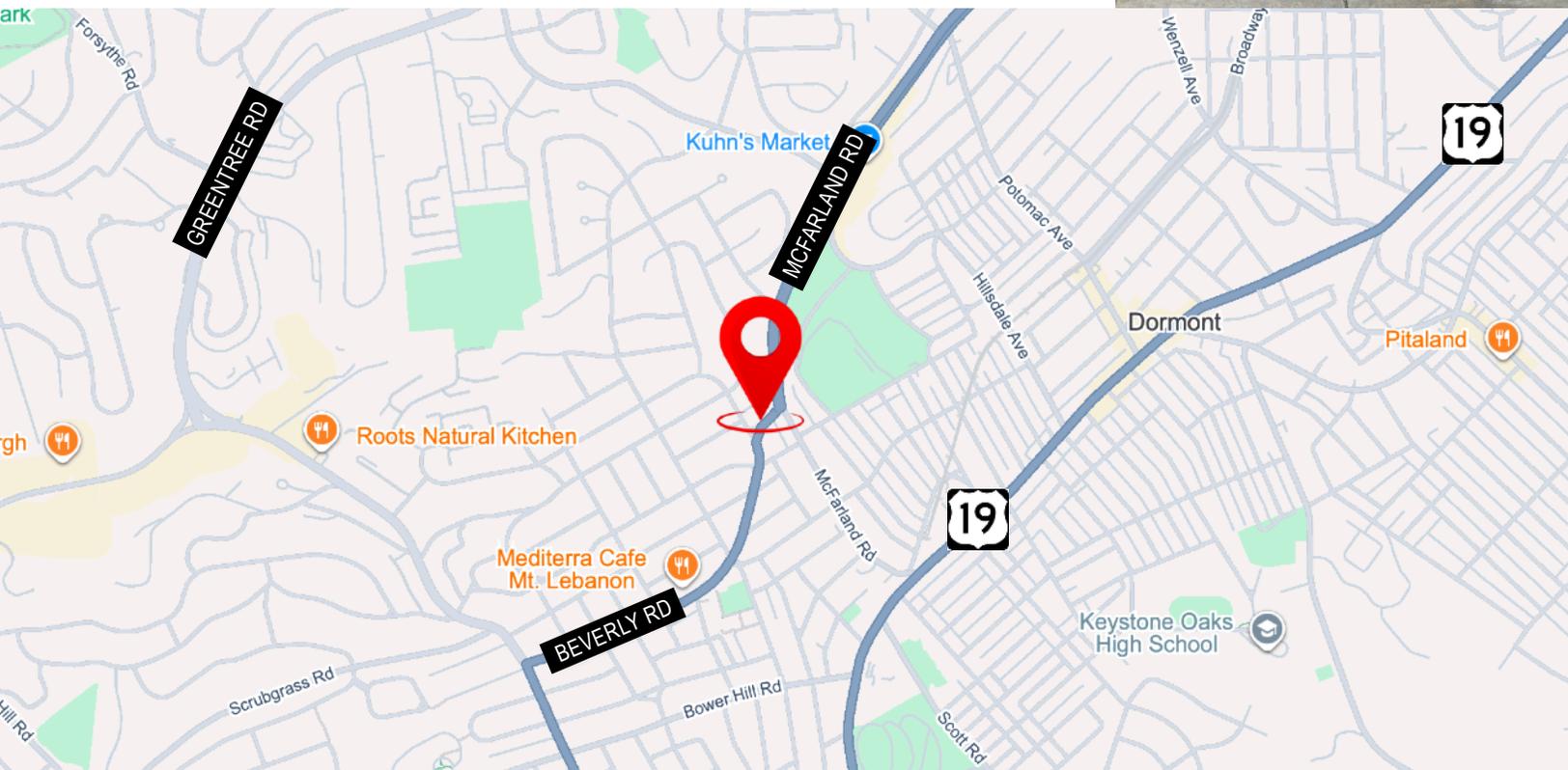
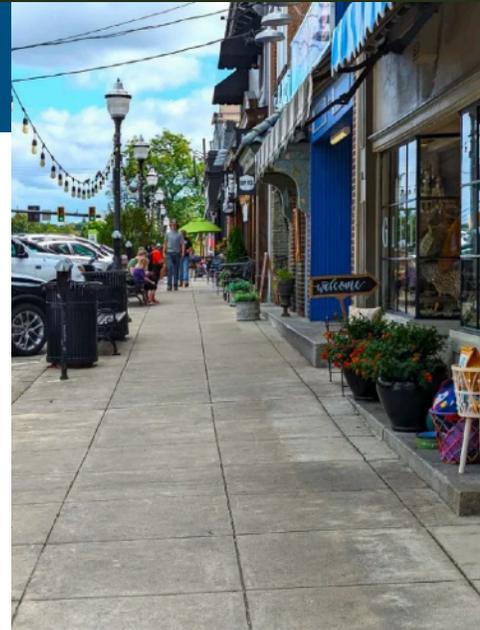
LOCATION OVERVIEW:

Mount Lebanon (Pittsburgh MSA)

Located less than seven miles south of Downtown Pittsburgh, Mount Lebanon is one of the region's most affluent and highly sought after communities. Known for its award-winning school districts, historic charm, and vibrant, walkable commercial corridors, the area serves as a central hub for the affluent South Hills suburbs.

110 Beverly Road benefits from its location in a dense, high-barrier-to-entry market where new commercial development is exceptionally rare. Boasting a robust 5-mile radius population of approximately 275,000 residents, the site benefits from an established, built-in consumer base drawn from Mount Lebanon, neighboring communities.

The immediate area features an average household income exceeding \$115,000 within a 5-mile radius. The property sees over 18,000 VPD and enjoys excellent connectivity to Downtown Pittsburgh.



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DEMOGRAPHICS:

Income

	1 mile	3 miles	5 miles
Avg Household Income	\$104,289	\$99,956	\$94,691
Median Household Income	\$86,132	\$78,881	\$71,743

Households

	1 mile	3 miles	5 miles
2020 Households	11,886	60,331	133,375
2024 Households	10,817	56,334	129,314

Population

	1 mile	3 miles	5 miles
2020 Population	25,728	133,572	295,361
2024 Population	23,522	125,303	287,011
2029 Population Projection	22,759	121,919	281,138
Annual Growth 2020-2024	-2.1%	-1.5%	-0.7%
Annual Growth 2024-2029	-0.6%	-0.5%	-0.4%
Median Age	39.9	42.2	40.5
Bachelor's Degree or Higher	58%	44%	41%



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