

**OFFERING MEMORANDUM**

**"Value-Add" Multi-tenant  
Retail Plaza or Re-development  
Opportunity**

**1515 WASHINGTON BLVD**

Port Vue, PA 15133

**PRESENTED BY:**

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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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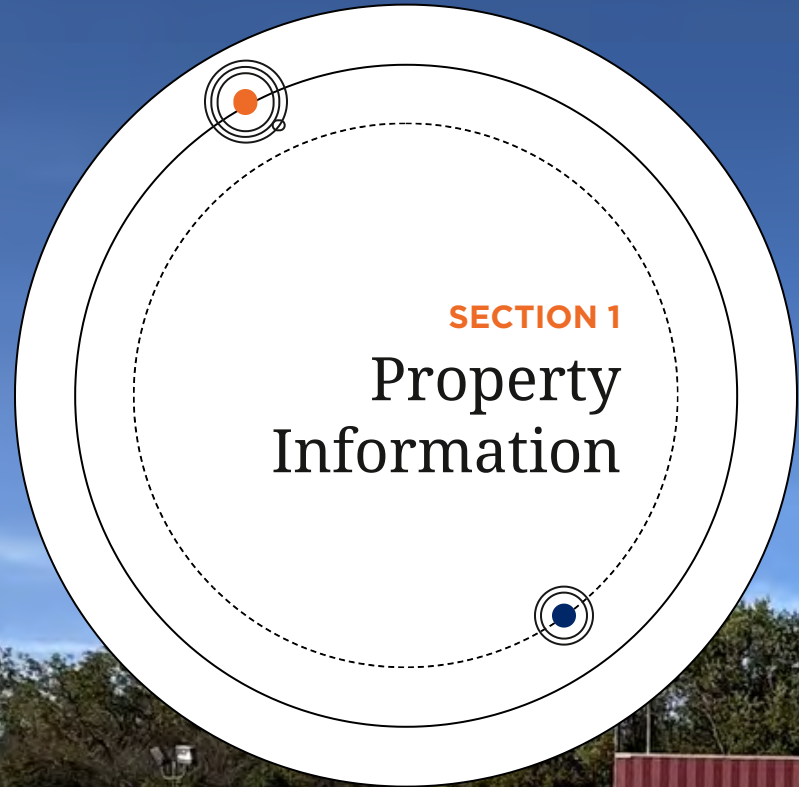
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**SECTION 1**

**Property  
Information**



# EXECUTIVE SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE - REDUCED!</b>	\$999,000
<b>BUILDING SIZE:</b>	26,000 SF
<b>LOT SIZE:</b>	6.2 Acres
<b>PRICE / SF:</b>	\$38.42
<b>YEAR BUILT:</b>	1990
<b>ZONING:</b>	Commercial

## PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present this "value-add" multi-tenant retail plaza investment or redevelopment opportunity located at 1515 Washington Blvd in Port Vue, PA. Free standing building sitting on 6.2 acres is approximately 26,000 SF. Currently no tenants are occupying this property making this a blank slate for an investor or possible owner user.

Property is ideally positioned along Washington Blvd, which is one of the area's primary commercial corridors. The property historically operated as a multi-tenant retail center served the Port Vue community.

## PROPERTY HIGHLIGHTS

- "Value-Add" 26kSF multi-tenant retail Plaza or re-development opportunity
- Large 6.2 acre commercially zoned parcel with frontage on main corridor in Port Vue
- Built in 1990 with majority of roof replaced and half of parking lot redone
- Tremendous potential investment opportunity

**EXTERIOR PHOTOS**



**INTERIOR PHOTOS**



**ADDITIONAL PHOTOS**



**C - COMMERCIAL**

- (1) All merchandise and products shall be sold only at retail, unless otherwise stated hereunder.
- (2) There may be manufacture, compounding, processing or treatment of products which is clearly incidental and essential to a retail store or business only when the major portion of such products is to be sold at retail on the premises.
- (3) Such uses, operations or products are not noxious or offensive by reason of the emission of odor, dust, smoke, gas, vibration, noise or other similar causes.

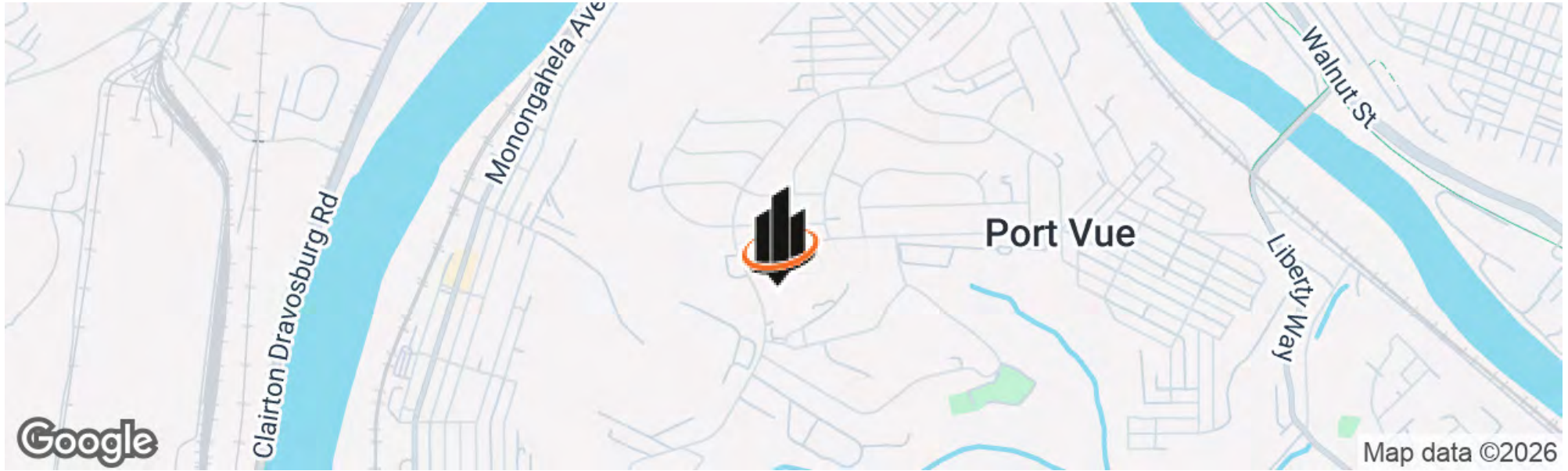
**C - COMMERCIAL  
PRIMARY USES**

PERMITTED BY RIGHT		
Amusement enterprises including a bowling alley, dance hall, boxing arena, and the like, provided that, if within 300 feet of property is a residence district, same shall be conducted wholly within a completely enclosed building.	Automobile and trailer sales service and supply business, excluding recapping or like vulcanizing processes, provided that any sales area is located and developed as required in supplementary regulations hereinafter appearing.	Laundry agency or cleaning agency, hand-laundry and laundry operated by customers, such as "launderette," "laundromat" and the like.
Art or antique shop.	Bake shop.	Frozen food storage, excluding wholesale storage.
Auditorium	Barber shop.	Funeral home or mortuary.
Catering service.	Baths, Turkish and the like.	Furniture and furnishings, sale of.
Clinic or laboratory, medical or dental.	Beauty shop.	Gasoline service stations.
Clothes pressing and repair.	Beverages, retail or wholesale distribution of.	Hotel
Club.	Bicycles rental or repair.	Interior decorating business.
Custom dressmaking, millinery and tailoring.	Blueprinting, photostating and the like.	Financial institution.
Cleaning of only wearing apparel, using nonexplosive and nonflammable cleaning fluid.	Business colleges or private school operated as a commercial enterprise.	Drive-in business (other than drive-in theater) where persons are served in automobiles, such as refreshment stands, restaurants, food stores, and the like.
Day nursery.	Feed store.	Library
Department store.	Film exchange.	Museum

**C - COMMERCIAL  
PRIMARY USES**

<b>PERMITTED BY RIGHT</b>		
Public utility structures, facilities and installations for electricity, gas, oil, steam, telegraph, telephone (including telephone exchange building), and water; provided, that these uses: (a) Do not involve storage areas; (b) Do not consist of overhead power lines supported by metal towers; (c) Do not include railroads.	Plumbing, heating and electrical business (not involving sheet metal work) if conducted completely within an enclosed building.	Nursery (flower or plant), provided that all incidental equipment and supplies, including fertilizer and supply cans, are kept within a building.
Office appliance and supply business.	Office, professional or business.	Outpatient clinic, independently operated.
Park, public or nonprofit.	Photographer's studio, photo supplies.	News and magazine sales.
Printing, minor or job.	Music conservatory or studio.	Radio or television broadcasting station, not including broadcasting towers and antennas.
Repairs, Electrical, or other household appliances, radios and the like, shoes or timepieces.	Shops or stores for the sale of books, beverages, confections, drugs, dry goods, flowers, foodstuffs, gifts, hardware, household appliances, jewelry, notions, periodicals, radios and the like, stationery, sundry small household articles, tobacco or wearing apparel.	Schools. Trade schools, and the like, excluding public and parochial schools, and like non-taxpaying institutions.
Restaurant	Sign painting, if conducted wholly within a completely enclosed building.	Studio, artist's.
Theater or cinema, excluding drive-in theater.	Upholstering and minor repair of furniture, and home or office furnishings, if business is conducted wholly within a completely enclosed building.	Signs. As prescribed in supplementary regulations. Billboards are specifically excluded herewith and prohibited in a commercial area.
Detached dwelling for one or two families.	Duplex or double houses.	Multiple dwelling or apartment dwelling.
Mixed occupancy (residential and commercial use).		

## ADDITIONAL INFORMATION



Section 53A1 of the Mon/Fayette Expressway (MFE) PA Route 51 to I-376 Project's southern section begins where the current MFE ends at PA Route 51 in Jefferson Hills Borough and stretches approximately three miles north of Coal Valley Road.

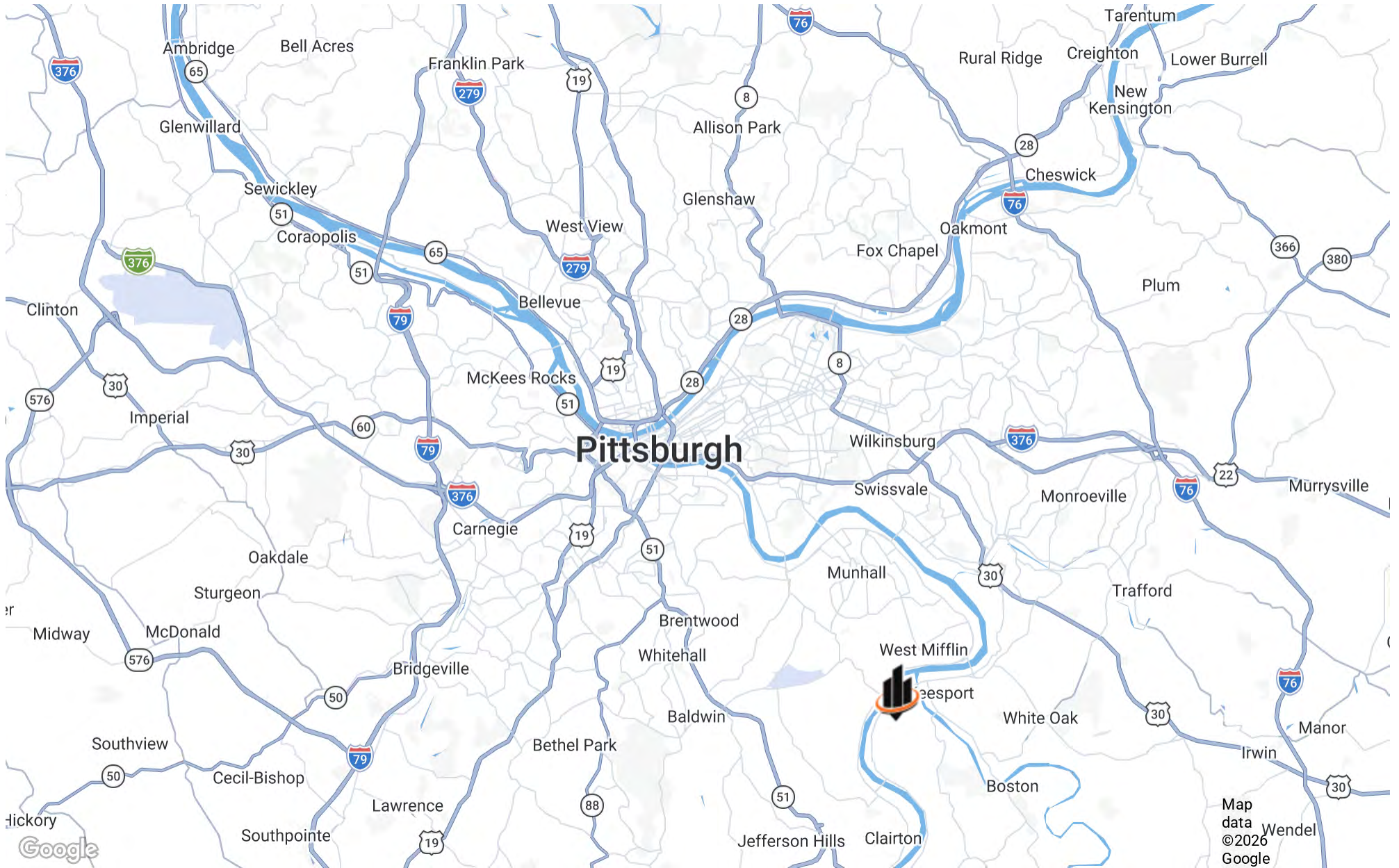
Construction of this section started in March 2023 and is expected to be finished in fall of 2026. The nearly \$214 million contract requires Trumbull Corp. to excavate more than four million cubic yards of earth and build six bridges. Five of the bridges will be built as part of the mainline Mon/Fayette Expressway while the sixth will carry PA Route 885 over the Mon/Fayette Expressway. A cashless toll point will also be built within this section.



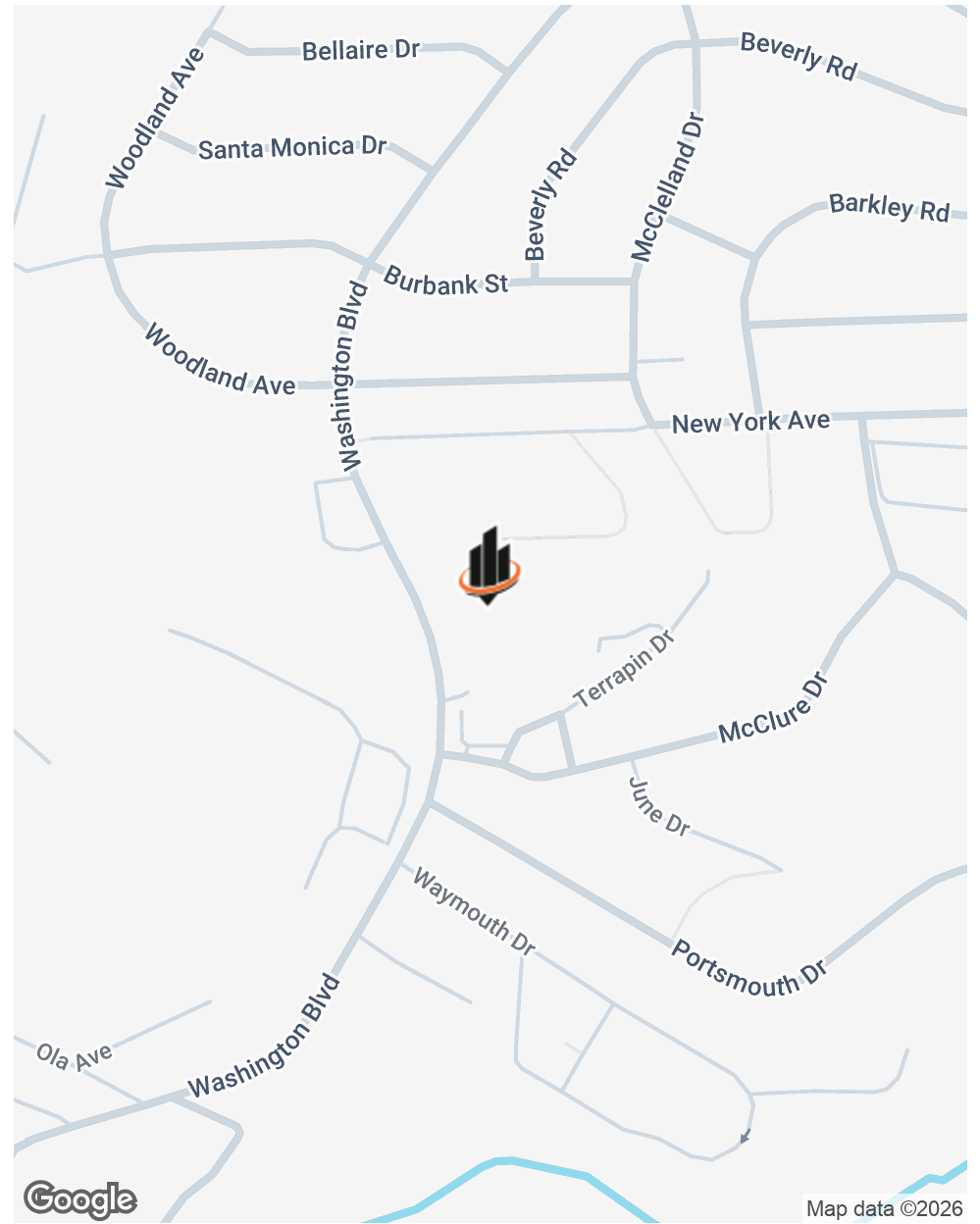
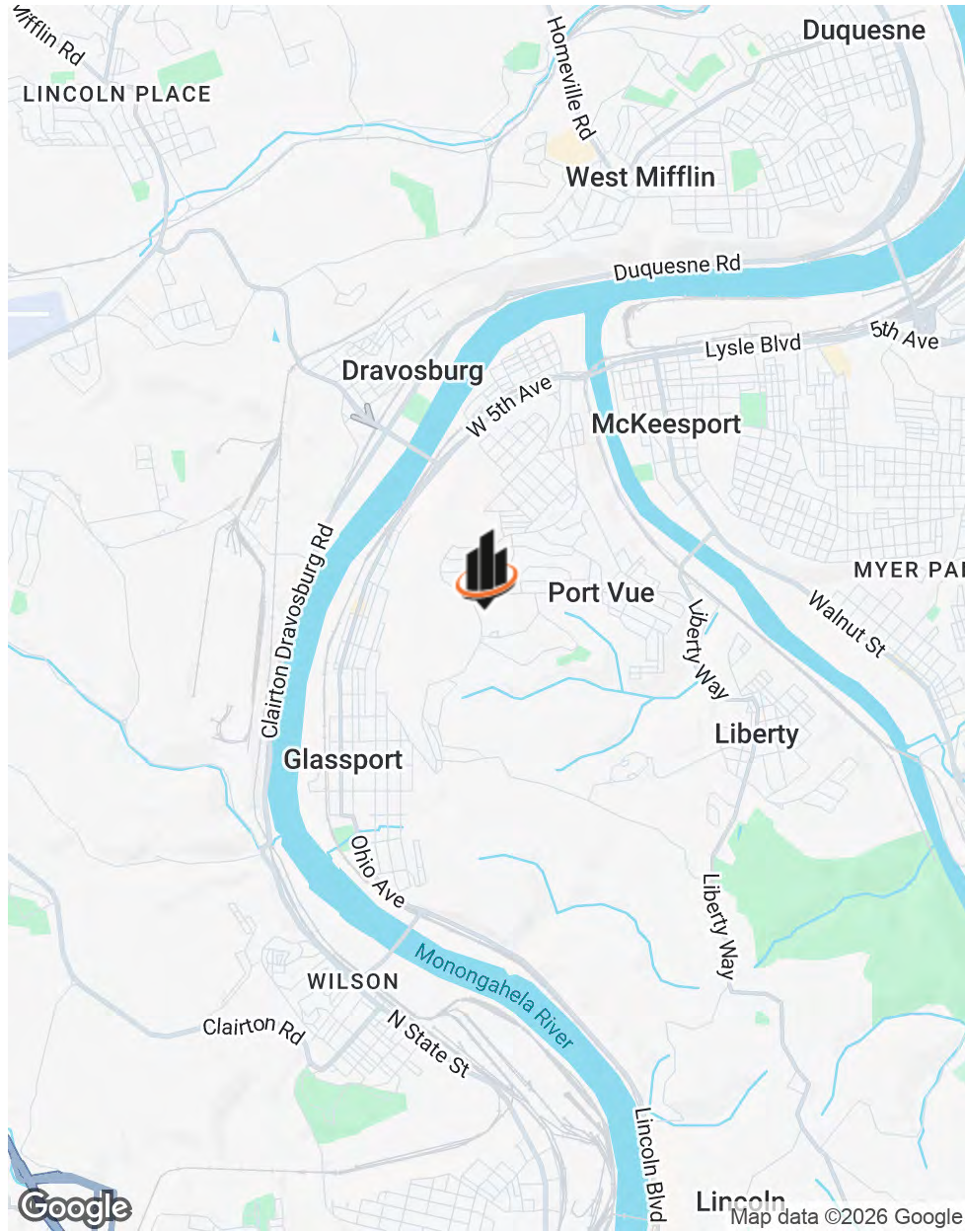
**SECTION 2**  
Location  
Information



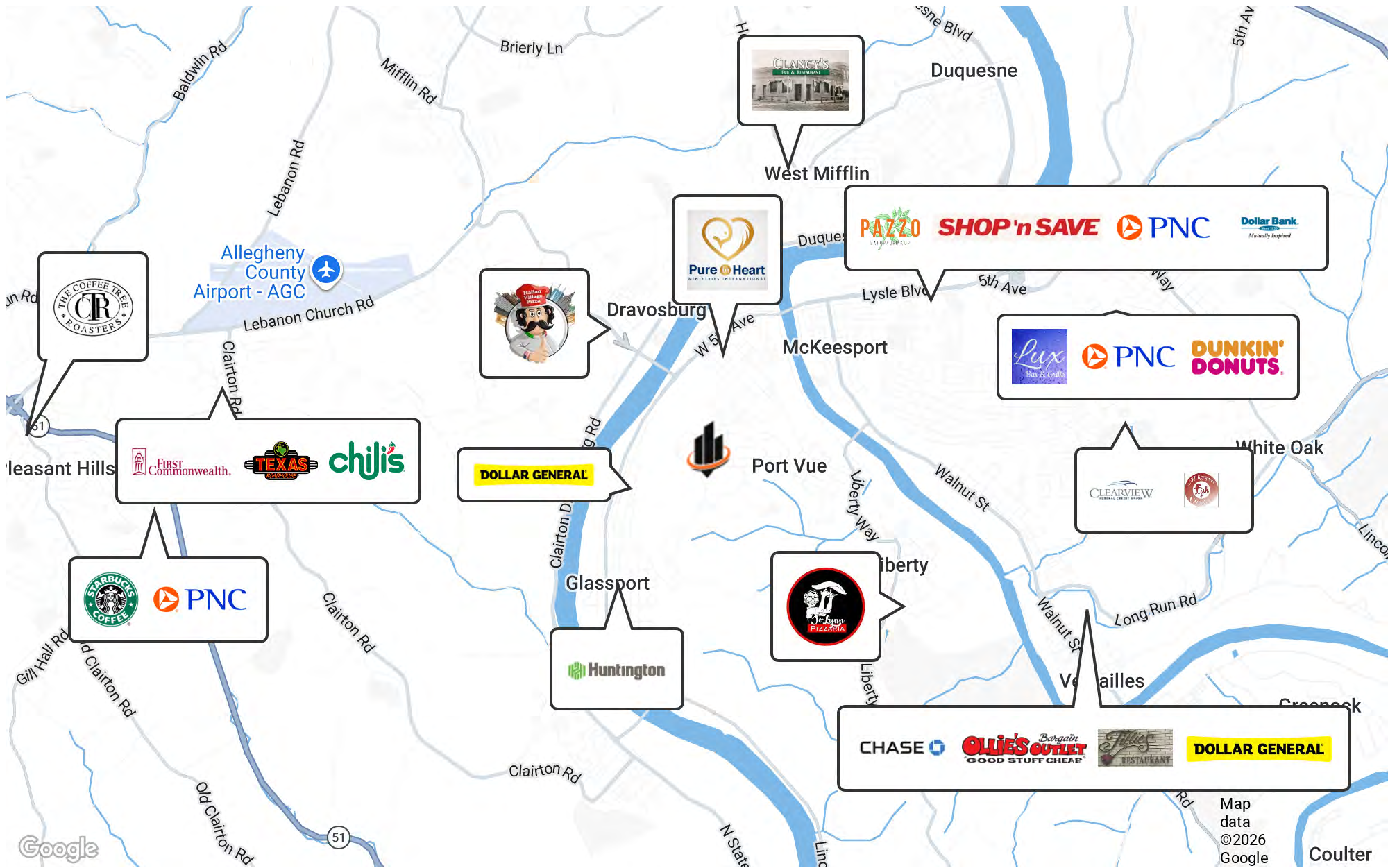
# REGIONAL MAP



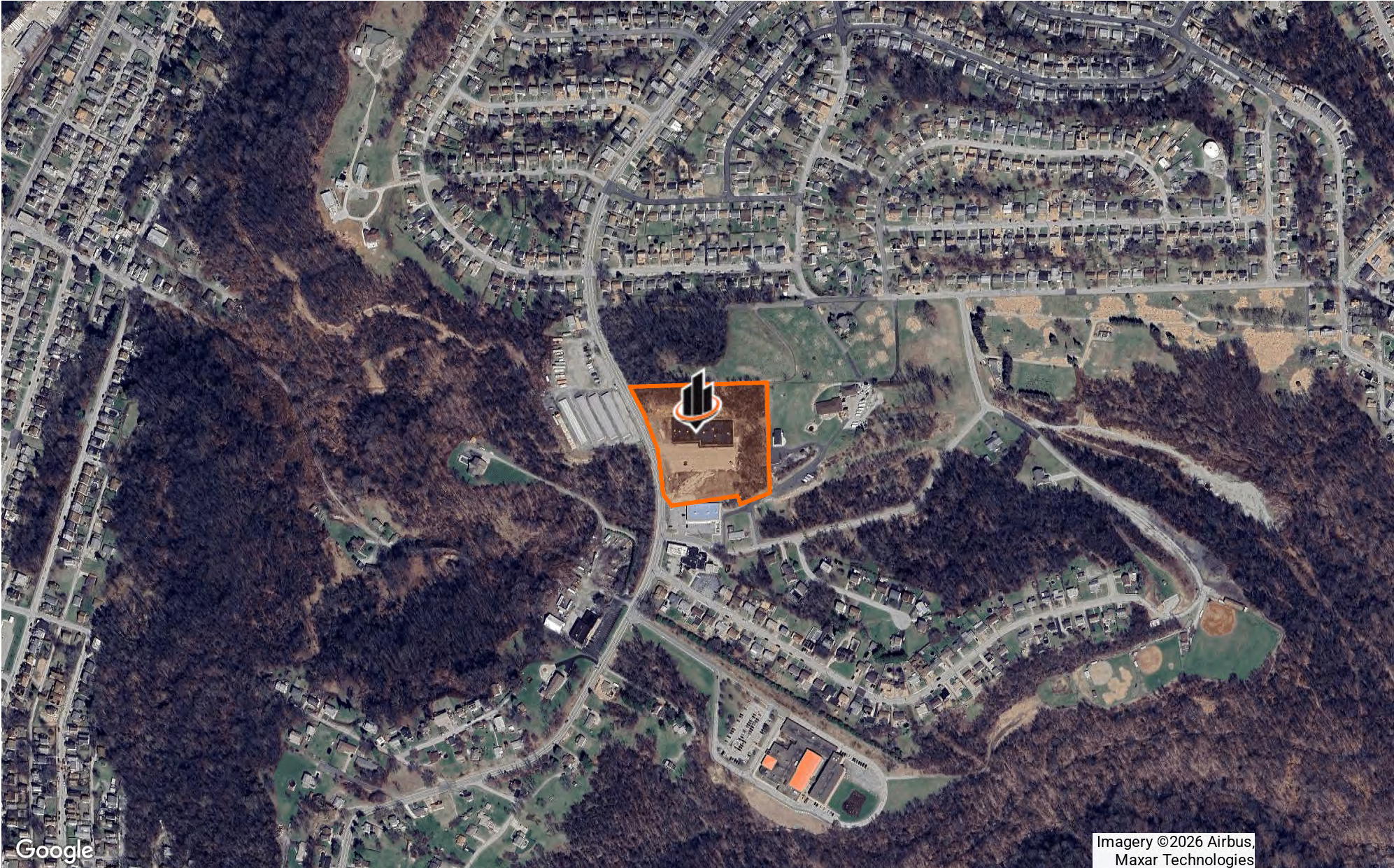
# LOCATION MAPS



# RETAILER MAP



PARCEL MAP



# DEMOGRAPHICS MAP & REPORT

## POPULATION

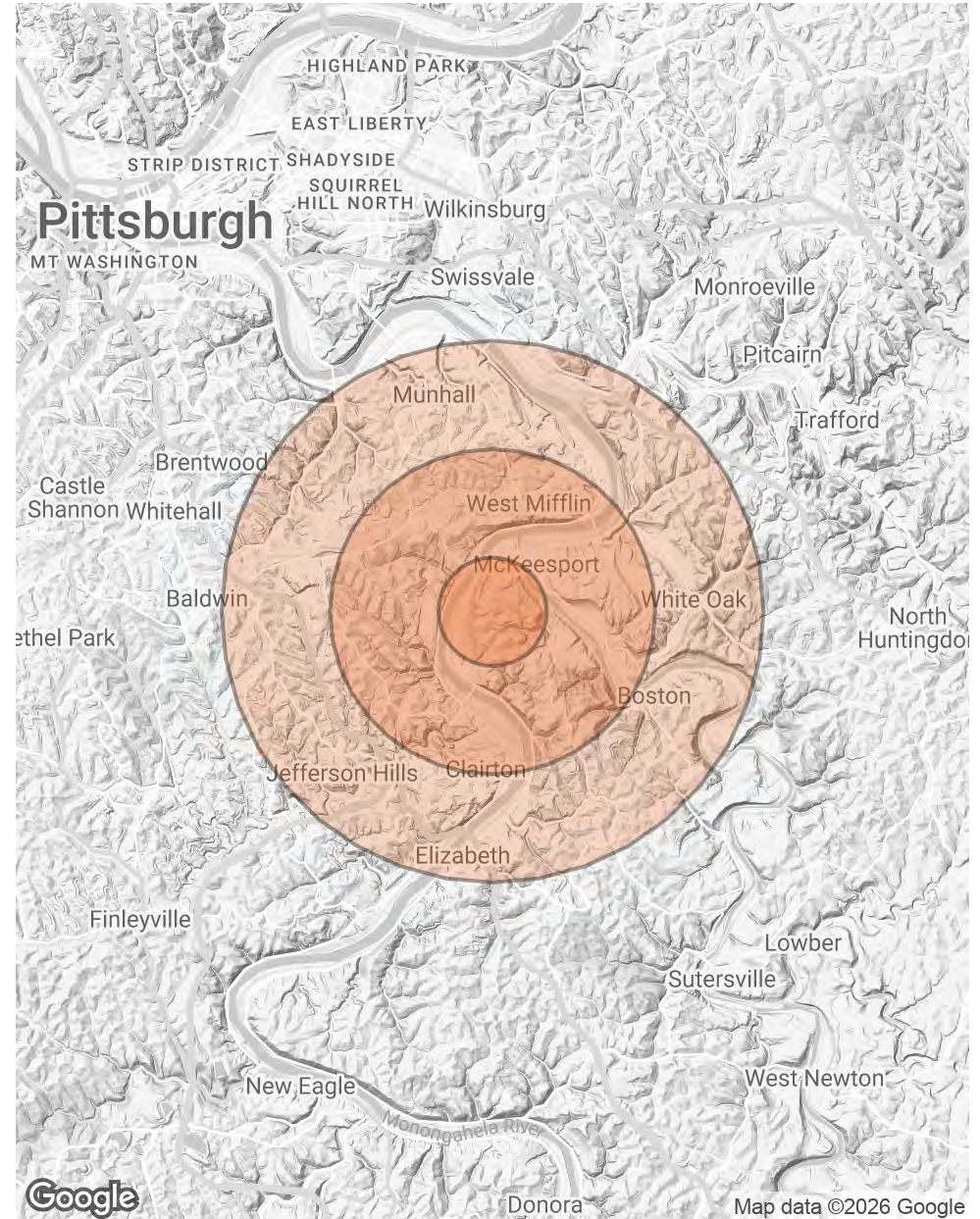
	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	8,001	51,279	129,262
<b>AVERAGE AGE</b>	42.9	42.7	44.2
<b>AVERAGE AGE (MALE)</b>	37.9	40.0	41.7
<b>AVERAGE AGE (FEMALE)</b>	46.9	45.8	46.5

## HOUSEHOLDS & INCOME

### 1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	3,495	22,610	57,096
<b># OF PERSONS PER HH</b>	2.3	2.3	2.3
<b>AVERAGE HH INCOME</b>	\$62,245	\$64,186	\$79,220
<b>AVERAGE HOUSE VALUE</b>	\$90,279	\$108,134	\$152,046

2023 American Community Survey (ACS)



## LOCATION DESCRIPTION



### PORT VUE

Port Vue is a borough in Allegheny County, just southeast of Pittsburgh. It is situated at the confluence of the Monongahela and Youghiogheny rivers, and offers a quiet, residential atmosphere while still being within easy driving distance of the larger city's amenities and job opportunities. It is neighbored by McKeesport to the north, Liberty to the east and south and Glassport to the west.

Originally part of neighboring communities, Port Vue was incorporated in the mid-20th century as suburban development expanded outward from Pittsburgh. Today, it is known for its close-knit community, modest homes, and local parks that provide scenic views of the surrounding hills and river valley.

The borough maintains a strong sense of local identity, with community events and neighborhood pride playing a big role in daily life. Its location near major roadways also makes it convenient for commuters traveling into Pittsburgh or other nearby towns in the Mon Valley region.

### 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.



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