

OFFERING MEMORANDUM

2nd Floor Office or Retail Space Available on Perry Hwy in North Hills

7703 PERRY HWY

Pittsburgh, PA 15237

PRESENTED BY:

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**2nd Floor Available
2,283 SF**

PERRY HWY

(+/-) 13,000 ADT

DISCLAIMER

The material contained in this Offering Memorandum 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.

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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 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 Memorandum 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.

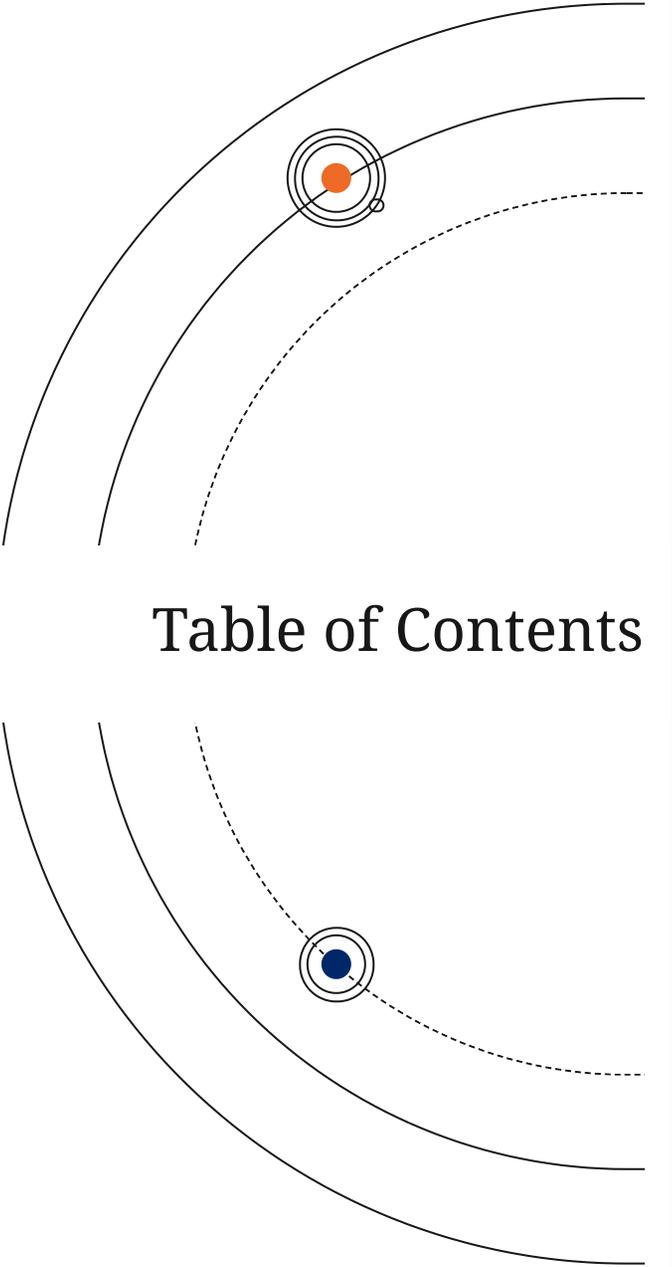


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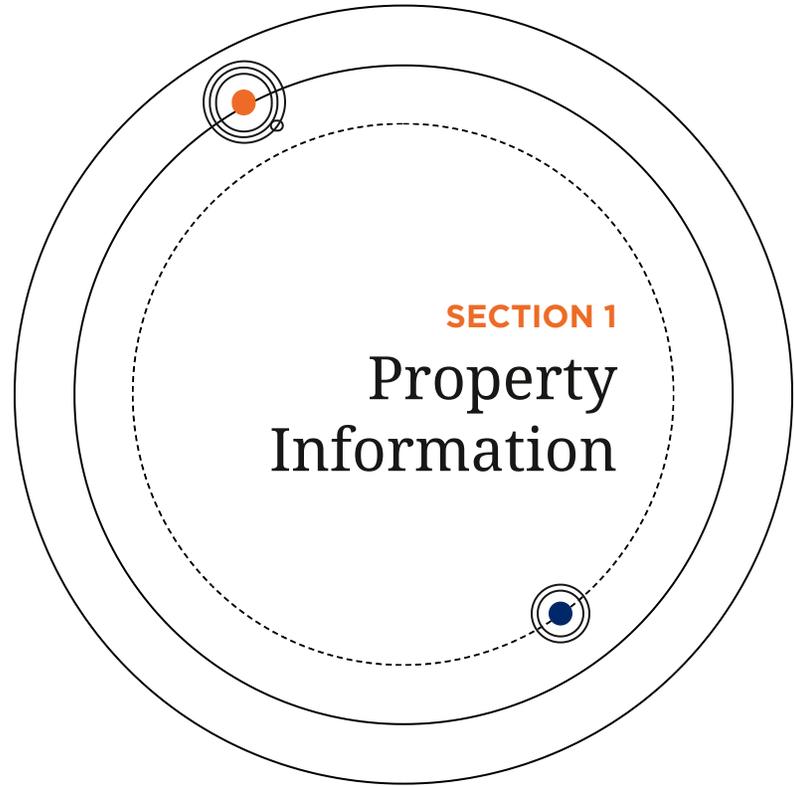
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LOCATION INFORMATION

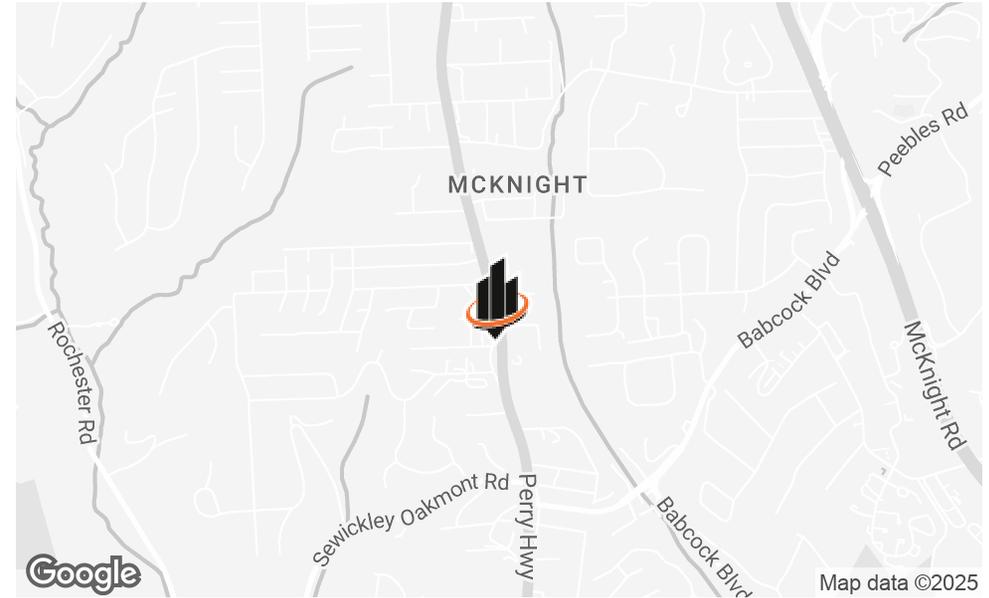
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SECTION 1

**Property
Information**

EXECUTIVE SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$14/SF + NNN
BUILDING SIZE:	11,000 SF
AVAILABLE SF:	2,283 SF
LOT SIZE:	15,812 SF
ZONING:	C-1
MARKET:	Pittsburgh
SUBMARKET:	Ross Township
TRAFFIC COUNT:	(+/-) 13,000 ADT

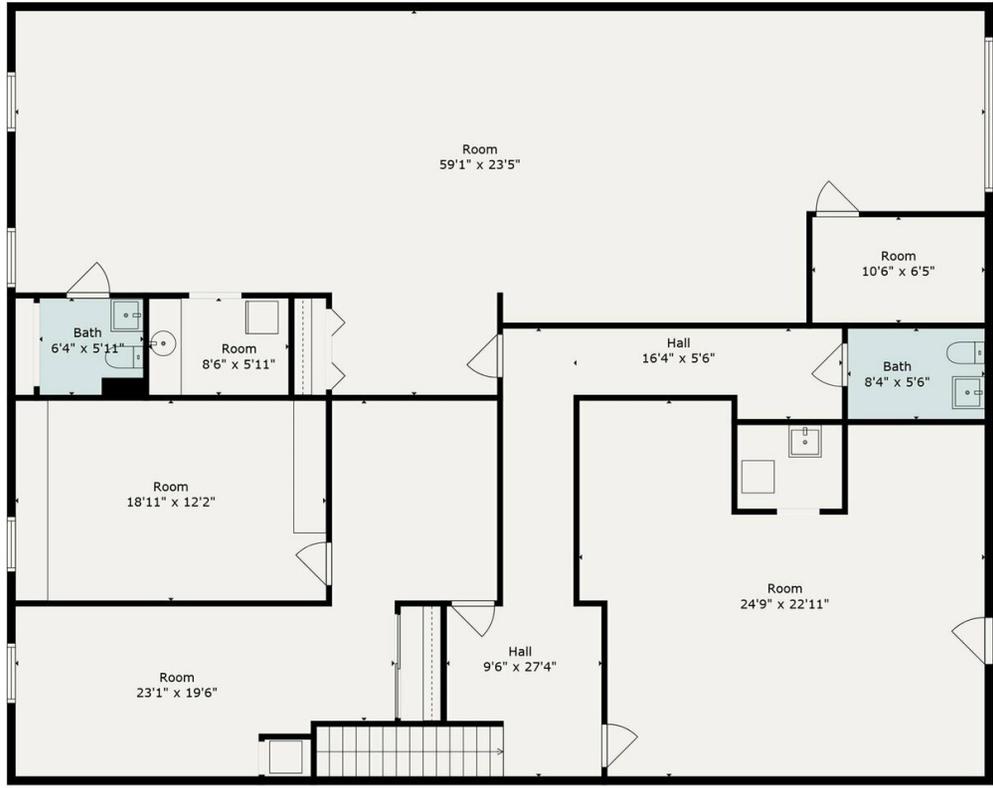
PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present the opportunity to lease the 2nd floor office or retail space right on Perry Highway in the bustling North Hills of Pittsburgh. This property has excellent visibility with a high traffic count of (+/-) 13,000. Buildout and Tenant Improvement options available. Direct access off of parking lot with private entrance.

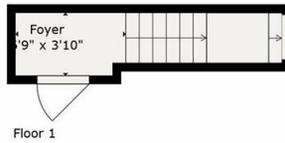
PROPERTY HIGHLIGHTS

- Private entrance directly off of parking lot
- Buildout or tenant improvement allowance available
- Close proximity to Mcknight Rd
- Directly on Perry Hwy (Route 19) with excellent visibility and signage opportunities for great exposure

FLOOR PLANS



Floor 2



TOTAL: 2283 sq. ft
Below Ground: 55 sq. ft, FLOOR 2: 2228 sq. ft
EXCLUDED AREAS: ROOM: 493 sq. ft, UNDEFINED: 39 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



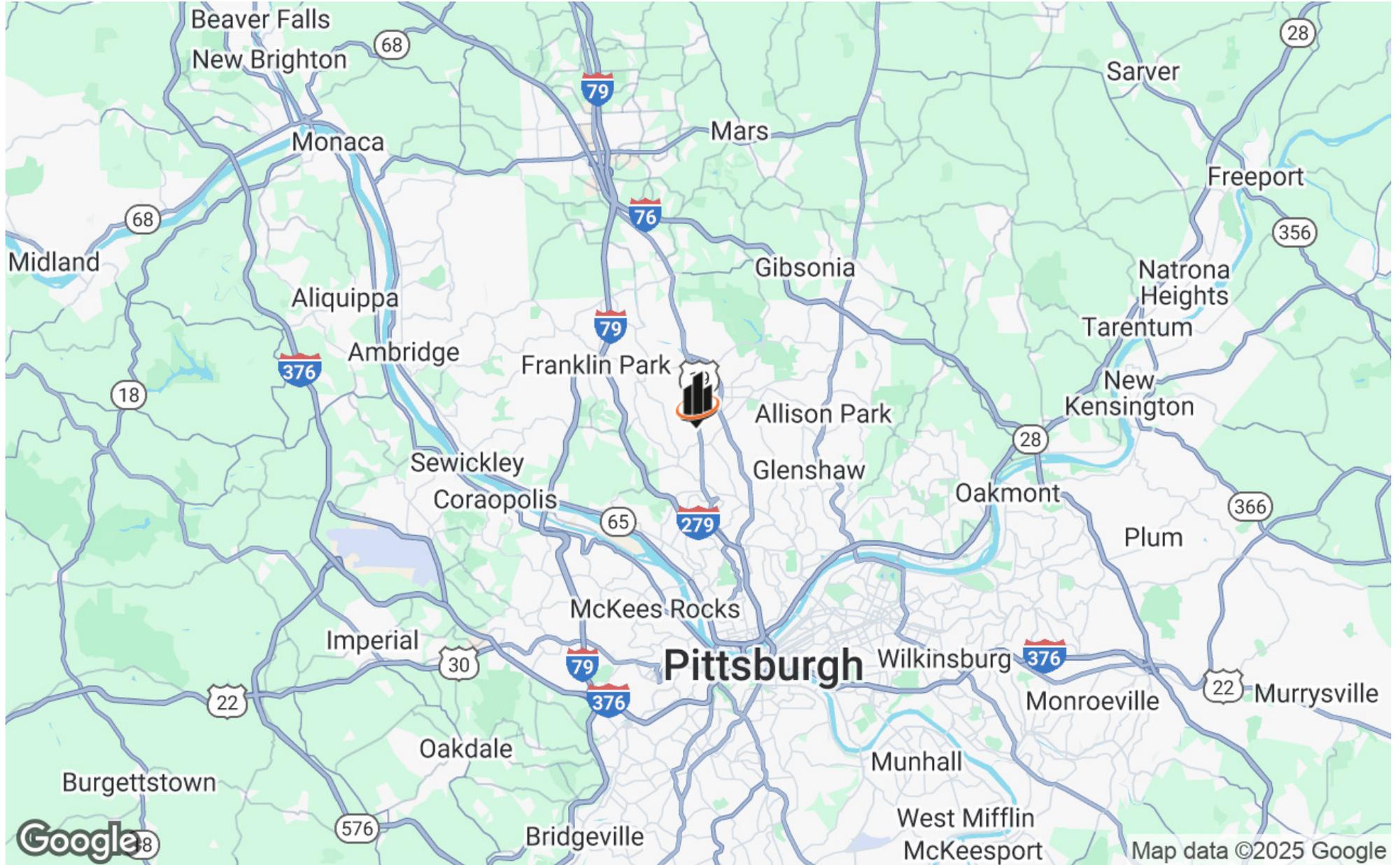
ADDITIONAL PHOTOS





SECTION 2
Location
Information

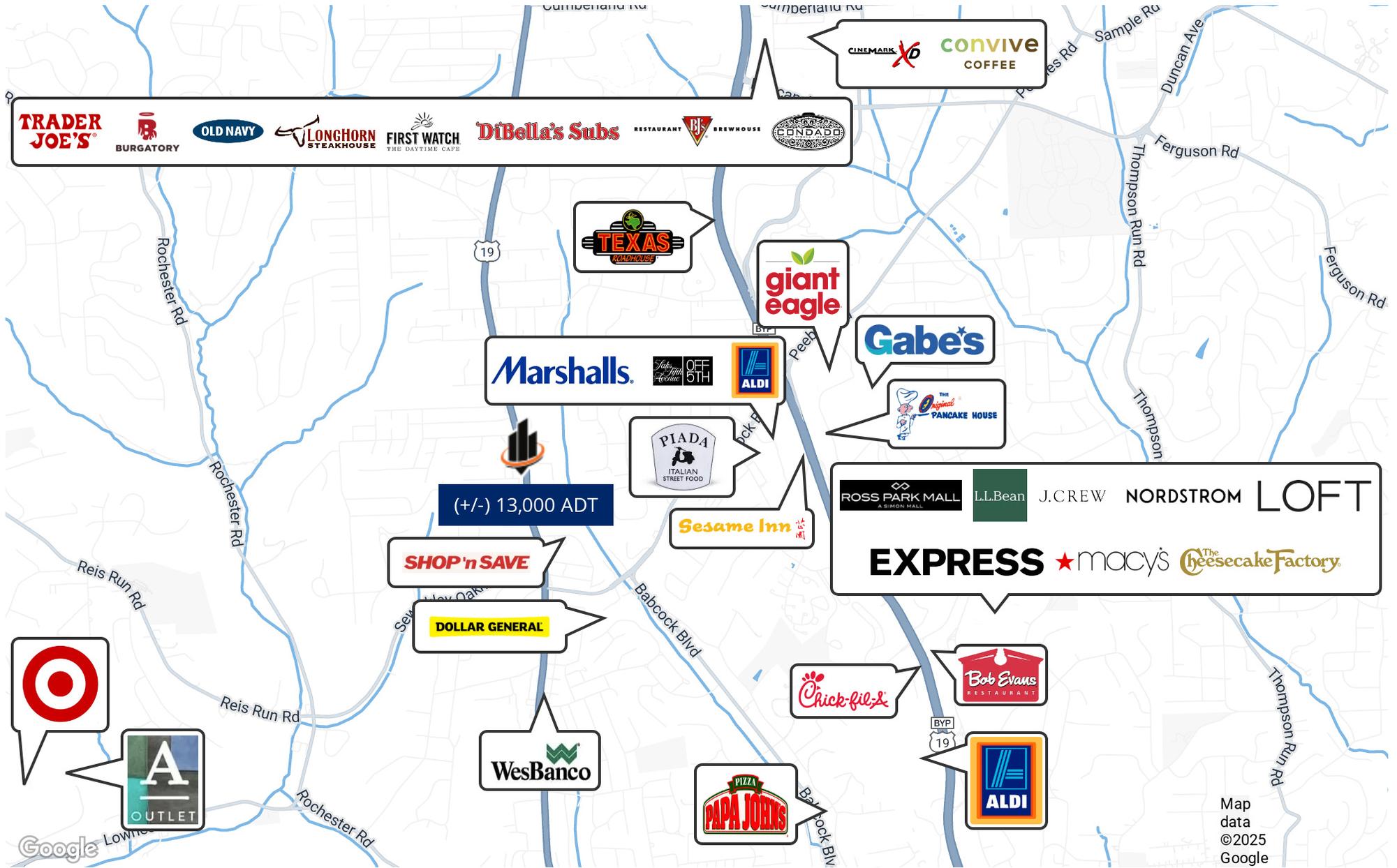
REGIONAL MAP



LOCATION MAPS



RETAILER MAP



DEMOGRAPHICS MAP & REPORT

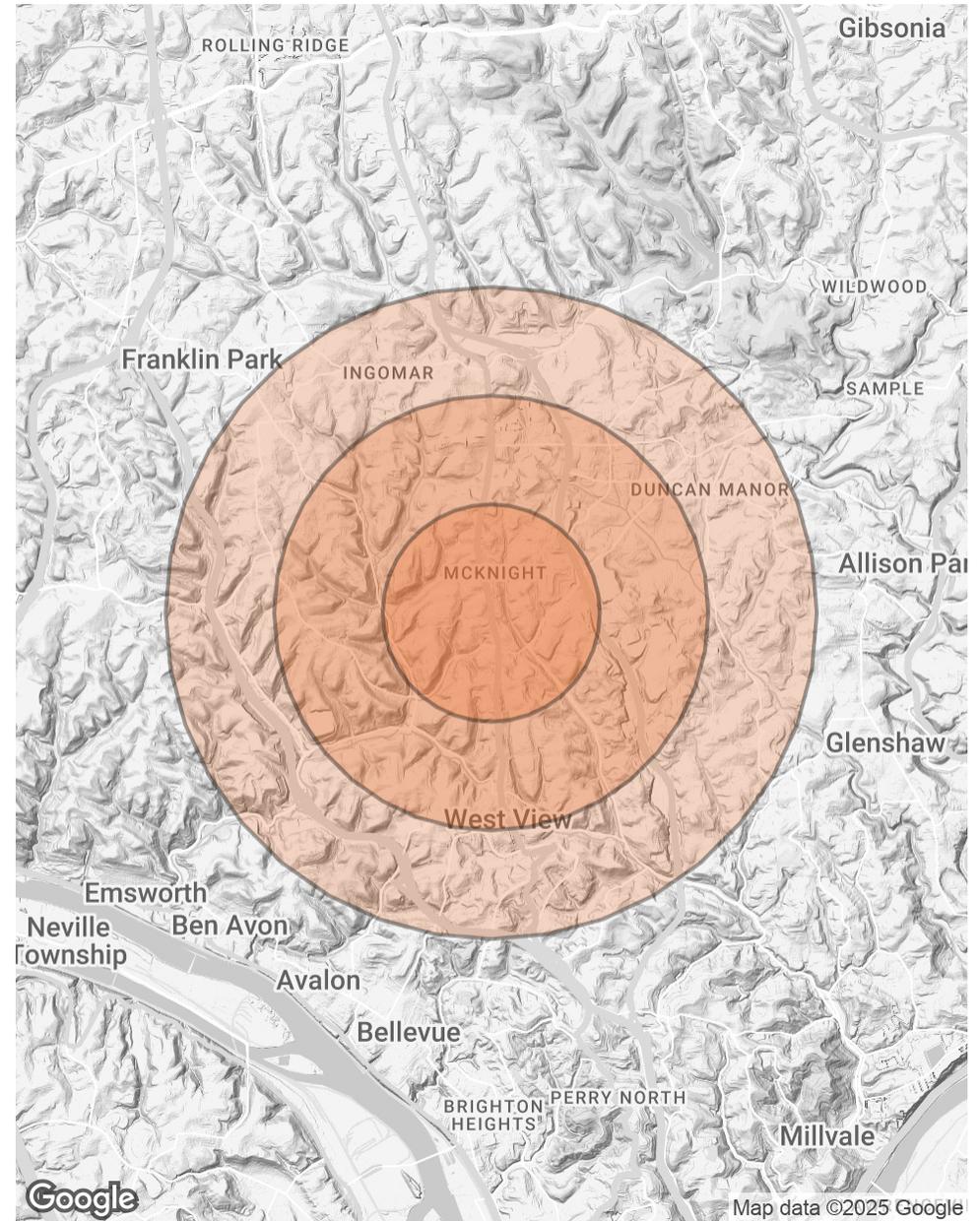
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	8,597	31,933	67,197
AVERAGE AGE	48	45	44
AVERAGE AGE (MALE)	46	43	42
AVERAGE AGE (FEMALE)	51	47	45

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	3,901	13,868	28,431
# OF PERSONS PER HH	2.2	2.3	2.4
AVERAGE HH INCOME	\$102,102	\$124,273	\$131,291
AVERAGE HOUSE VALUE	\$278,517	\$317,494	\$336,100

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.



ROSS TOWNSHIP

Ross Township is located in Allegheny County, 9 miles north of downtown Pittsburgh, PA. In 1809, John McKnight and a group of 30 other residents of Pine Township, to the north of what is now Ross Township, petitioned the formation of a new township. They called the new township, Ross Township after a prominent Pittsburgh Attorney James Ross. The Township is mostly residential, with a strong retail corridor located along McKnight Road home to the Ross Park Mall and many retail plazas. In the summer of 1967, Jim Delligatti invented the Big Mac sandwich in the McDonald' s located on McKnight Rd. US Route 19 and Babcock Boulevard are home to the Township's business district.



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