



OFFERING MEMORANDUM | FOR SALE OR LEASE

FORMER RITE AID

7345 SALTSBURG ROAD | PENN HILLS, PA 15235

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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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All SVN® offices independently owned and operated.

**FORMER
RITE AID**

PROPERTY OVERVIEW



PROPERTY OVERVIEW



OFFERING SUMMARY

SALE PRICE	\$1,900,000
LEASE RATE	Negotiable
BUILDING SIZE	11,157 SF
LOT SIZE	1.19 AC
MARKET	Pittsburgh
SUBMARKET	Parkway East
YEAR BUILT	2008

OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present the opportunity to purchase or lease this former Rite Aid at 7345 Saltsburg Rd located in Penn Hills, PA.

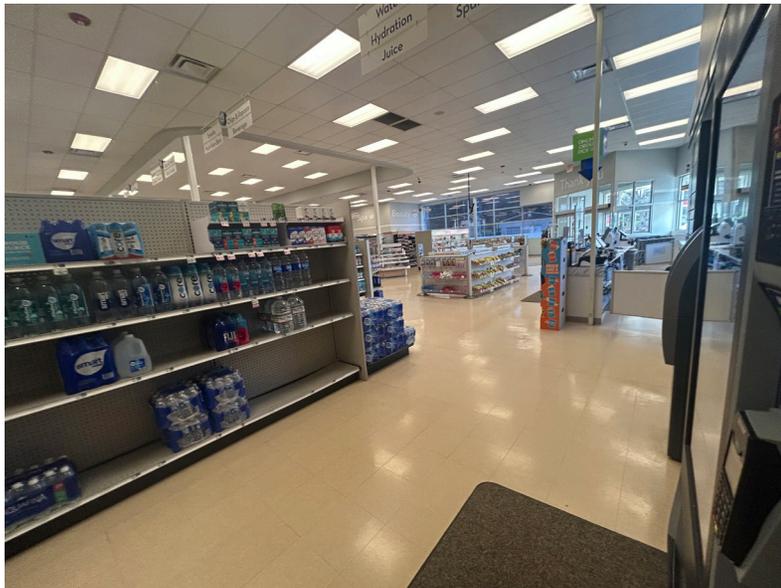
HIGHLIGHTS

- Space includes its own pylon sign with an LED electronic reader board
- Strategically positioned road-facing signage
- Existing drive thru
- 105' of Frontage on Saltsburg Rd & Universal
- Parking with 54 spaces
- Located across from Aldi

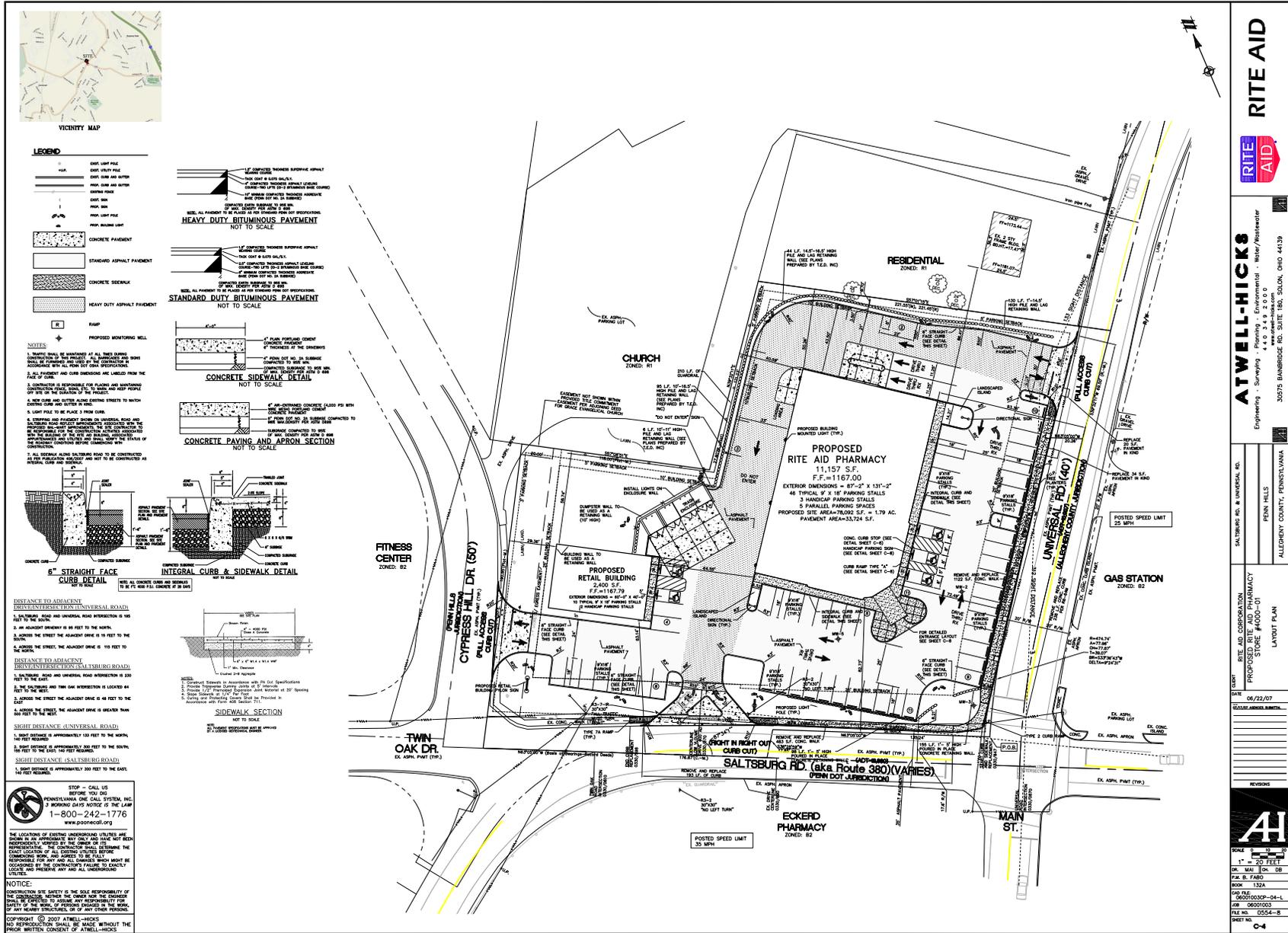
EXTERIOR PHOTOS



INTERIOR PHOTOS



SITE PLAN

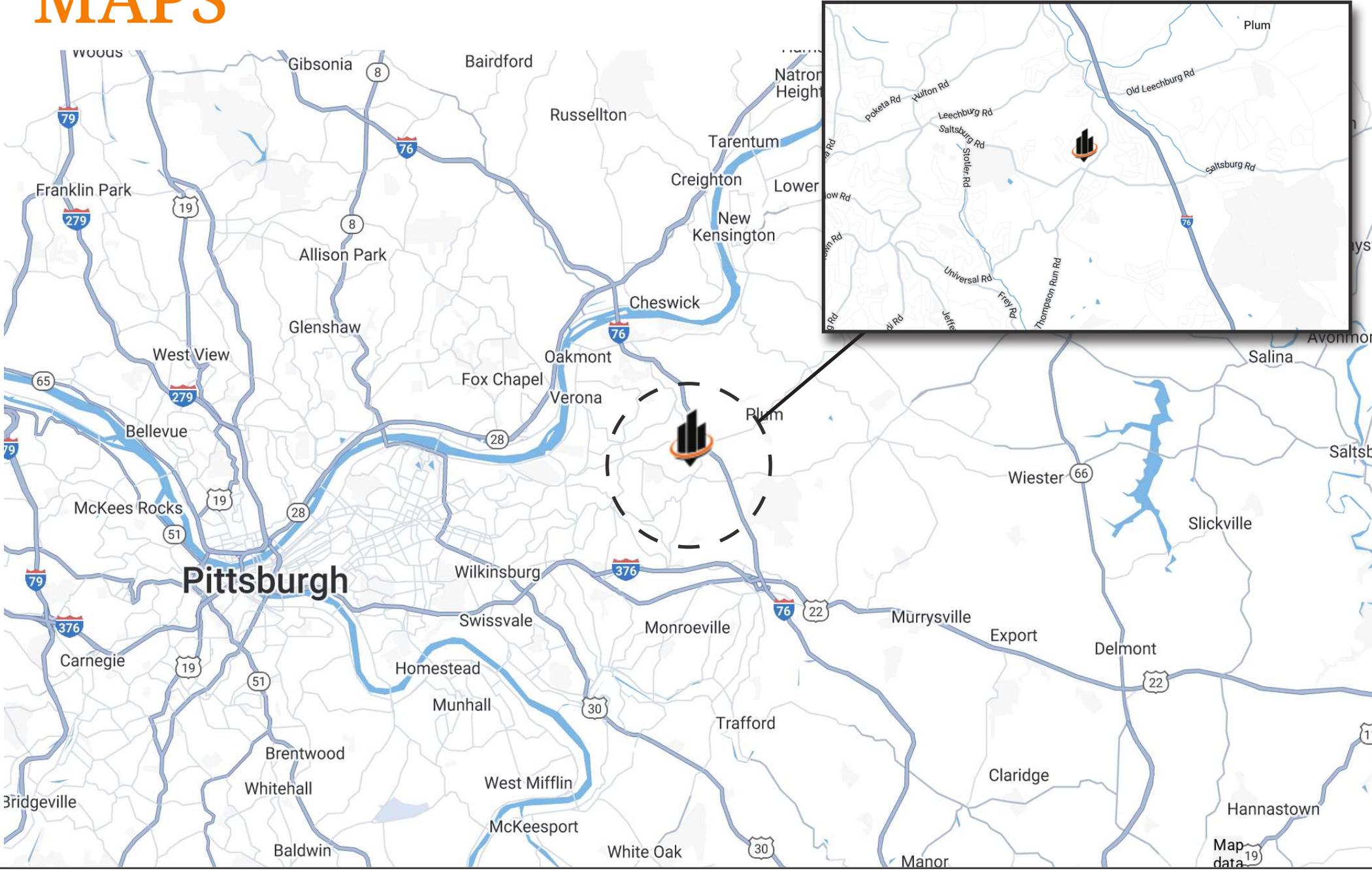




**FORMER
RITE AID**

LOCATION OVERVIEW

LOCATION MAPS

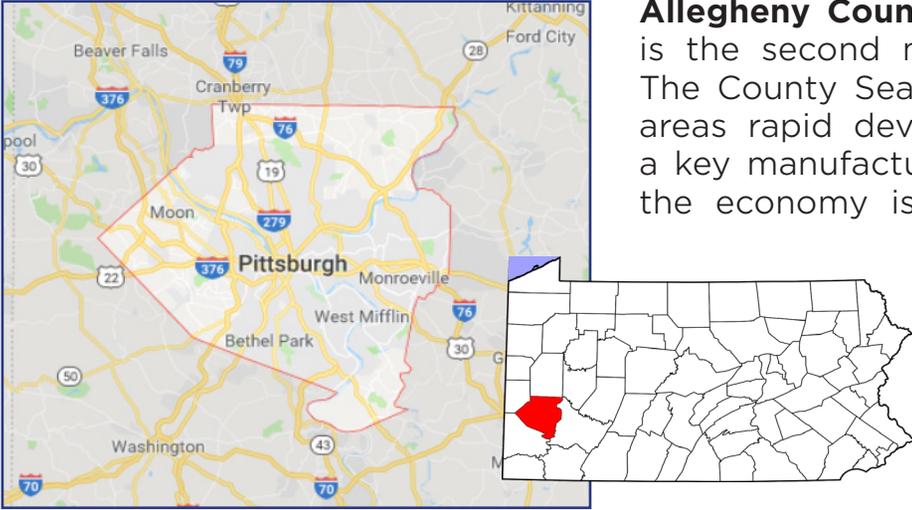


RETAIL MAP



LOCATION OVERVIEW

ALLEGHENY COUNTY



Allegheny County is a county in the southwestern part of Pennsylvania and is the second most populous county in PA following Philadelphia County. The County Seat was named the City of Pittsburgh in 1781. Because of the areas rapid development in the 1800s, the county and Pittsburgh became a key manufacturing area, naming it the “Steel Capital of the World”. Today, the economy is driven by healthcare, education, technology, finance, and manufacturing. Some of the largest employers in the region include the University of Pittsburgh Medical Center (UPMC), Highmark Health, PNC Financial Services, and several major educational institutions like Carnegie Mellon University and the University of Pittsburgh. Its diverse economy, strong educational infrastructure, and affordable cost of living make it an appealing place for both businesses and residents.

TOP 10 EMPLOYERS

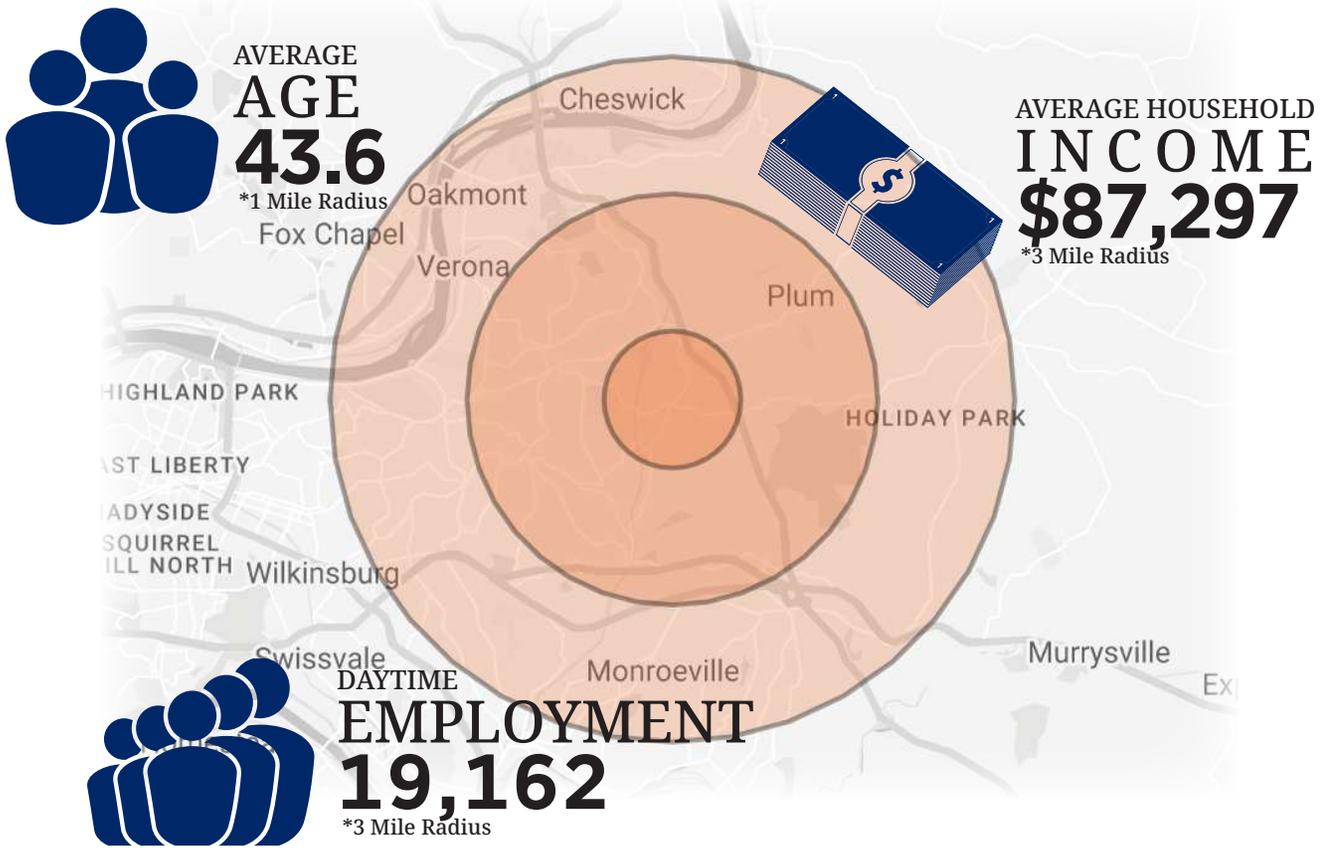
1. UPMC UPMC Presbyterian Shadyside	6.  Allegheny County
2.  University of Pittsburgh	7.  PNC
3.  Federal Government	8. Carnegie Mellon University
4.  Allegheny Health Network Western Penn Allegheny Health	9.  Allegheny Health Network Allegheny Clinic
5.  GIANT EAGLE	10.  BNY MELLON

COLLEGES & UNIVERSITIES

LOCATION DEMOGRAPHICS

Penn Hills is a home rule municipality, formerly a township, in Allegheny County. It is the second-largest municipality in Allegheny County, after the city of Pittsburgh. Penn hills includes 20 different neighborhoods, all of which are served by the Penn Hills School District. Sandy Creek and Plum creek flow through Penn Hills, and it is bordered by the Allegheny River to the northwest. Interstate 376 runs through the southernmost part of Penn Hills which is home to the PA Route 791 exit and the heavily-traveled Frankstown Road where Numerous restaurants, fast food locations, stores, gas stations, and hotels can be found on Rodi, as many truckers and travelers using I-376 use the Penn Hills exit to refuel or stay overnight.



POPULATION	1 MILE	3 MILES	5 MILES	HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
2024 Total Population	5,697	44,570	128,118	Total Households	2,625	19,764	58,017
2029 Projected Population	5,549	43,483	125,177	# of Persons Per HH	2.1	2.2	2.2
Median Age	44.2	45.4	46	Average HH Income	\$73,921	\$87,297	\$88,550
Median Home Value	\$148,475	\$151,060	\$161,380	Median HH Income	\$57,452	\$71,168	\$69,105



**FOR INQUIRIES,
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