SALE OFFERING MEMORANDUM

20,000 SF Owner-User, Investment or Redevelopment Opportunity with Parking | Southside

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Pittsburgh, PA 15203

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The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

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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.

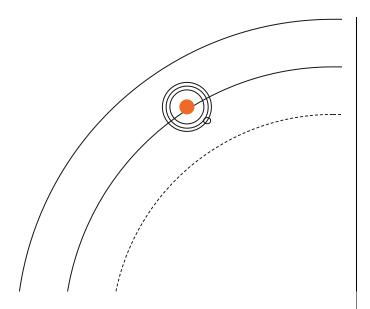
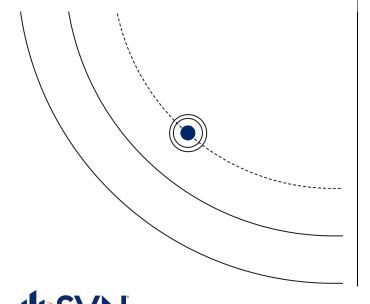


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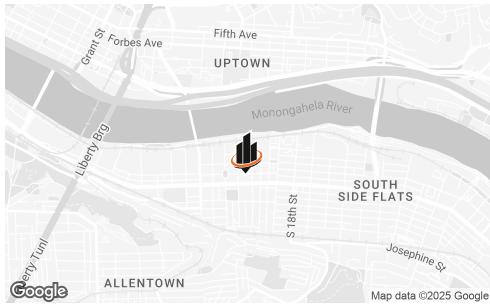
THREE RIVERS COMMERCIAL ADVISORS

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EXECUTIVE SUMMARY





OFFERING SUMMARY

SALE PRICE:	\$1,495,000
LEASE RATE:	\$14.00 SF/yr (NNN)
BUILDING SIZE:	20,100 SF
AVAILABLE SF:	7,500 SF
LOT SIZE:	8,160 SF
PRICE / SF:	\$74.38
ZONING:	LNC Local Neighborhood Commercial
MARKET:	Pittsburgh

PROPERTY OVERVIEW

SVN | Three Rivers Commercial Advisors is pleased to present this redevelopment opportunity located in Pittsburgh's South Side neighborhood. The building is a total of 20,100 SF with a 16 car parking lot in the rear. The front portion of the first floor was previously occupied by a retail tenant and has a commercial kitchen. The building also has the electric updated, but besides that it is a blank slate for someone to come in and finish. Large commercial garage door in the rear.

The building is rich in history and dates back to the early 1900's when it was used as Jones Motor Company. Then in 1938, it became Schwartz Market. There it remained a bustling grocer / market for many decades until Schwartz Market closed in 2011. Since then the current ownership has been in progress of achieving the Living Building Challenge certificate, which would make it a certified green and sustainable building.

PROPERTY HIGHLIGHTS

- Rare 16 car parking lot for E Carson Street building
- Functional freight elevator in the rear
- Drive in door
- 40 Feet frontage on E Carson
- High traffic area with 12,237 ADT along East Carson Street
- 1st floor (7.500 sf) available for lease

ADDITIONAL PHOTOS











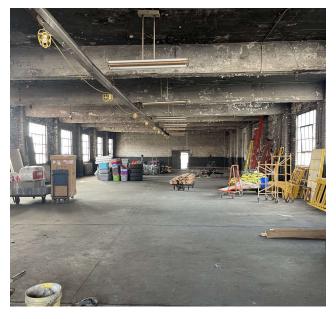


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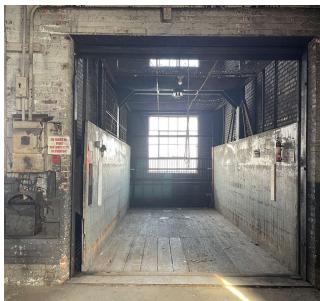




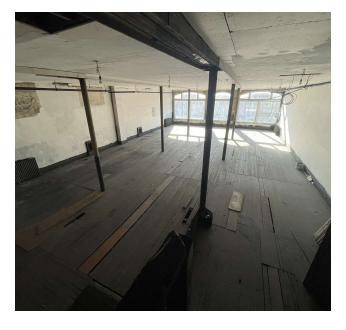






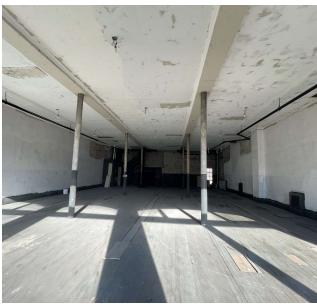


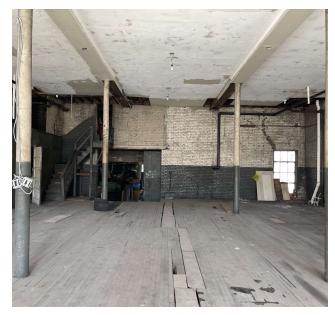
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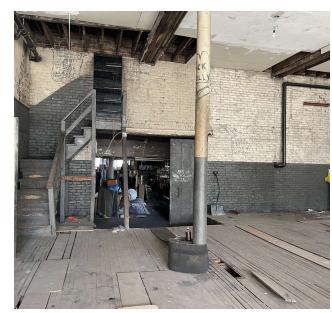






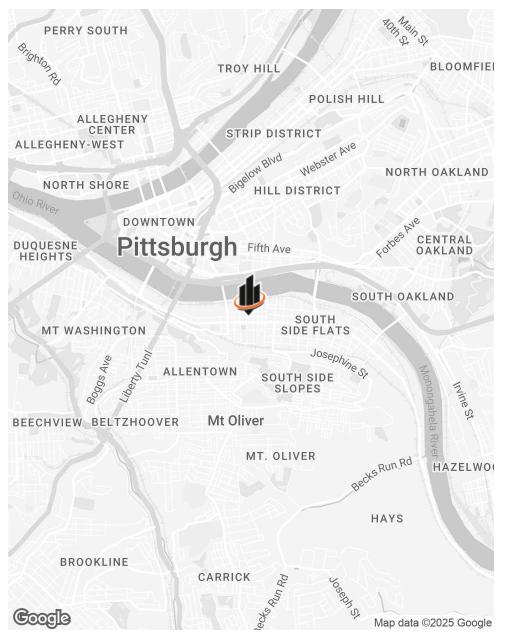


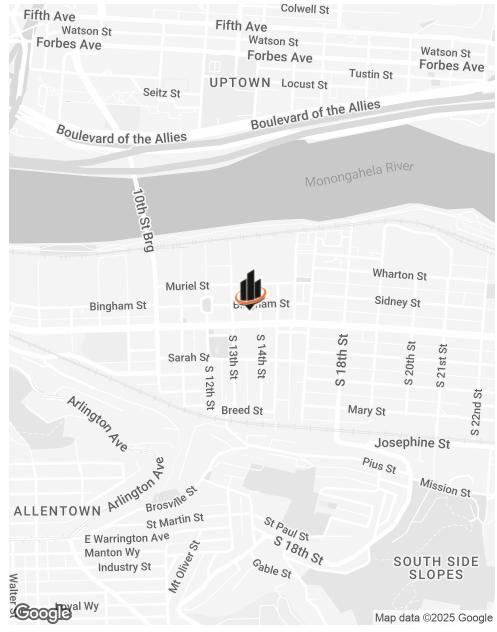






LOCATION MAPS





RETAILER MAP



PARCEL MAP



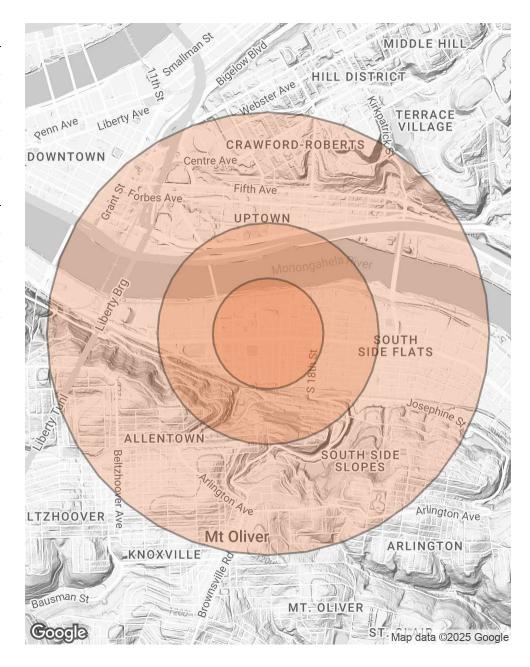
DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	2,034	6,860	23,738
AVERAGE AGE	27.7	29.2	29.8
AVERAGE AGE (MALE)	29.2	29.7	29.0
AVERAGE AGE (FEMALE)	25.8	30.6	31.7

HOUSEHOLDS & INCOME 0.25 MILES 0.5 MILES 1 MILE

TOTAL HOUSEHOLDS	1,240	3,278	11,021
# OF PERSONS PER HH	1.6	2.1	2.2
AVERAGE HH INCOME	\$61,015	\$59,749	\$51,356
AVERAGE HOUSE VALUE	\$222,645	\$217,373	\$156,167

2020 American Community Survey (ACS)



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.

SOUTHSIDE

Southside is an area in Pittsburgh located along the Monongahela River across from Downtown. It is divided into two neighborhoods, Southside Flats and South Side Slopes. The business district in Southside stretches along East Carson Street, which is home to many small shops, restaurants and bars. In the past Southside was dominated by heavy industry, most recently Southside has become home to a larger student population that developed into a nightlife destination for young people in Pittsburgh. It is home to many restaurants, bars, shops, a variety of service businesses and reconverted office buildings that help support the economy of Southside.

