



SINGH COMMERCIAL
GROUP
In association with KW Commercial

CALL FOR OFFERS

Rodeway Inn Washington PA

98 Rooms | 5.3 Acres

OFFERING MEMORANDUM | 282 NORTH AVENUE | WASHINGTON, PA

Exclusively Listed by

Rav Singh, CCIM - National Hospitality Division Leader | (210) 849-2175 | rav@singhcommercialgroup.com | 0560351, Texas

Jim Barbour - PA Broker of Record KW Erie | jim@jimbarbour.com | License#: AB068949

KW Commercial City View

15510 Vance Jackson Suite 101

San Antonio, TX 78249

Each Office is Independently Owned and Operated

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www.kwcommercial.com

EXECUTIVE SUMMARY

Rodeway Inn Washington



OFFERING SUMMARY

PRICE:	Call for Offers
NUMBER OF ROOMS:	97
T-12 REVENUE:	\$576,516
AUG 25 OCC:	41%
LOT SIZE:	5.33 Acres
BUILDING SF:	47,592 SF
MARKET:	Pittsburgh
YEAR BUILT:	1985
RENOVATED:	2019
HOTEL OWNER:	Choice Hotels International, Inc

PROPERTY DESCRIPTION

Singh Commercial Group at KW Commercial is pleased to present the exclusive opportunity to acquire the Rodeway Inn Washington, PA, a 97-room hotel strategically located at 282 North Avenue in Washington, Pennsylvania. Originally built in 1985 and renovated multiple times, the property offers investors a well-maintained, value-add hospitality asset in one of Western Pennsylvania's most accessible submarkets.

Ideally positioned just off Interstate 79 and minutes from Interstate 70, the hotel provides seamless regional connectivity throughout the Pittsburgh MSA. Its central location captures steady year-round demand from nearby demand generators including Hollywood Casino at The Meadows, Washington & Jefferson College, Washington Hospital, Southpointe Business Park, and Tanger Outlets Pittsburgh.

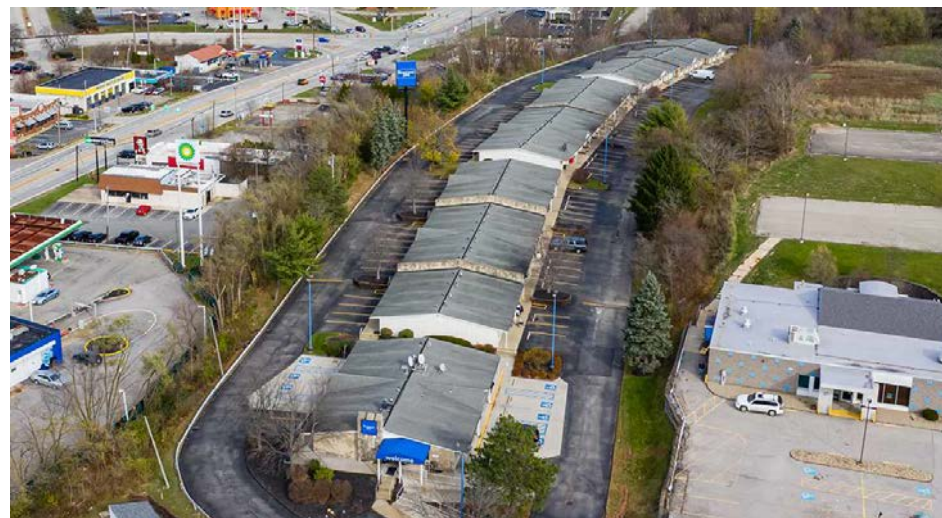
The area's diverse economic base—anchored by energy, healthcare, manufacturing, and education—provides a consistent foundation of corporate, group, and leisure travel. The property also benefits from proximity to Downtown Pittsburgh (29 miles) and Pittsburgh

The Rodeway Inn Washington, PA is being offered on a Call for Offer basis; no asking price has been established.



PROPERTY AND AREA HIGHLIGHTS

Rodeway Inn Washington



Highlights

- Premier Interstate Location – Immediate access to I-70 and I-79, the main arteries serving the Pittsburgh region
- Positive Revenue Momentum – YTD 2024 rooms revenue of approximately \$530,000 represents a 19%+ increase over 2023, signaling improving performance and a solid growth trajectory
- Value-Add Revenue Growth Opportunity – Absentee-owned, underperforming hotel currently operating at a \$25 RevPAR versus competitors at \$30, with a 68% RevPAR Index. Strategic management, targeted renovations, and improved marketing present a clear path to increase revenues and capture greater market share
- Strategic Regional Market – Within the 2.4 million-person Pittsburgh MSA, only 29 miles southwest of Downtown Pittsburgh
- Robust Demand Drivers – Near Hollywood Casino at The Meadows, Tanger Outlets, Washington & Jefferson College, Washington Hospital, Southpointe Business Park, and Pennsylvania Trolley Museum
- Retail and Redevelopment Growth – Half a mile from the \$40 million Franklin Crossroads Park Redevelopment and adjacent to Old Mill Shopping Center
- Strong Local Economy – Anchored by energy, healthcare, and higher education, ensuring stable lodging demand
- High Visibility & Accessibility – Located along major traffic corridors with surrounding national retailers

Room Types

- Non-smoking handicap King Rooms: 4
- Non-smoking handicap Two Queen: 1
- Non-smoking King Rooms: 12
- Smoking King Rooms: 21
- Non-smoking Two Queen Rooms: 47
- Smoking Two Queen Rooms: 12
- TOTAL ROOMS: 97

Quick Numbers

Demographics	1 Mile	3 Miles	5 Miles
Total Population	7,160	34,249	50,385
Total Units	3,380	16,571	24,118
Median Income	\$59,839	\$66,551	\$73,137



Property Photos

Rodeway Inn Washington



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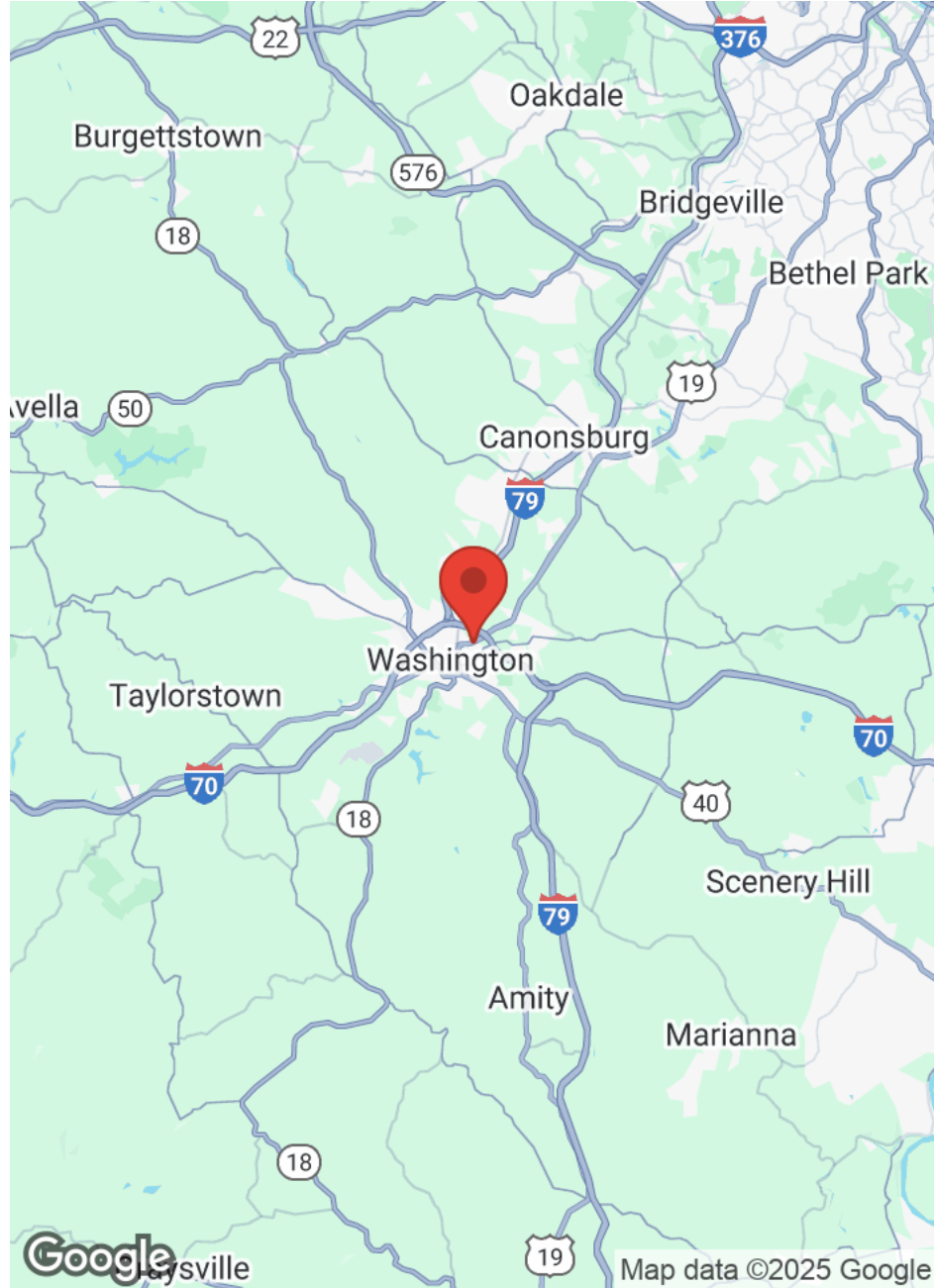


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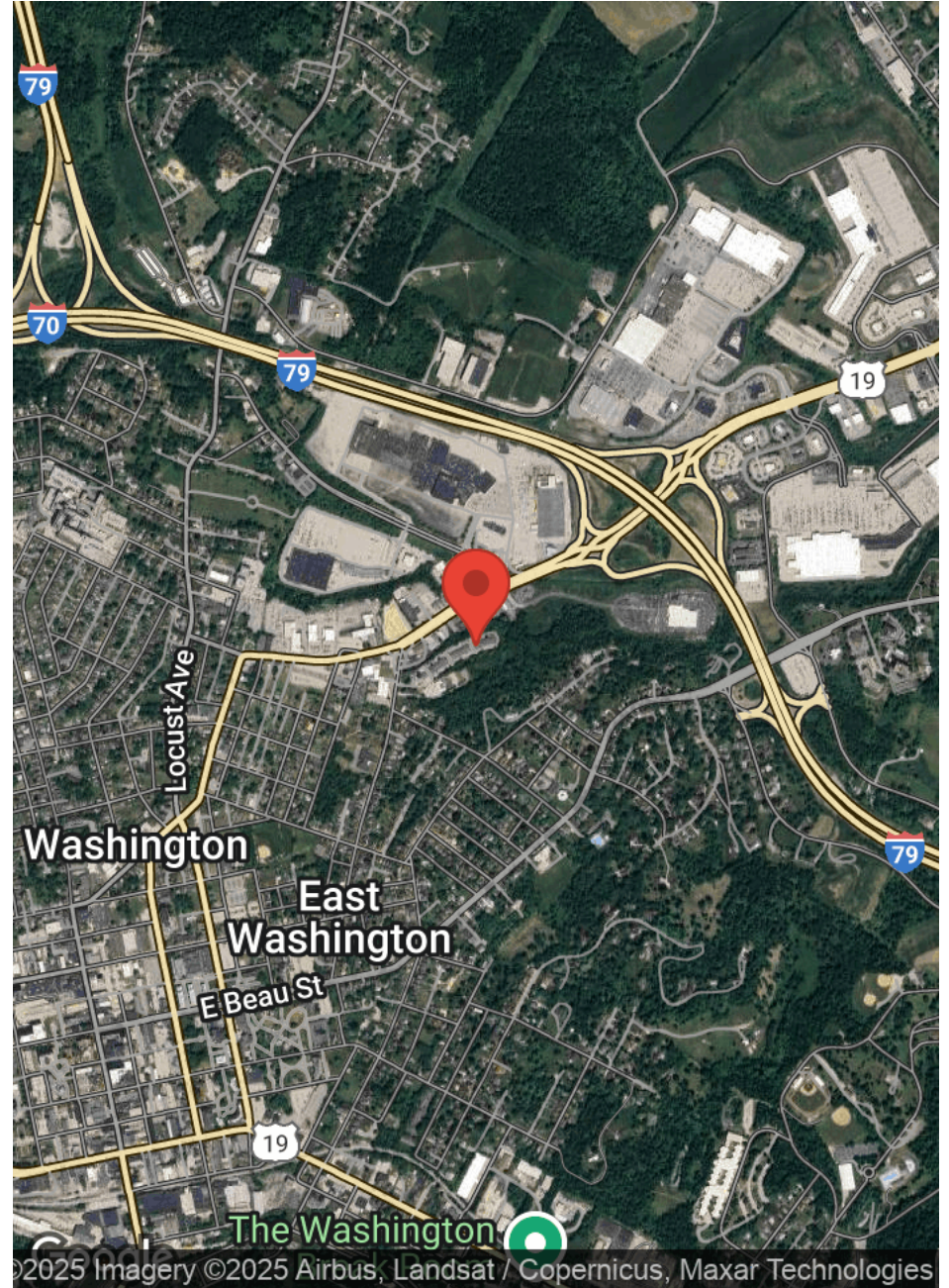
Location Maps

Rodeway Inn Washington



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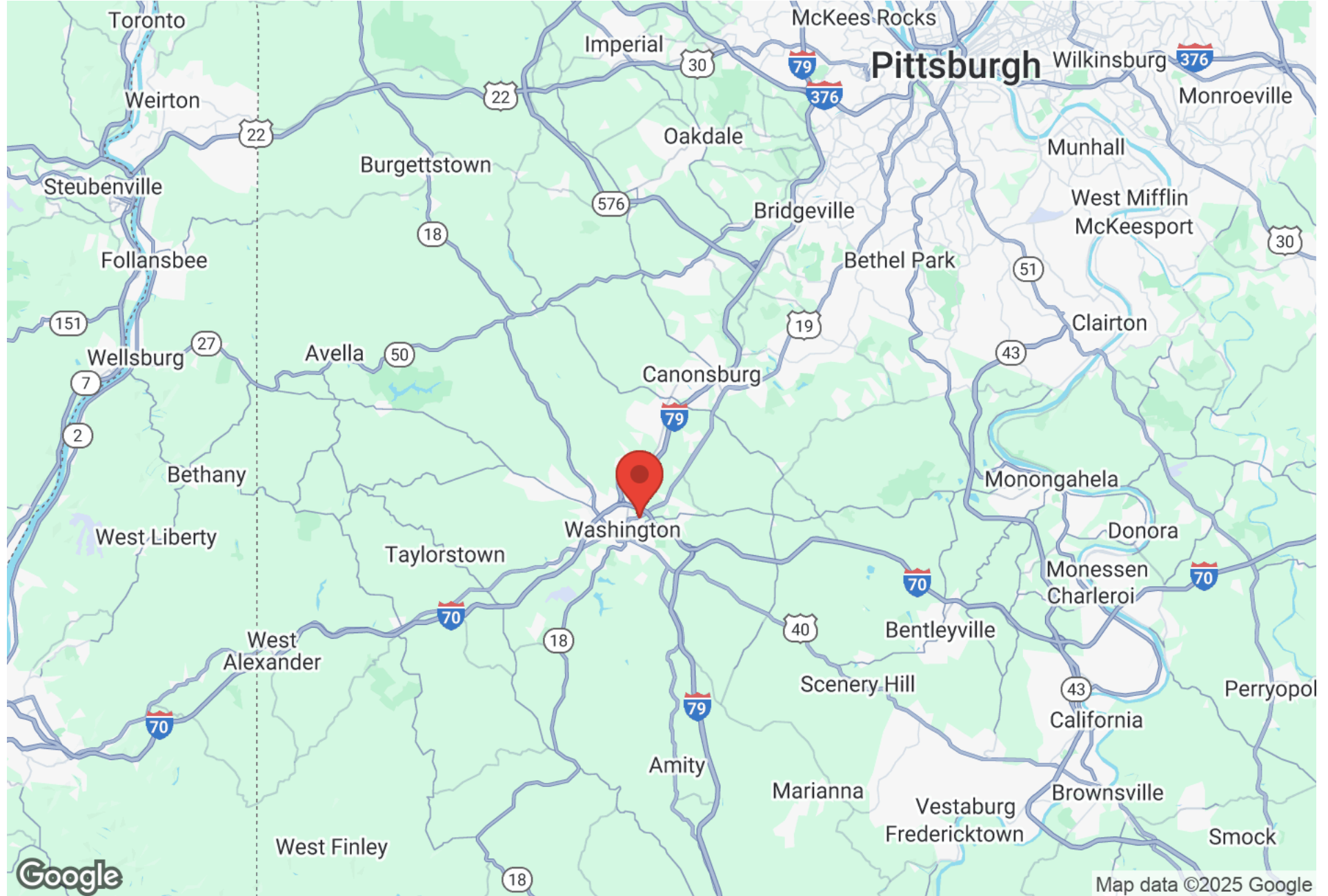
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Orlando Regional Map

Holiday Inn & Express - South Park near Epic Universe



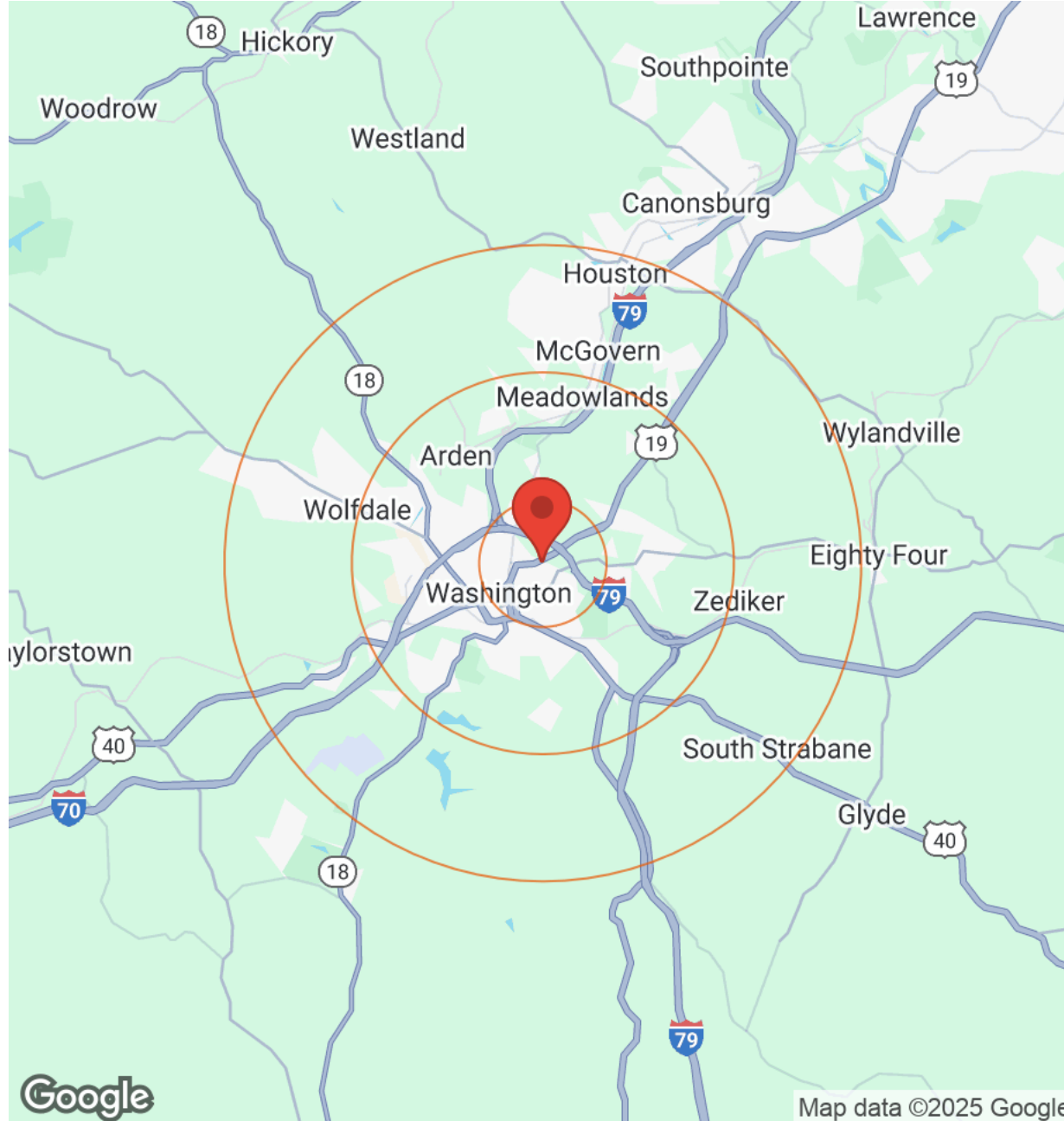
Business Map

Rodeway Inn Washington



Demographics

Rodeway Inn Washington



Population	1 Mile	3 Miles	5 Miles
Male	4,099	17,616	25,553
Female	3,061	16,633	24,832
Total Population	7,160	34,249	50,385

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	976	5,344	7,955
Ages 15-24	1,406	4,119	5,605
Ages 25-54	2,702	12,526	18,313
Ages 55-64	895	4,674	6,981
Ages 65+	1,181	7,588	11,530

Race	1 Mile	3 Miles	5 Miles
White	5,742	29,482	44,394
Black	853	2,480	2,877
Am In/AK Nat	2	27	35
Hawaiian	2	14	15
Hispanic	235	853	1,149
Asian	129	514	705
Multi-Racial	190	849	1,159
Other	5	31	50

Income	1 Mile	3 Miles	5 Miles
Median	\$59,839	\$66,551	\$73,137
< \$15,000	311	1,482	1,911
\$15,000-\$24,999	424	1,354	1,696
\$25,000-\$34,999	244	1,190	1,565
\$35,000-\$49,999	294	1,605	2,312
\$50,000-\$74,999	605	2,730	3,684
\$75,000-\$99,999	366	1,931	2,999
\$100,000-\$149,999	359	2,225	3,761
\$150,000-\$199,999	229	1,048	1,666
> \$200,000	104	1,301	2,210

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,380	16,571	24,118
Occupied	2,935	14,866	21,804
Owner Occupied	1,226	8,892	14,432
Renter Occupied	1,709	5,974	7,372
Vacant	445	1,705	2,314

Agent Bio

Holiday Inn & Express - South Park near Epic Universe



RAV SINGH, CCIM

National Hospitality Division Leader

rav@singhcommercialgroup.com

Direct: (210) 849-2175 | **Cell:** (210) 849-2175

0560351, Texas

PROFESSIONAL BACKGROUND

Specialty

Mr. Singh is a hotel and investment specialist focused on midscale and select service hotels in the chain scale. He serves as the National Hospitality Division Leader for KW Commercial Worldwide.

Experience

After owning and operating a graphic design and advertising studio for 13 yrs, Singh turned his focus to commercial real estate in 2006. He holds the prestigious CCIM (Certified Commercial Investment Member) designation from the CCIM Institute and represents buyers and sellers in the hospitality, retail and investment properties throughout the greater metro markets of Texas and beyond. Analyzing property strengths and market conditions and connecting buyers and sellers to ultimately achieve their goals is a relentless pursuit of Mr. Singh. He has received CoStar Group's Power Broker award and Crexi's Platinum award as the top sales broker in the market. He serves as KW Commercial's National Hospitality Division Leader and resides in San Antonio, Texas.

Areas

Having started his commercial real estate career in Texas, Singh works on assignments in Southwest states and occasionally lists hotels in the Midwest states but because of his involvement with KW Commercial, he has partnered with other brokers throughout the US.

EDUCATION

CCIM - Certified Commercial Investment Member

TACS - Texas Accredited Commercial Specialist

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Disclaimer

Rodeway Inn Washington



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Available for sale now!

Washington, PA

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