

**OFFERING MEMORANDUM**

**For Rent / Ground Lease**  
**2,684 SF Former Bank on 1.3 AC**  
**2630 ROCHESTER ROAD**

Cranberry Township, PA 16066

**PRESENTED BY:**

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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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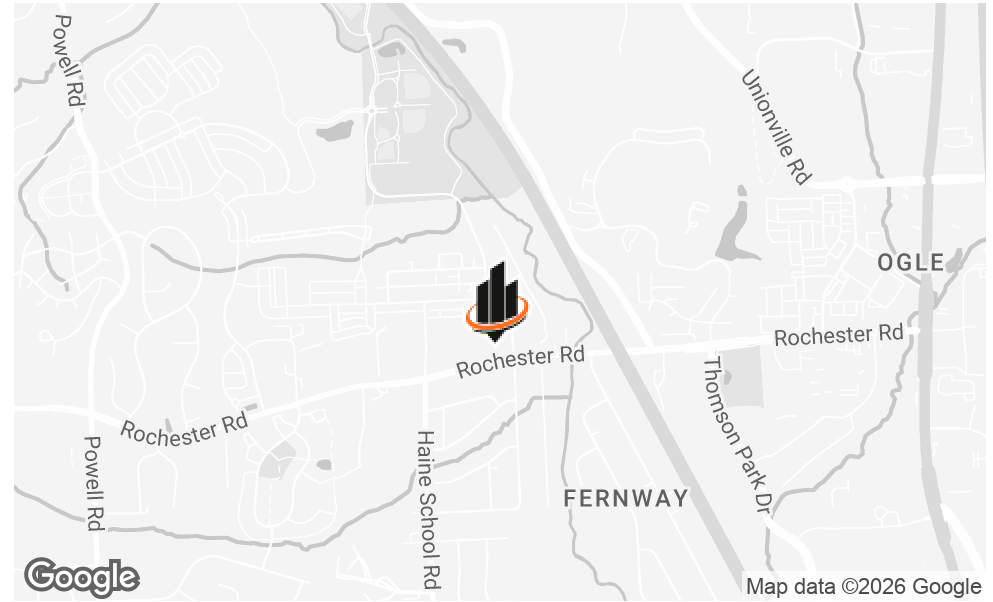
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**SECTION 1**  
Property  
Information



# EXECUTIVE SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	Negotiable
<b>BUILDING SIZE:</b>	2,684 SF
<b>AVAILABLE SF:</b>	2,684 SF
<b>LAND SIZE:</b>	1.32 Acres
<b>YEAR BUILT:</b>	2011
<b>SUBMARKET:</b>	Butler County

## PROPERTY OVERVIEW

SVN is pleased to present the offering of 2630 Rochester Rd, a highly visible, freestanding retail/commercial property located in the heart of Cranberry Township, Pennsylvania 16066. This 2,684 ± SF building sits on approximately 1.3 acres at a signalized hard corner, providing excellent exposure to local traffic and strong accessibility for retail, office, restaurant or adaptive reuse opportunities.

## PROPERTY HIGHLIGHTS

- 2,684 +/- SF Commercial Building on 1.32 +/- Acres at Heavily Traveled Signalized Intersection - Solidly Constructed and Well Maintained
- Zoned Community Character District (CCD) - Allowable Uses Include Pharmacy, Professional, Business or Municipal Office, Restaurant and a Variety of Retail Establishments
- Excellent Location Within minutes of I-76 & Route 19
- Nearby Businesses Include Planet Fitness, Best Buy, Costco, Barnes & Noble and a Multitude of Medical & Veterinary Facilities
- Flexible Space with High Ceilings, Open Floor Plan, Multiple Offices, Employee Break Room, Large Vault and Three Lane Drive-Thru
- Significant Paved Parking, Dual Entrances
- 5 private offices, 4 teller stations, 14 parking spaces, 3 drive thru lanes

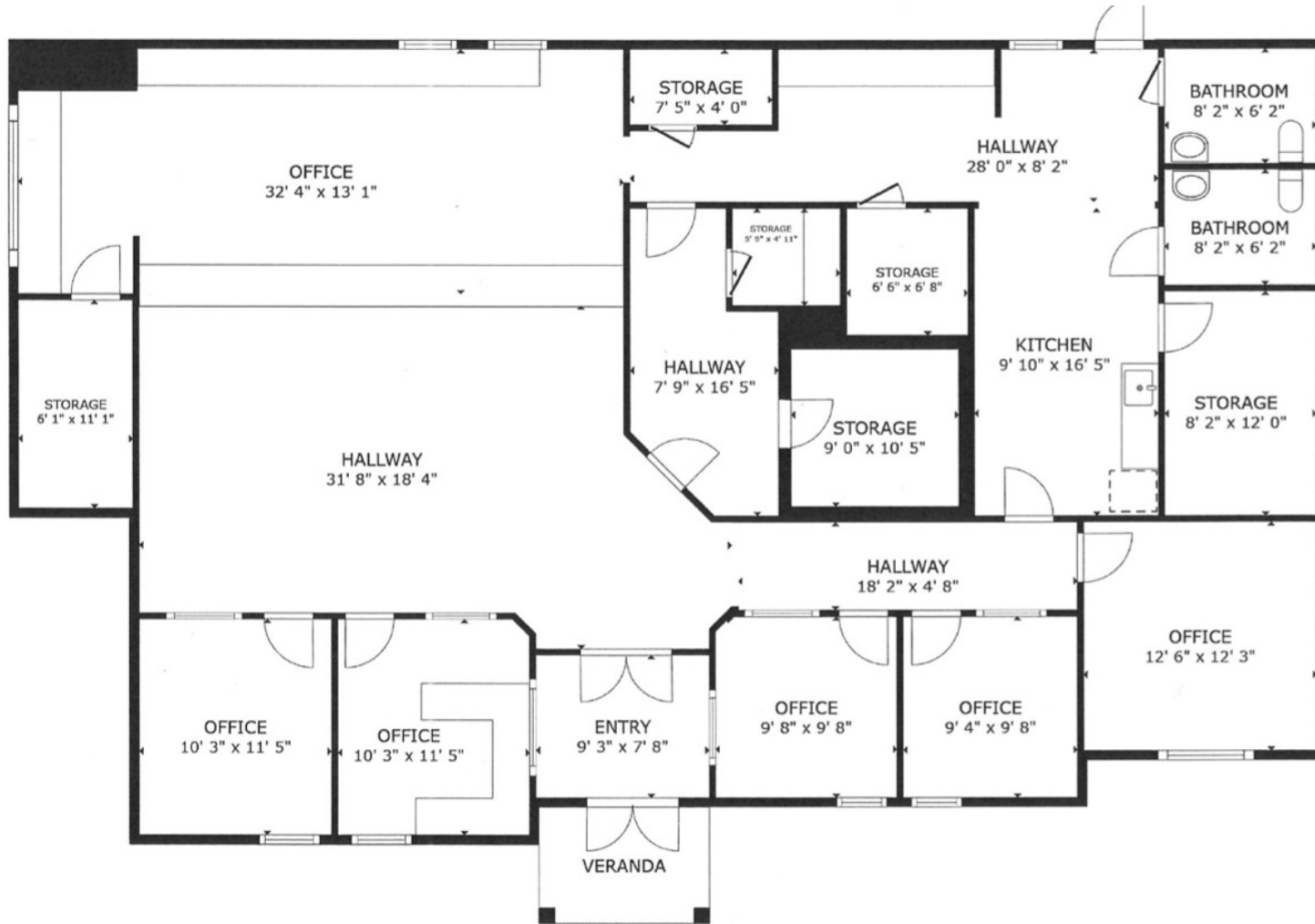
**EXTERIOR PHOTOS**



# INTERIOR PHOTOS



# FLOOR PLAN

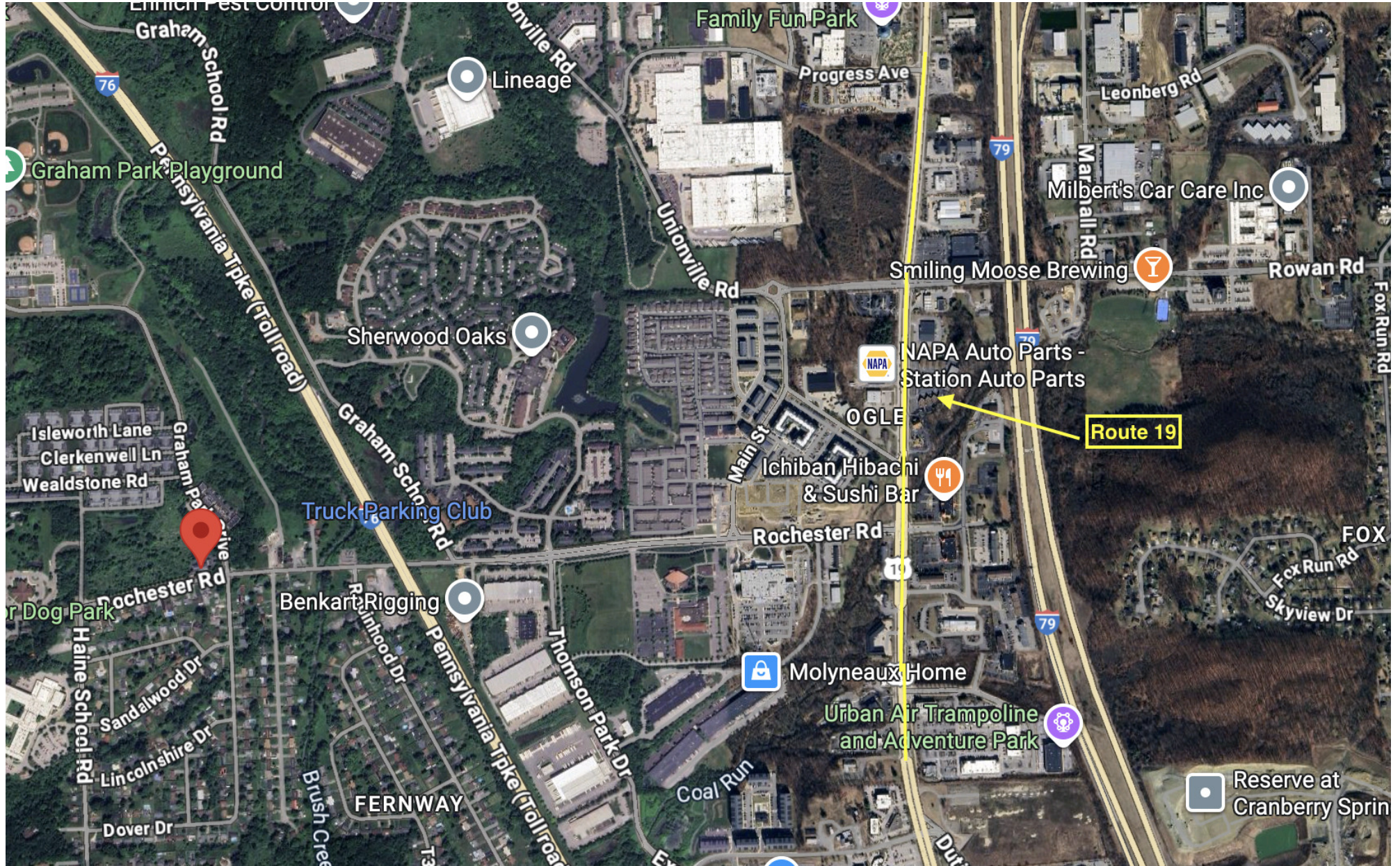


FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 2,684 sq.ft.  
EXCLUDED AREAS : VERANDA 57 sq.ft.  
TOTAL : 2,684 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## ADDITIONAL PHOTOS



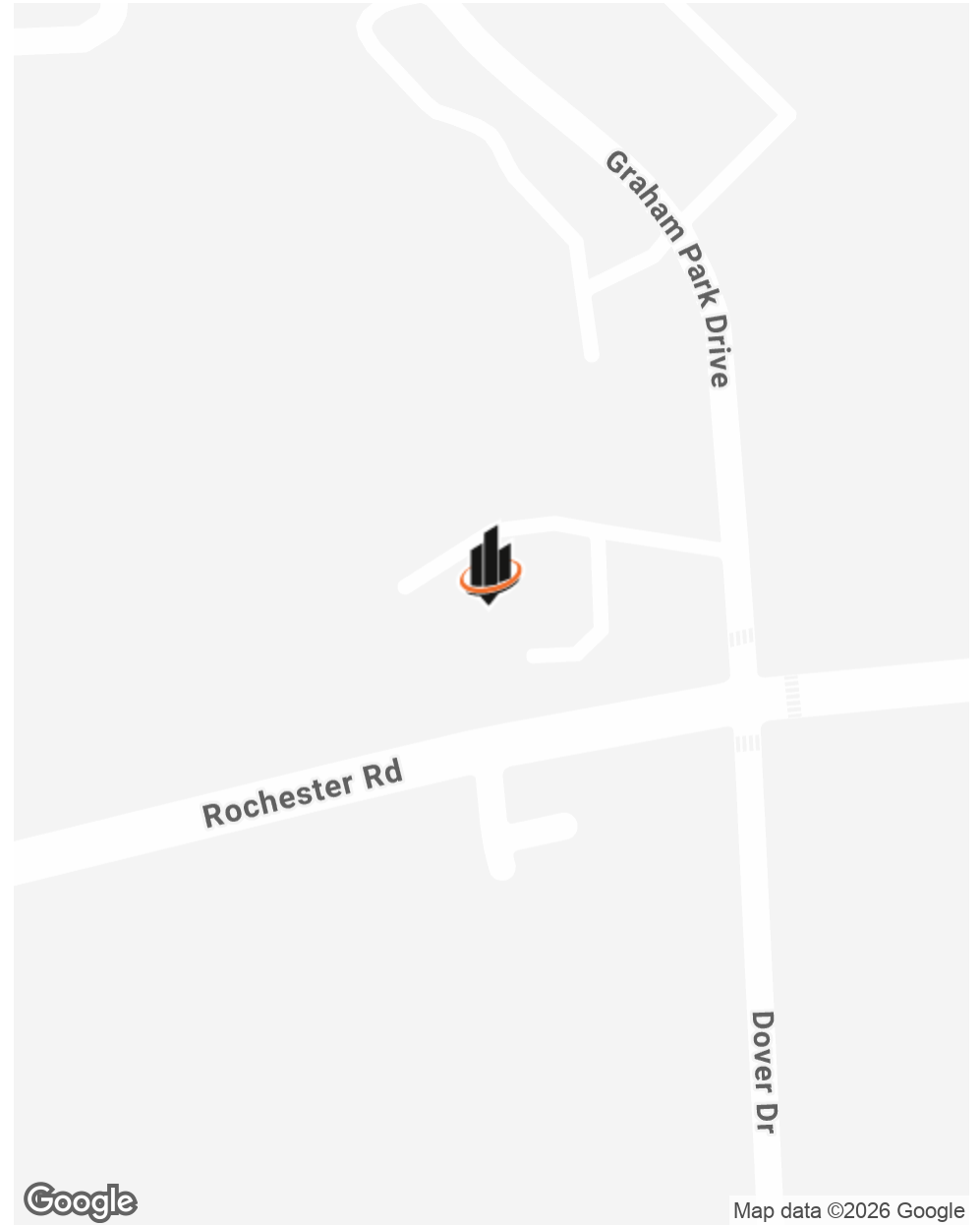
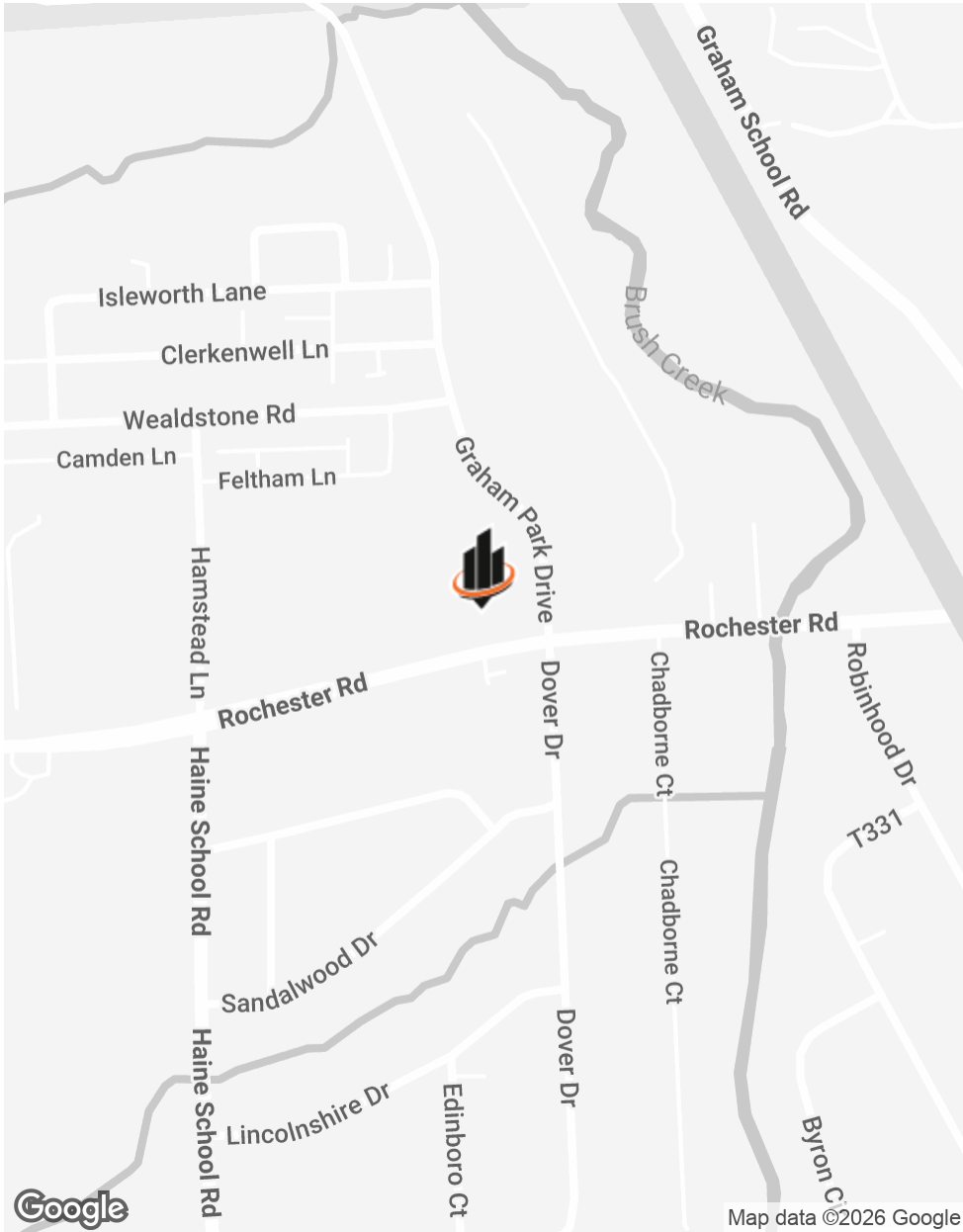
FOR LEASE or  
GROUND LEASE  
2,684 SF Available 11.3 Acres  
412-535-8050  
www.svn2treasurers.com



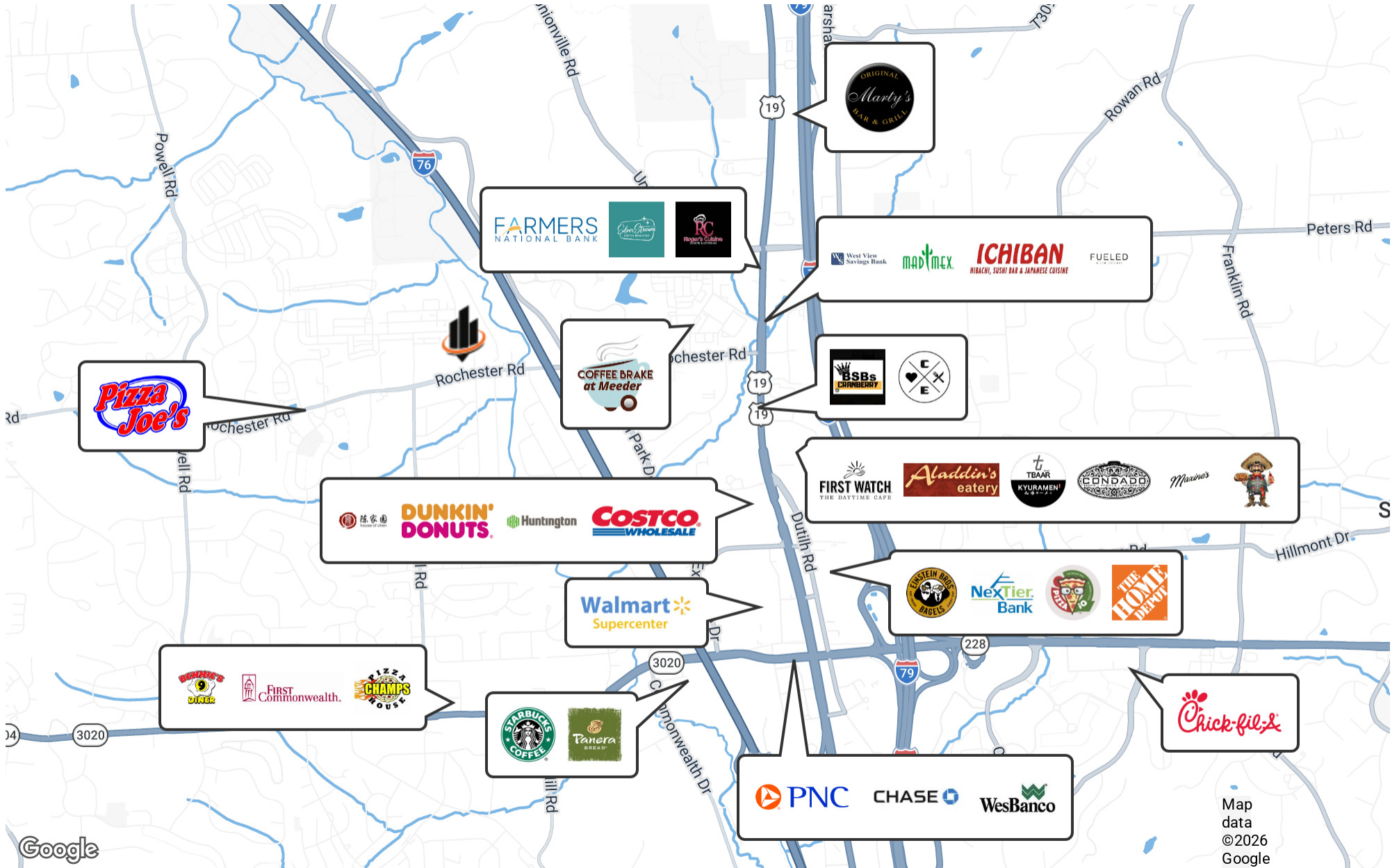
**SECTION 2**  
Location  
Information



# LOCATION MAPS

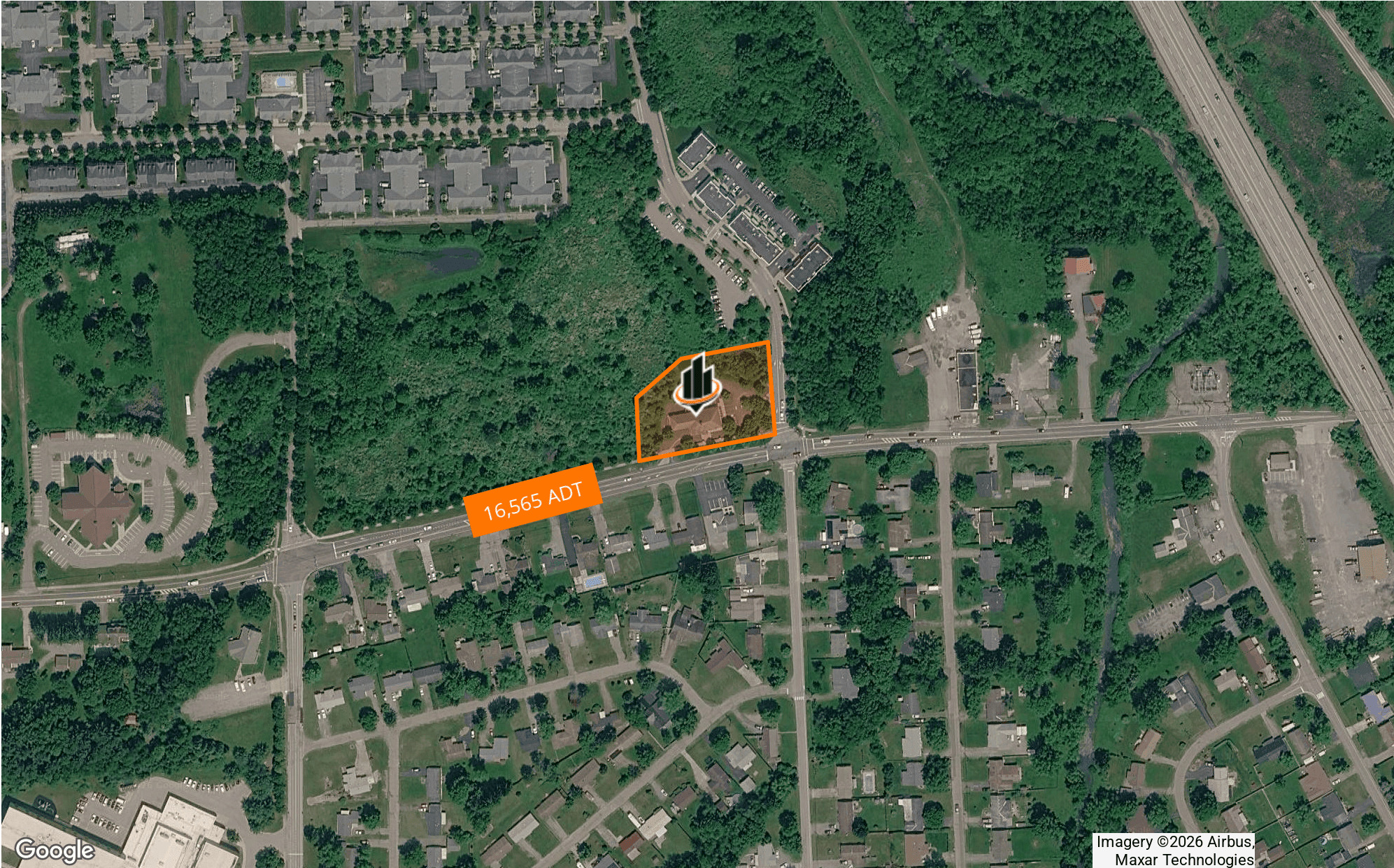


# RETAILER MAP



Map data ©2026 Google

PARCEL MAP



# DEMOGRAPHICS MAP & REPORT

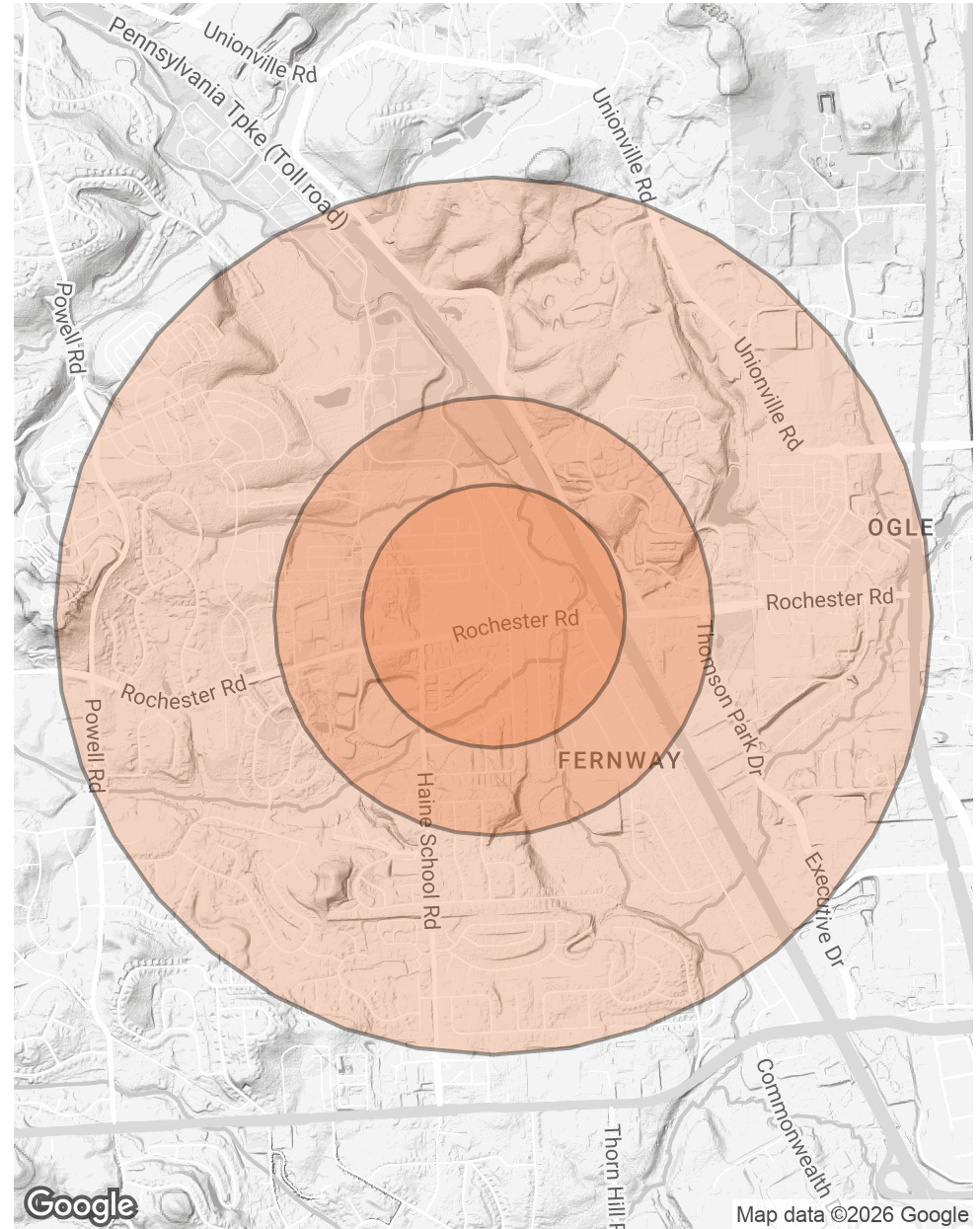
## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
<b>TOTAL POPULATION</b>	338	2,708	8,695
<b>AVERAGE AGE</b>	43	42	41
<b>AVERAGE AGE (MALE)</b>	41	40	39
<b>AVERAGE AGE (FEMALE)</b>	44	44	43

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
<b>TOTAL HOUSEHOLDS</b>	140	1,139	3,586
<b># OF PERSONS PER HH</b>	2.4	2.4	2.4
<b>AVERAGE HH INCOME</b>	\$119,749	\$121,723	\$130,749
<b>AVERAGE HOUSE VALUE</b>	\$314,178	\$390,334	\$373,976

Demographics data derived from AlphaMap



## LOCATION DESCRIPTION



### CRANBERRY TOWNSHIP

Cranberry Township is a township in Butler County, PA. It is the fastest growing area in the Pittsburgh Metropolitan area and its population is forecasted to exceed 50,000 by 2030. The township was founded in 1804 and its name derived from the wild cranberries which could be found on the banks of Brush Creek. Location is a huge reason for the township's growth, it serves as the intersection of the PA Turnpike, I-79, Route 19, and Route 288, which makes the community easily accessible from virtually all directions. Cranberry Township is the location of the only Tesla supercharger station for the Pittsburgh metro area. It is one of the fastest growing areas in the United States in both population and business, home to one of the busiest business centers, the Cranberry Mall, and Thorn Hill Industrial Park, where many businesses are headquartered.



### BUTLER COUNTY

Butler County is located in southwest Pennsylvania, north of the city of Pittsburgh. The County is bordered by 8 different Counties; Allegheny, Beaver, Lawrence, Mercer, Venango, Clarion, Armstrong, and Westmoreland. The predominant feature of the County is the Allegheny River, which touches Butler County at its northeast and southeast corners, it is both a recreational and industrial waterway. Butler County is home to two Pennsylvania state parks; Moraine State Park, born from continental glaciers and massive mineral extractions, that is now home to beautiful rolling hills, lush forests and sparkling waters. The second state park is Jennings Environmental Education Center which is the home of the only protected relict prairie in Pennsylvania. There are also two colleges/universities in Butler County, Slippery Rock University of Pennsylvania, and Butler County Community College. Butler County is comprised of the incorporated City of Butler, 23 boroughs and 33 Townships.



**PRESENTED BY:**

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