

CHAMPION PLAZA

\$3,000,000

4112-4120 Brownsville Road,
South Park, PA 15129



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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.



INVESTMENT HIGHLIGHTS

NAI Burns Scalo is pleased to present for sale Champion Plaza, a 15,018 SF neighborhood retail center located along busy Brownsville Road in South Park, PA. Situated on a highly visible hard corner adjacent to the South Hills light rail trolley terminal, the property benefits from excellent traffic exposure and accessibility. Redeveloped in 2008, Champion Plaza features eight retail suites, a diverse tenant mix, and strong surrounding demographics, making it an attractive investment opportunity in the South Hills market.

Investment Summary

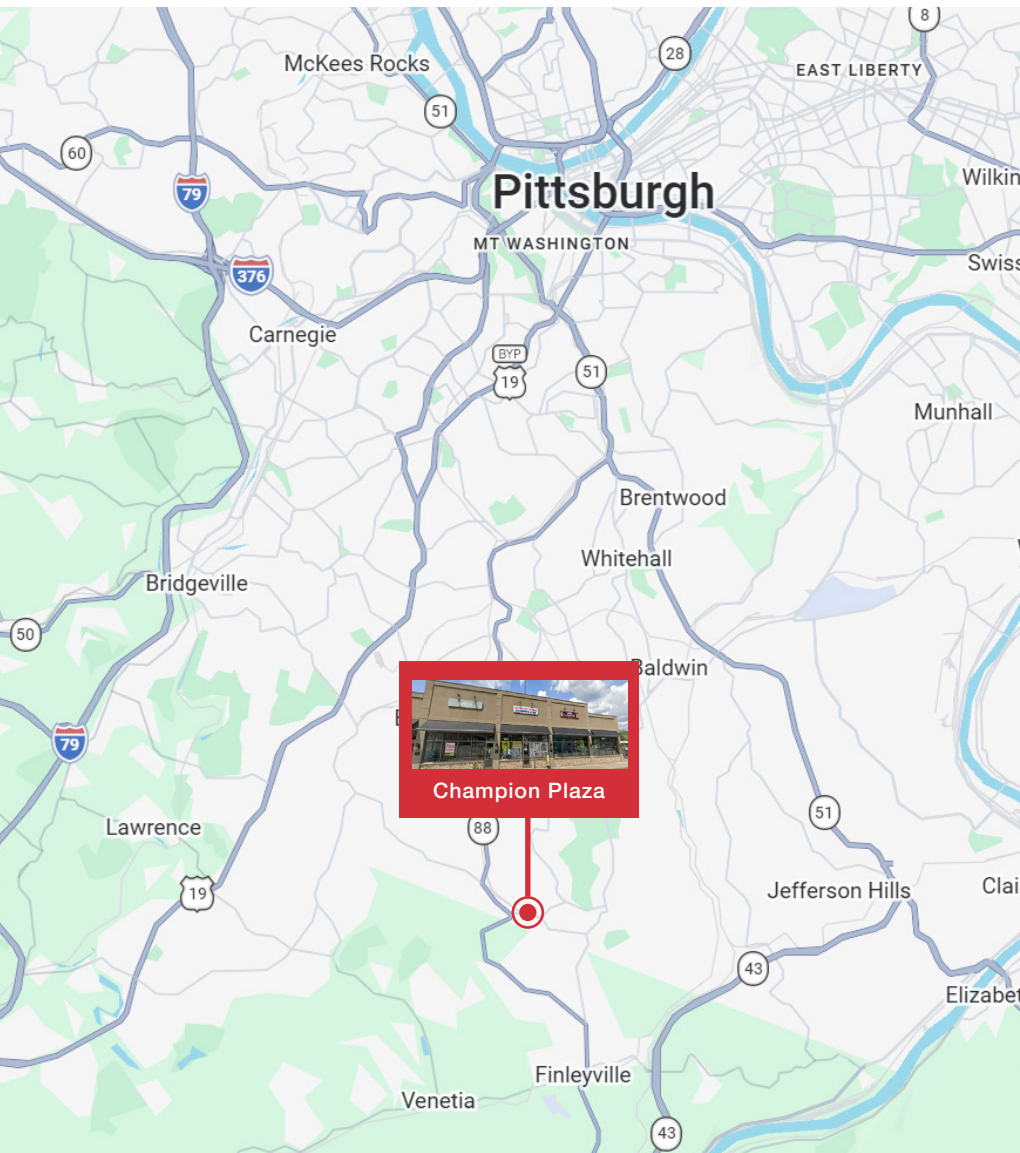
Sale Price	\$3,000,000
Price / SF	\$199.76
Cap Rate	7.80%
NOI	\$234,038

Property Summary

Address	4112-4120 Brownsville Road, South Park, PA 15129
Building Size	15,018 SF
Lot Size	1.23 AC
Floors	1
Year Built	1985

- Attractive investment opportunity with diversified income from multiple retail tenants
- Beneficial demographics featuring strong household incomes and homeownership rates throughout the South Hills
- Additional 16,500 SF available in the lower level
- Ample on-site parking supporting retail, restaurant, and service-oriented uses
- Opportunity to increase NOI through lease-up of the 16,500 SF lower-level vacancy
- High-visibility location with convenient access to major South Hills roadways

LOCATION MAPS

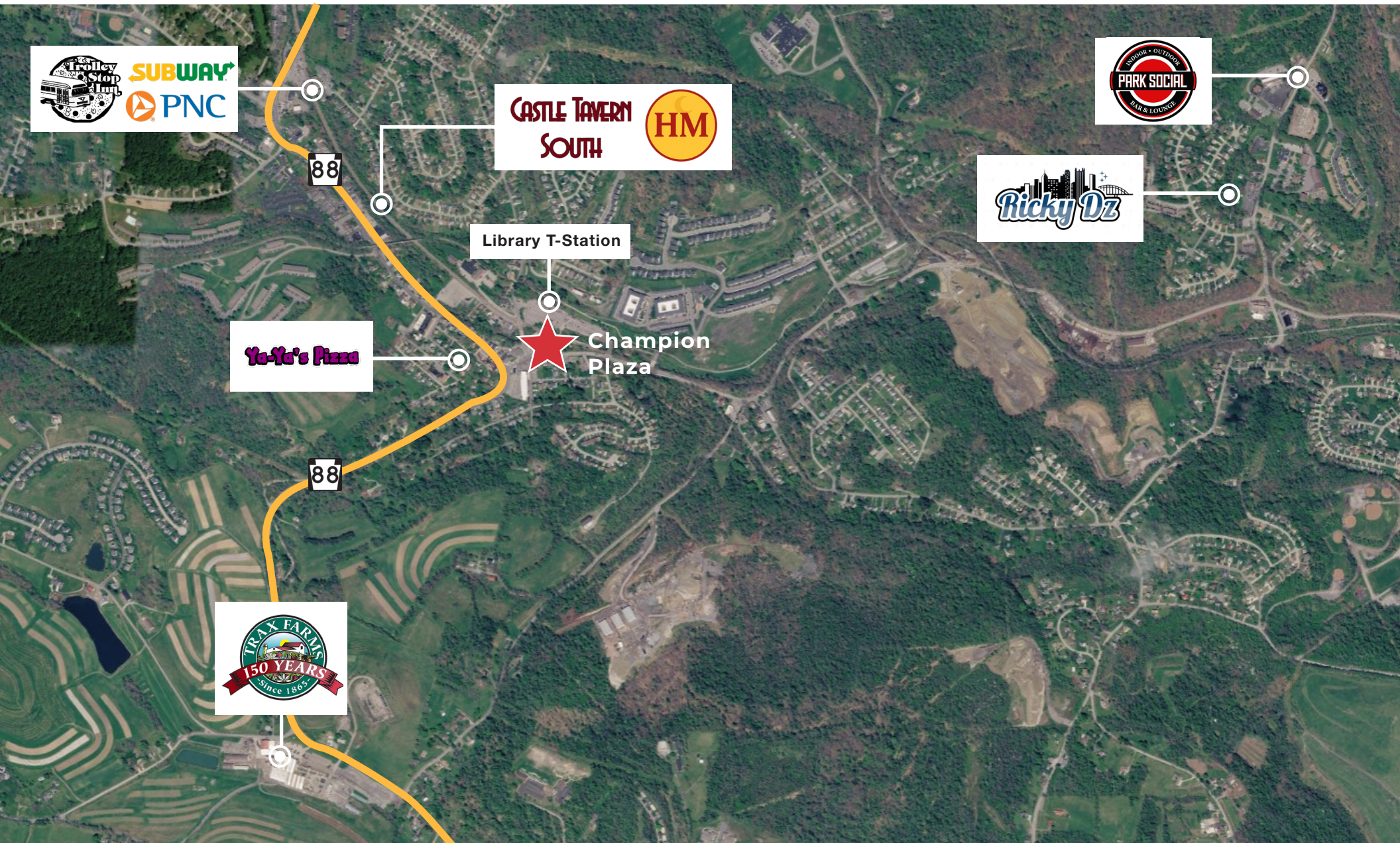


14 MILES TO DOWNTOWN PITTSBURGH



ADJACENT TO RT 88

NEARBY RETAILERS



FINANCIAL OVERVIEW

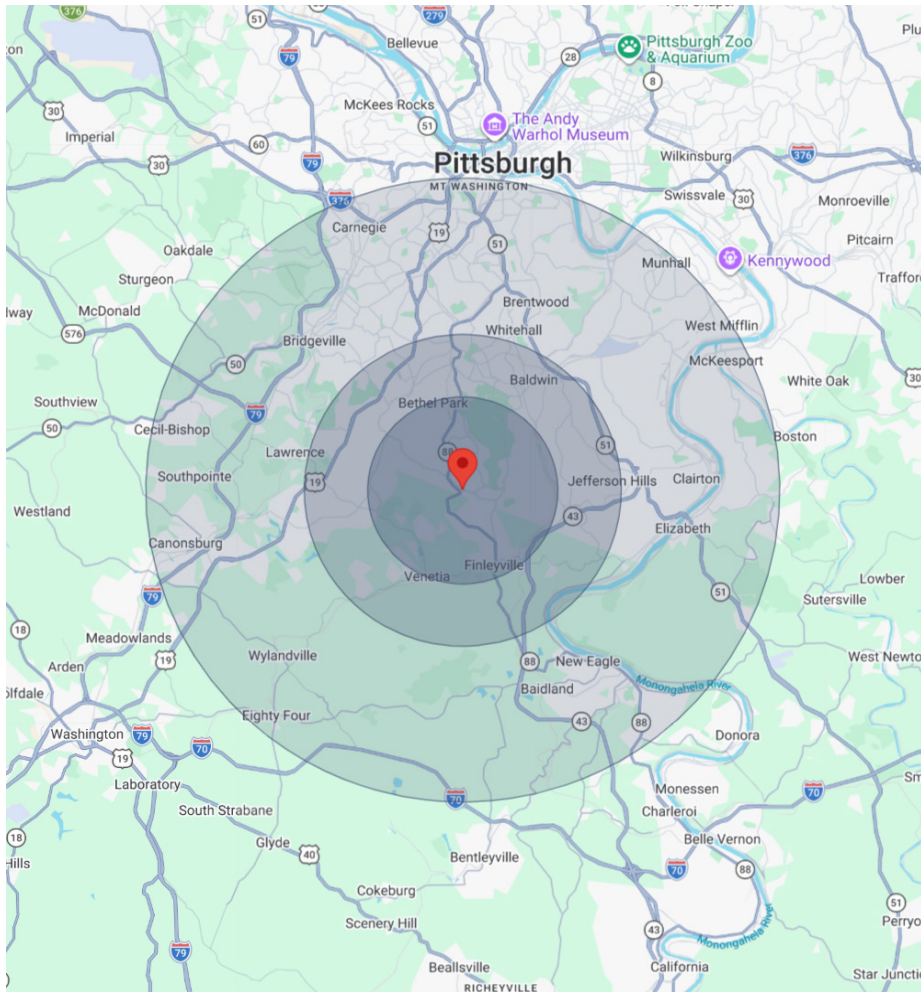
Tenant	SF	Pro Rata %	Lease Start	Lease End	Monthly Rent	Annual Rent	Rent/SF	Renewal Options
World Learning Daycare	4,032	27%	3/31/24	3/31/27	\$4,536	\$54,432	\$13.50	2 - (3) yr
Studio 412 Dance	4,739	32%	6/30/22	7/1/27	\$5,229	\$62,750	\$13.06	1 - (3) yr
Las Palmas Restaurant	1,527	10%	1/1/27	1/1/32	\$3,000	\$36,000	\$23.58	1 - (5) yr
Verizon Wireless	1,508	10%	12/31/22	1/1/28	\$1,714	\$20,568	\$16.84	1 - (5) yr
South Park Xpress	1,508	10%	9/15/23	9/15/28	\$2,324	\$27,888	\$18.49	2 - (5) yr
Dr. Roofer	786	5%	3/1/26	3/1/31	\$1,500	\$18,000	\$22.90	
AJP Creations	918	6%	3/1/26	3/1/28	\$1,200	\$14,400	\$15.69	
Lower Level (VACANT)	16,500							
TOTAL	15,018	100%				\$234,038		

FINANCIAL OVERVIEW

Income Summary	Current Financials
Rental Income	\$238,015
Other Income (Tenant Reimbursements)	\$71,759
TOTAL INCOME	\$309,774

Expense Summary	Current Financials
Taxes	\$36,758
Insurance	\$10,919
Repairs & Maintenance	\$5,033
Trash	\$4,300
Alarm & Fire Monitoring Service	\$4,400
Utilities	\$6,149
Snow Removal	\$4,200
GROSS EXPENSES	\$71,759
NET OPERATING INCOME	\$234,038

DEMOGRAPHICS



Population	3 Miles	5 Miles	10 Miles
2026 Total Population	42,589	116,063	456,012
Median Age	44.2	44.9	43.7
Employees	22,291	59,042	234,718
Businesses	1,162	5,338	22,546

Household & Income	3 Miles	5 Miles	10 Miles
Total Households	17,746	47,379	198,160
# of Persons per HH	2.4	2.4	2.3
Median HH Income	\$129,264	\$133,289	\$108,957
Median Home Value	\$298,686	\$311,255	\$253,035

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