



# 0.528 AC OUTPARCEL AT SOMERSET COMMONS PLAZA

1548 N CENTER AVENUE | SOMERSET, PA 15501

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## OFFERING SUMMARY

ADDRESS:	1548 N Center Ave Somerset, PA 15501
SALE PRICE:	\$275,000
GROUND LEASE RATE:	Negotiable
LOT SIZE:	0.528 AC
PARCEL:	420003650
USE:	Retail Development or Owner-User

## PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present for sale or lease the property located at 1548 N Center Avenue consisting of a 0.528 acre site in Somerset, PA. The property is currently a vacant lot at the entrance to Somerset Commons Plaza. The neighboring 0.525 AC lot is also available for sale.

## PROPERTY HIGHLIGHTS

- 0.528 Acre Outparcel at Somerset Commons Plaza
- Retail development or owner-user opportunity
- Former ice cream stand
- Located at a traffic light intersection along the main retail corridor
- Prime frontage on N Center Ave / State Route 601
- Great visibility with 11,768 ADT on N Center Ave / State Route 601



# FORMER ICE CREAM STAND

# PROPERTY PHOTOS





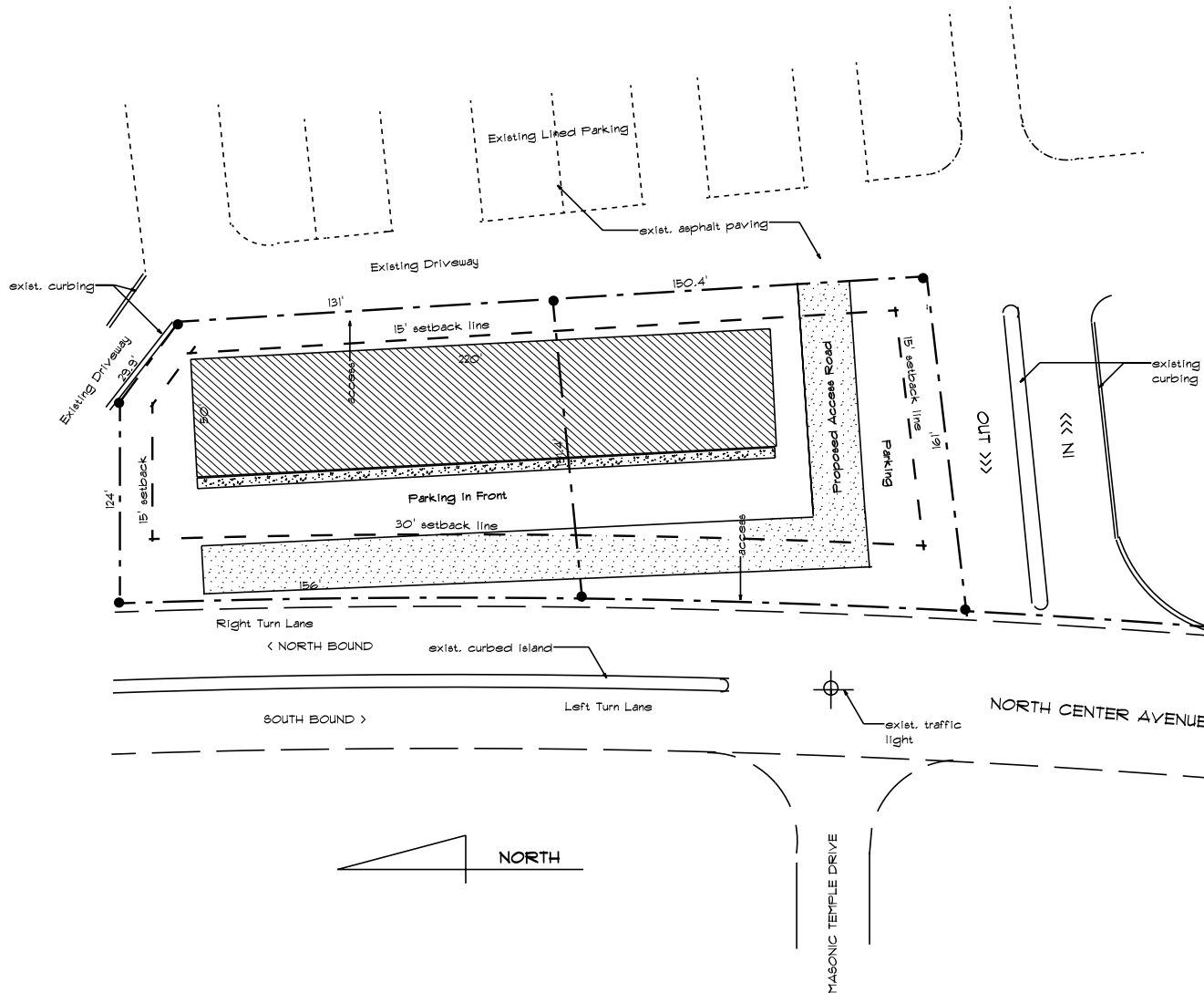
# SITE PLANS

# REDEVELOPMENT OPTIONS

## NOTES

APPROX. 46,281 SQ. OF PROPERTY  
WITH BOTH LOTS COMBINED - 1.06 ACRES.

APPROX. 306' OF ROAD FRONTAGE.



## PRELIMINARY SITE PLAN

0 100  
APPROXIMATE SCALE IN FEET

JOB TITLE:		DWG TITLE:	
OPTION 1 - REDEVELOPMENT		preliminary site plan	
Mollys Ice Cream & Jakes Mini-Golf Site		DRN BY: Roy W. Kemp	
North Center Ave.		PAGE:	
Somerset, PA		DATE: Feb. 2021	
		SCALE: As Noted	
		1 of 1	

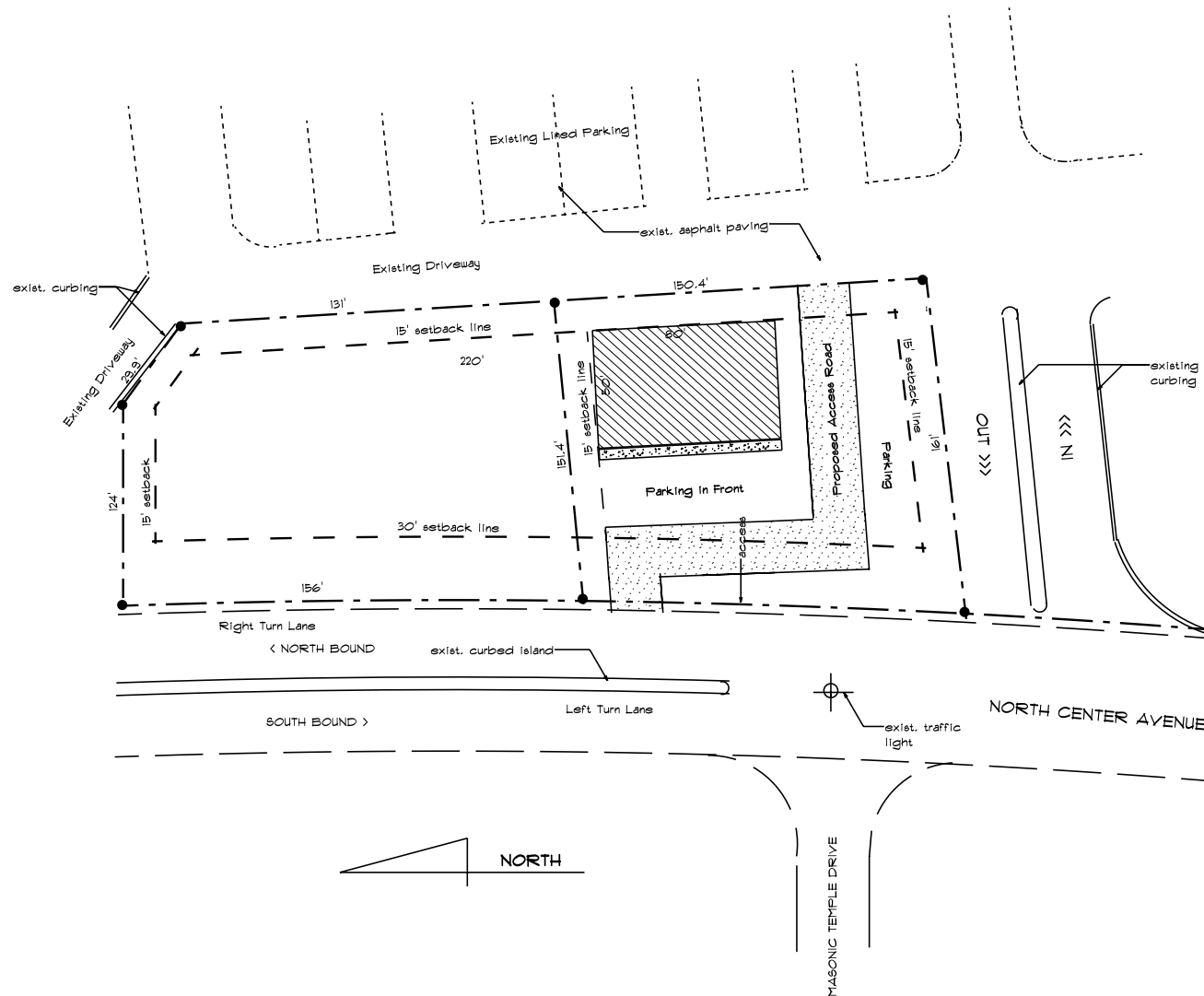
# REDEVELOPMENT OPTIONS

# SITE PLANS

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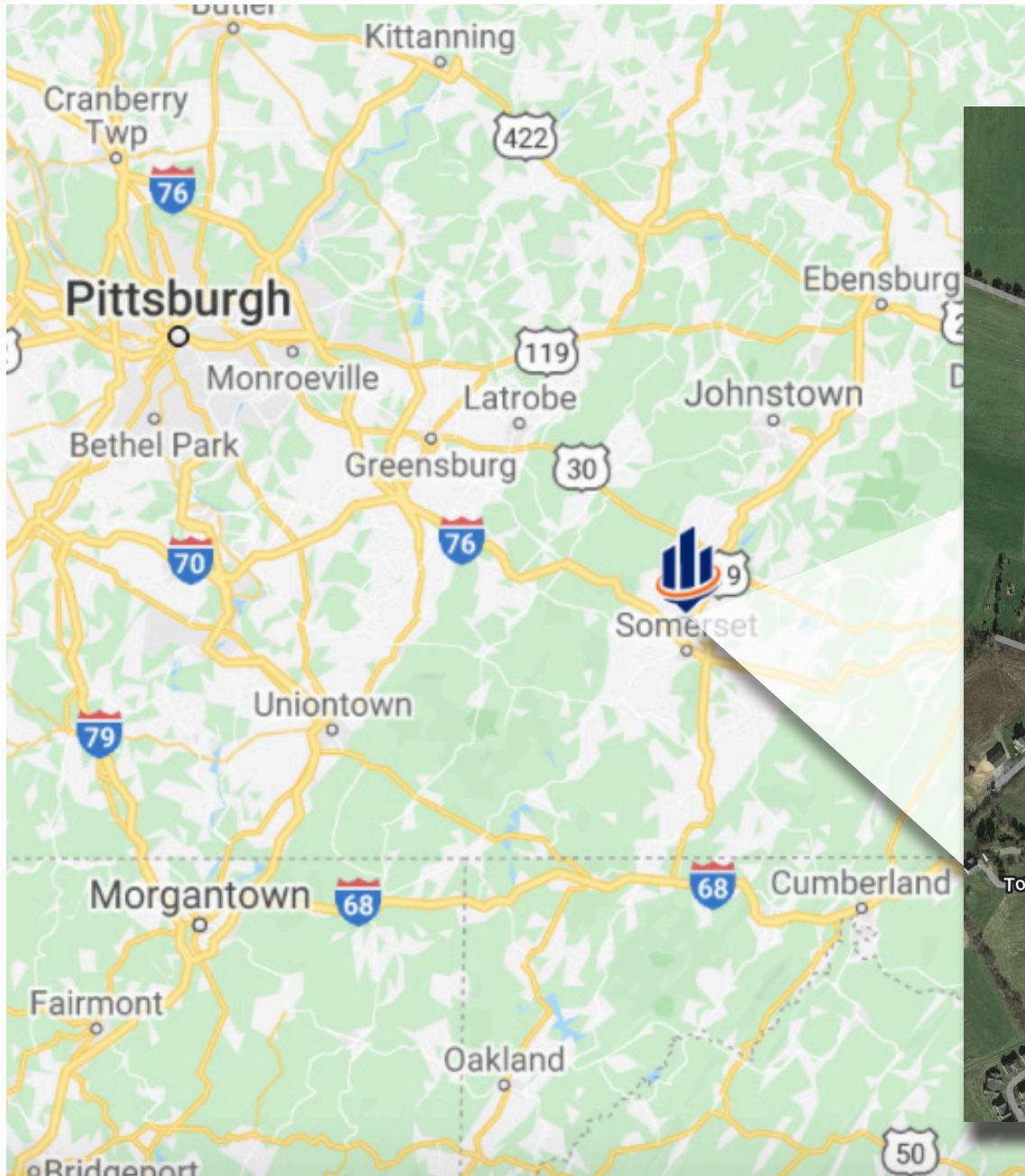
## PRELIMINARY SITE PLAN



JOB TITLE:		DWG TITLE:	
OPTION 2 - REDEVELOPMENT		preliminary site plan	
Mollys Ice Cream Site		DRN. BY: Roy W. Kemp	
North Center Avenue		DATE: Feb. 2021	
Somerset, PA		SCALE: As Noted	
		PAGE: 1 of 1	

# LOCATION OVERVIEW

## REGIONAL MAP | RETAILER MAP

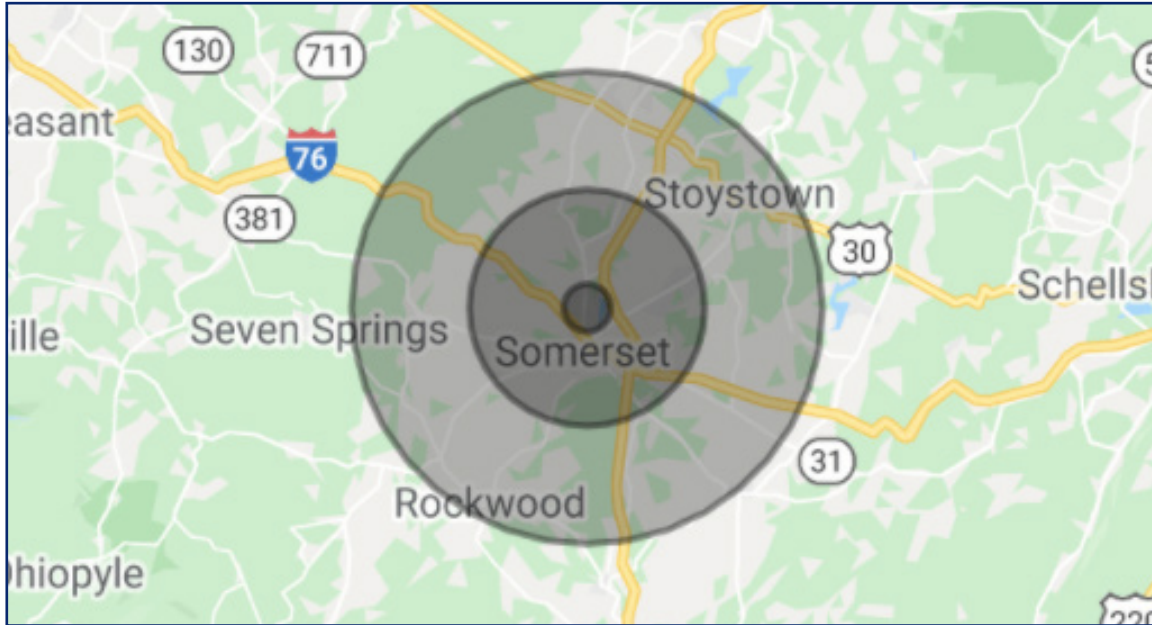


Map data ©2025 Imagery ©2025

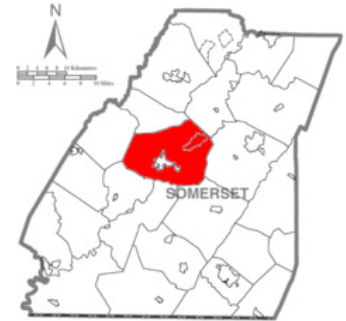


# SOMERSET TOWNSHIP, PA

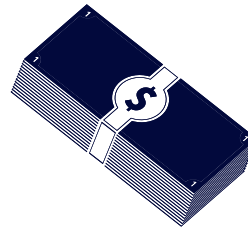
# LOCATION OVERVIEW



**Somerset Township**, a rural farming and residential community, is located in Somerset county and is approx. 70 miles southeast of Pittsburgh. Somerset was the central stage for the Whiskey Rebellion of 1794, and several rebellion leaders lived in Somerset. Somerset has a humid continental climate that is affected by the high elevation, and is the only place in Pennsylvania to ever receive accumulations of snow in June.



DAYTIME EMPLOYEES  
**14,937**  
\* 5 Mile Radius



AVERAGE HOUSEHOLD  
**INCOME**  
**\$64,566**  
\* 5 Mile Radius



AVERAGE  
**AGE**  
**44.5**  
\* 5 Mile Radius

POPULATION	1 MILE	5 MILES	10 MILES	HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
2024 Total population	651	18,054	32,453	Total households	217	6,650	12,670
2029 Projected population	632	17,722	31,848	# of persons per HH	2.1	2.1	2.2
Average age	47.7	44.5	44.5	Average HH income	\$58,136	\$64,566	\$66,309
Median home value	\$141,463	\$134,878	\$131,175	Median HH income	\$53,970	\$53,087	\$53,227





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