

0.528 AC OUTPARCEL AT SOMERSET COMMONS PLAZA

1548 N CENTER AVENUE | SOMERSET, PA 15501

TABLE OF CONTENTS

PROPERTY OVERVIEW	03
PROPERTY PHOTOS	04
SITE PLANS	05
LOCATION OVERVIEW	07

Andreas Kamouyerou
Senior Advisor
andreas.kamouyerou@svn.com
724.825.0888

Michael Kamouyerou
Advisor
michael.kamouyerou@svn.com
724.986.8112

SVN | Three Rivers Commercial Advisors
20 Stanwix Street Suite 500, Pittsburgh, PA 15222
P: 412-535-8050 | F: 412-535-6855
E: threeriversadmin@svn.com
www.SVNThreeRivers.com

All SVN® offices independently owned and operated.



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

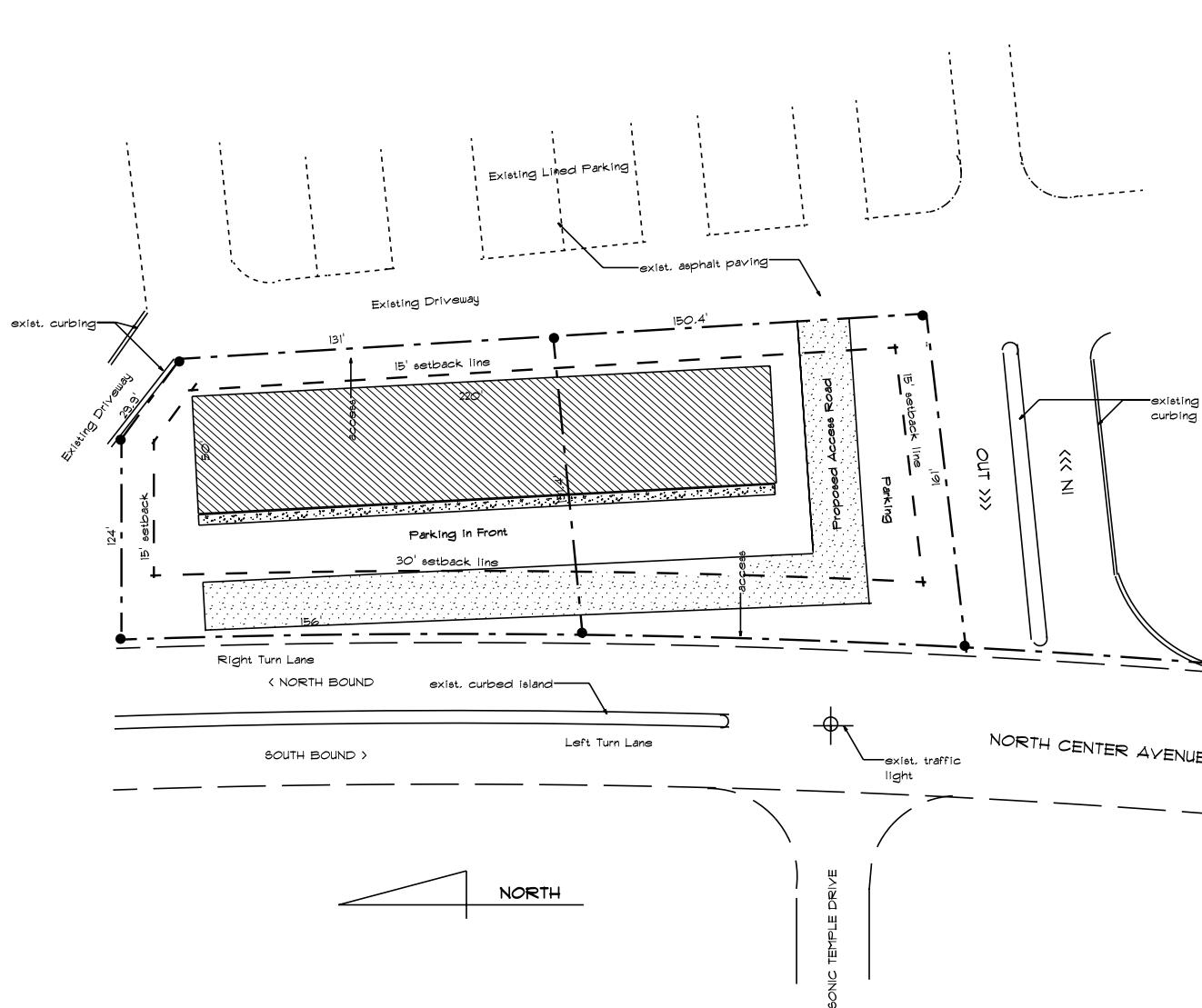
FORMER ICE CREAM STAND

PROPERTY PHOTOS



SITE PLANS

REDEVELOPMENT OPTIONS



PRELIMINARY SITE PLAN

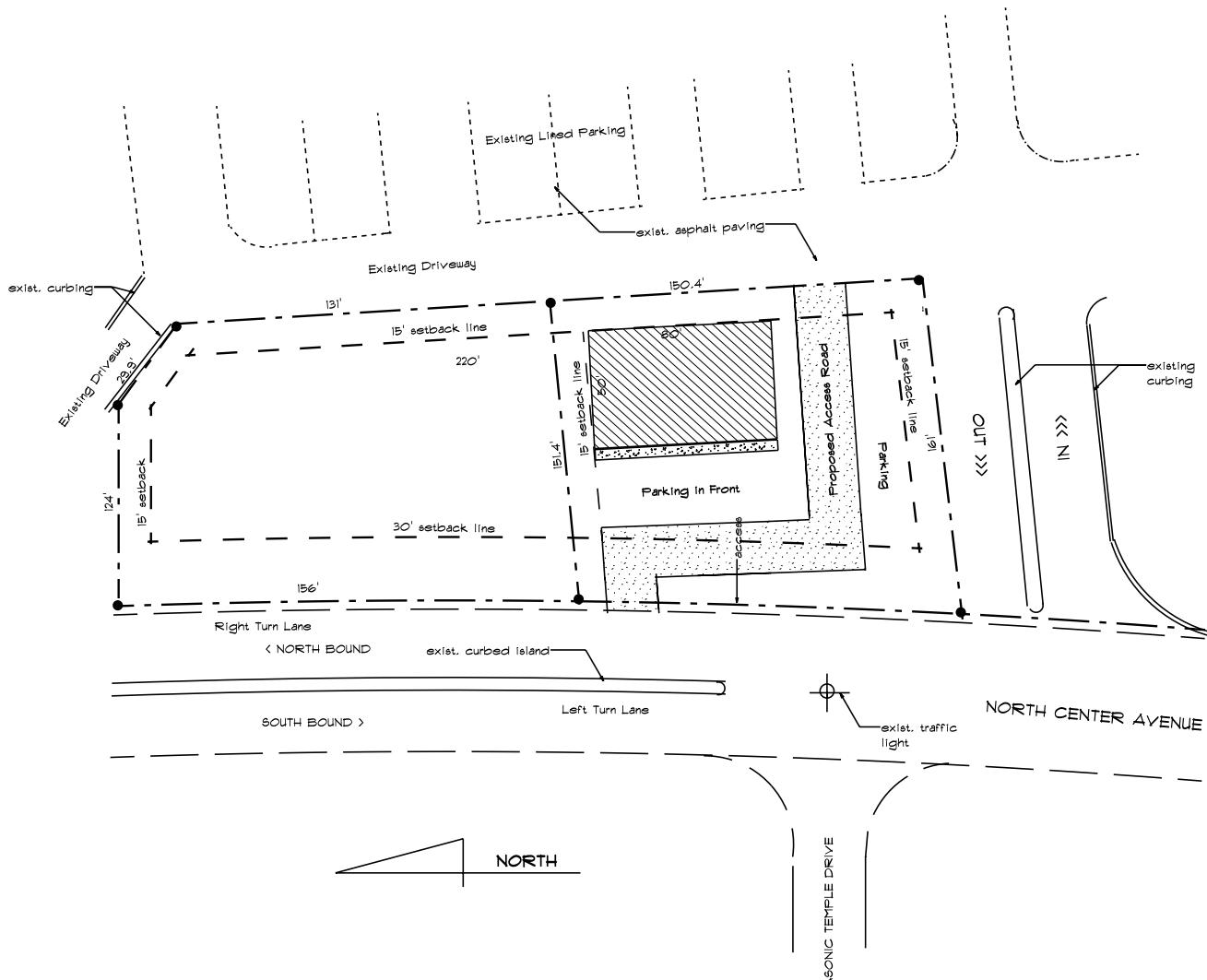
JOB TITLE:	DWG TITLE:
OPTION 1 - REDEVELOPMENT	preliminary site plan
Molly's Ice Cream & Jakes Mini-Golf Site	
North Center Ave.	
Somerset, PA	
DRN. BY: Roy W. Kamp	PAGE:
DATE: Feb. 2021	
SCALE: As Noted	1 of 1

REDEVELOPMENT OPTIONS

SITE PLANS

NOTES

APPROX. 46,281 SQ. OF PROPERTY
WITH BOTH LOTS COMBINED - 1.06 ACRES.
APPROX. 306' OF ROAD FRONTRAGE.



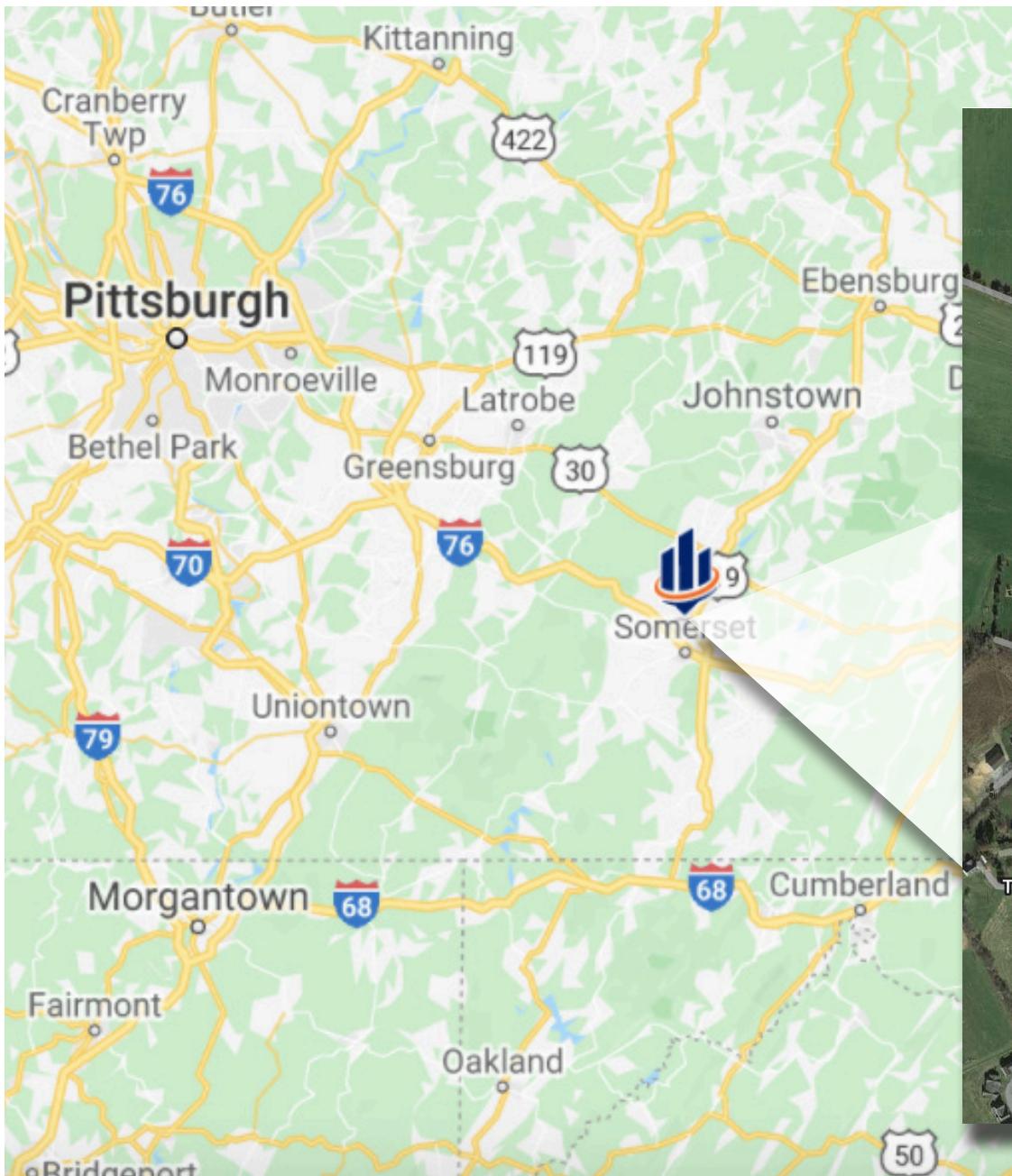
PRELIMINARY SITE PLAN



JOB TITLE:	DWG TITLE:	
OPTION 2 - REDEVELOPMENT		
Molly's Ice Cream Site		
North Center Avenue		
Somerset, PA		
DRN. BY:	REv. W. Kamp	PAGE:
DATE:	Feb. 2021	1 of 1
SCALE:	As Noted	

LOCATION OVERVIEW

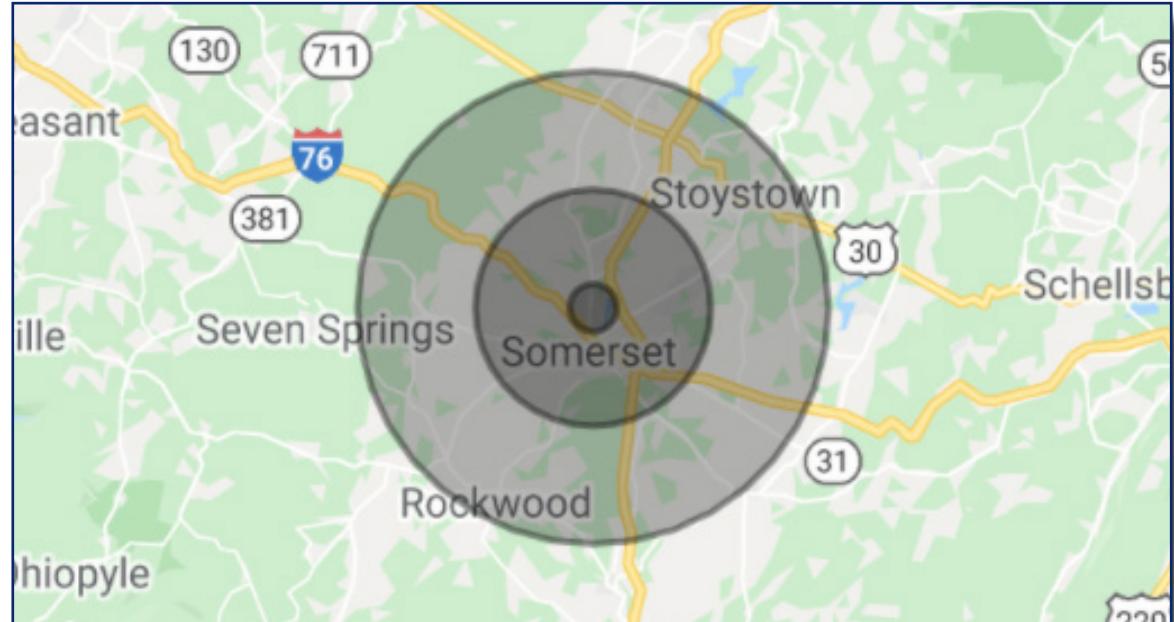
REGIONAL MAP | RETAILER MAP



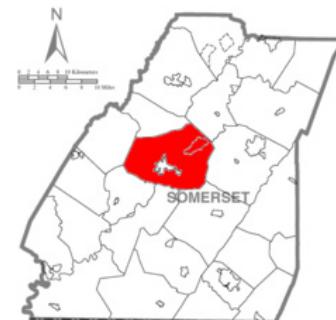
Map data ©2025 Imagery ©2025

SOMERSET TOWNSHIP, PA

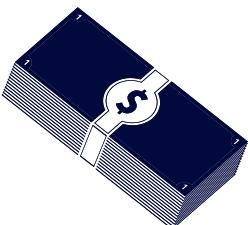
LOCATION OVERVIEW



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



Andreas Kamouyerou

Senior Advisor

andreas.kamouyerou@svn.com

724.825.0888

Michael Kamouyerou

Advisor

michael.kamouyerou@svn.com

724.986.8112

20 Stanwix Street Suite 500 | Pittsburgh, PA 15222

(412) 535-8050 | threeriversadmin@svn.com

www.svnthreerivers.com