



OFFERING MEMORANDUM

Sharon Gallery Plaza | 900 SF Available

869 E STATE ST

Sharon, PA 16146

PRESENTED BY:

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LOCATION INFORMATION

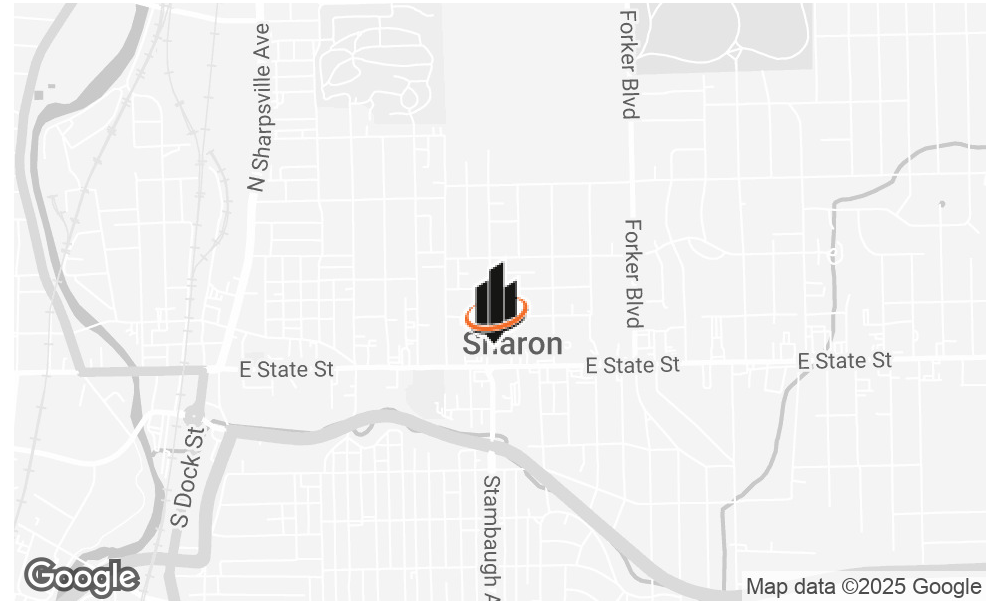
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SECTION 1
**Property
Information**

PRO NAILS
PROFESSIONAL NAIL CARE SERVICE

SUBWAY

EXECUTIVE SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$16.00 SF/yr (NNN)
BUILDING SIZE:	10,200 SF
AVAILABLE SF:	900 SF
LOT SIZE:	1.2 Acres

PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present this leasing opportunity at 869 E State St in Sharon, PA. This 900 SF suite, formerly a nail salon, offers exceptional visibility with prominent signage and a corner lot location at a signalized intersection. The availability of a pylon sign further enhances exposure, complementing the 48 surface parking spaces for convenient access. Ideal for a range of businesses, with the added benefit of accessibility via a nearby bus line, this property offers a strong foundation for success.

PROPERTY HIGHLIGHTS

- 900 SF suite available, former nail salon
- Prominent signage
- Corner lot location
- Signalized intersection access
- Pylon sign availability
- 48 surface parking spaces
- 277 feet of frontage on Euclid Ave, 142 feet of frontage on State St
- Accessible bus line

ADDITIONAL PHOTOS

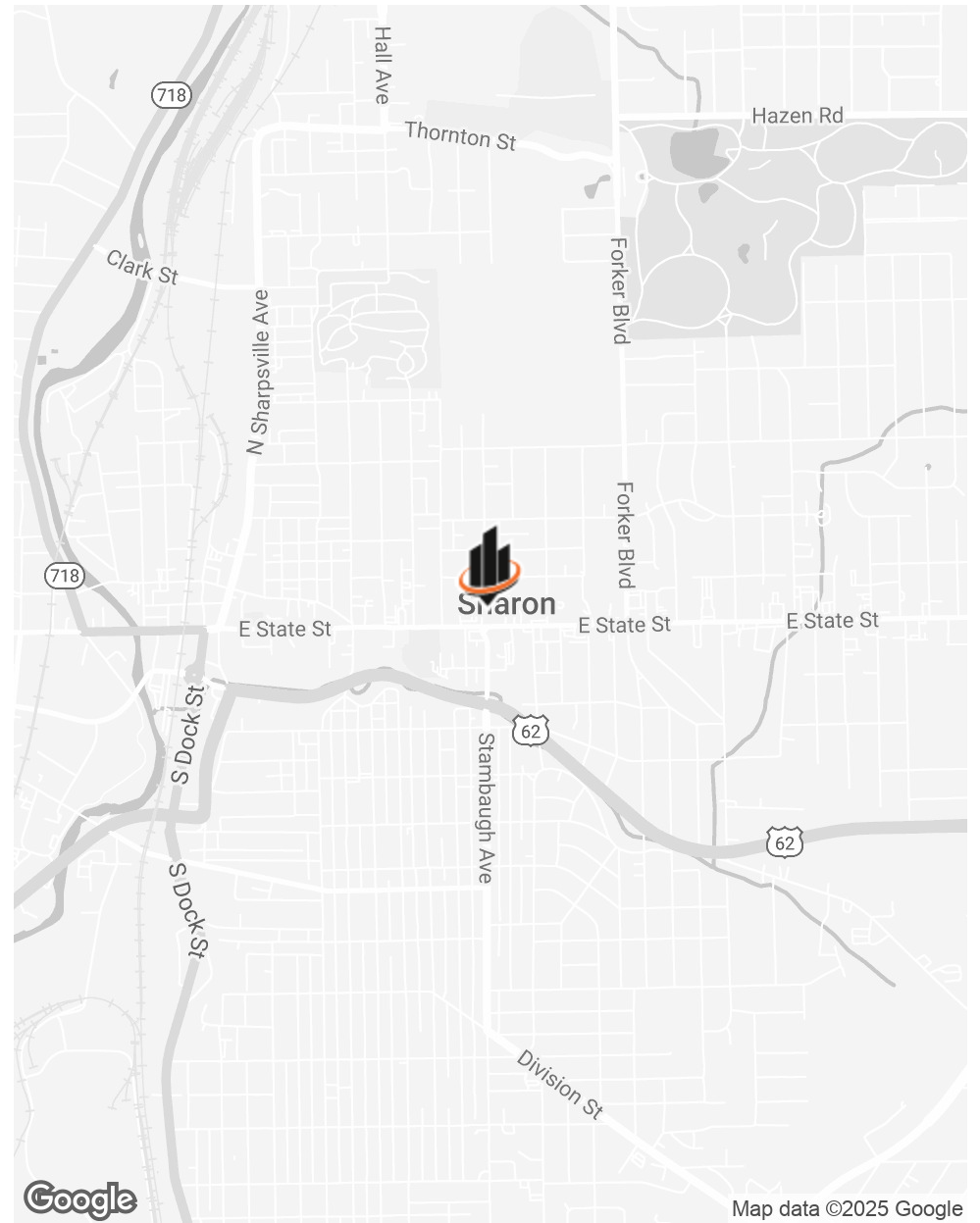
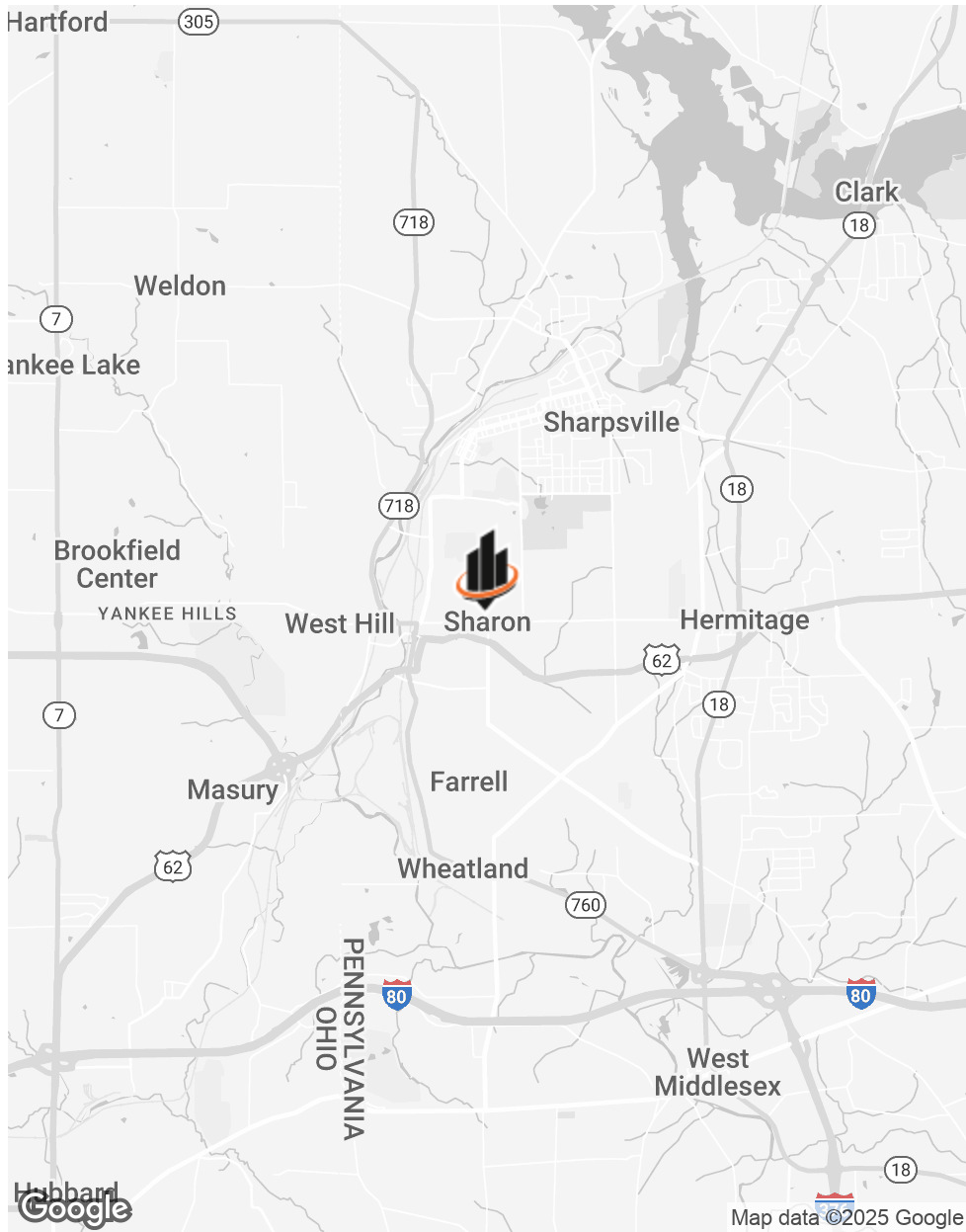




SECTION 2
Location
Information



LOCATION MAPS



RETAILER MAP



DEMOGRAPHICS MAP & REPORT

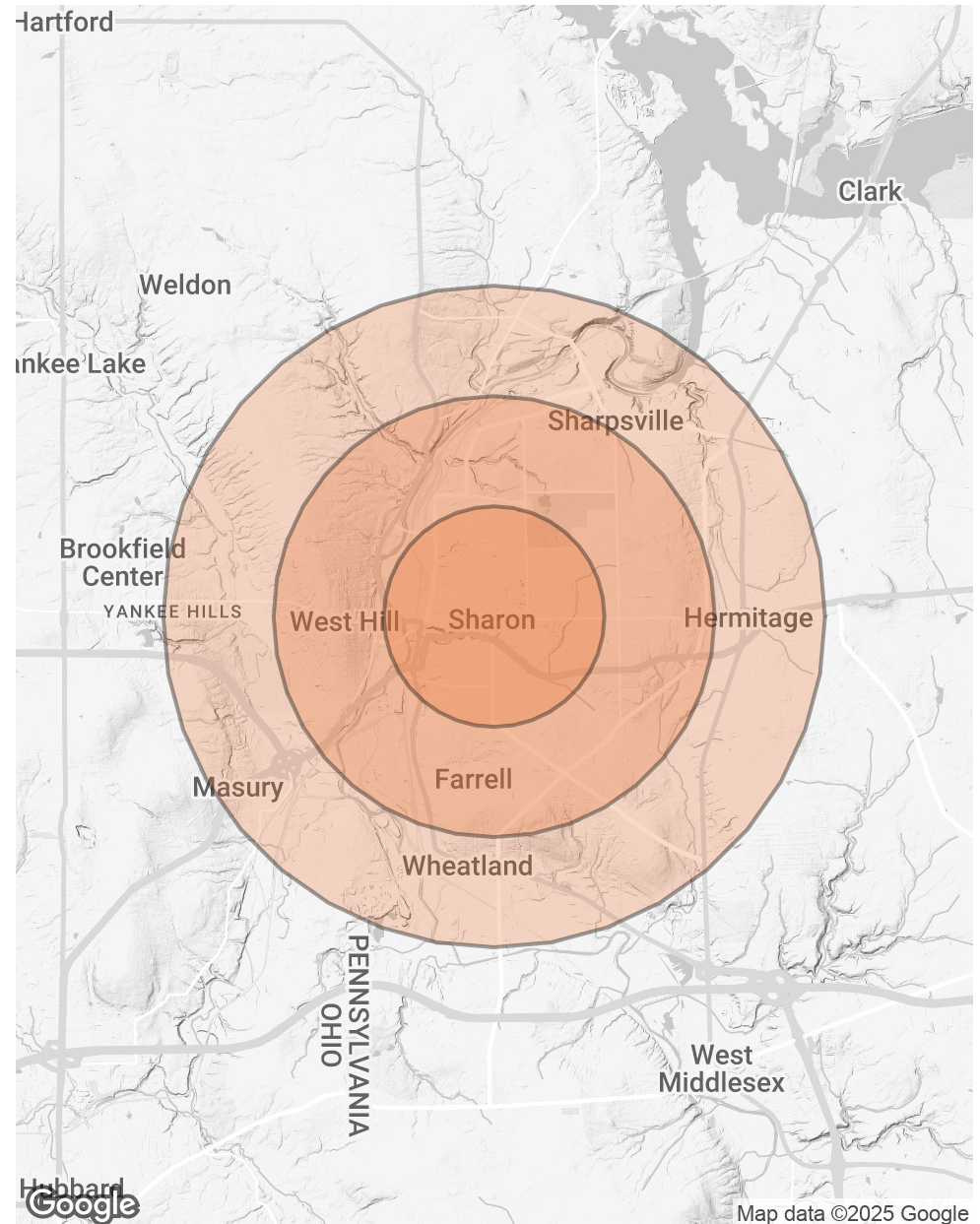
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	11,011	28,027	36,386
AVERAGE AGE	42	44	44
AVERAGE AGE (MALE)	40	42	42
AVERAGE AGE (FEMALE)	44	46	46

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	4,845	12,577	16,274
# OF PERSONS PER HH	2.3	2.2	2.2
AVERAGE HH INCOME	\$59,595	\$60,361	\$63,787
AVERAGE HOUSE VALUE	\$103,246	\$115,265	\$131,061

Demographics data derived from AlphaMap



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