

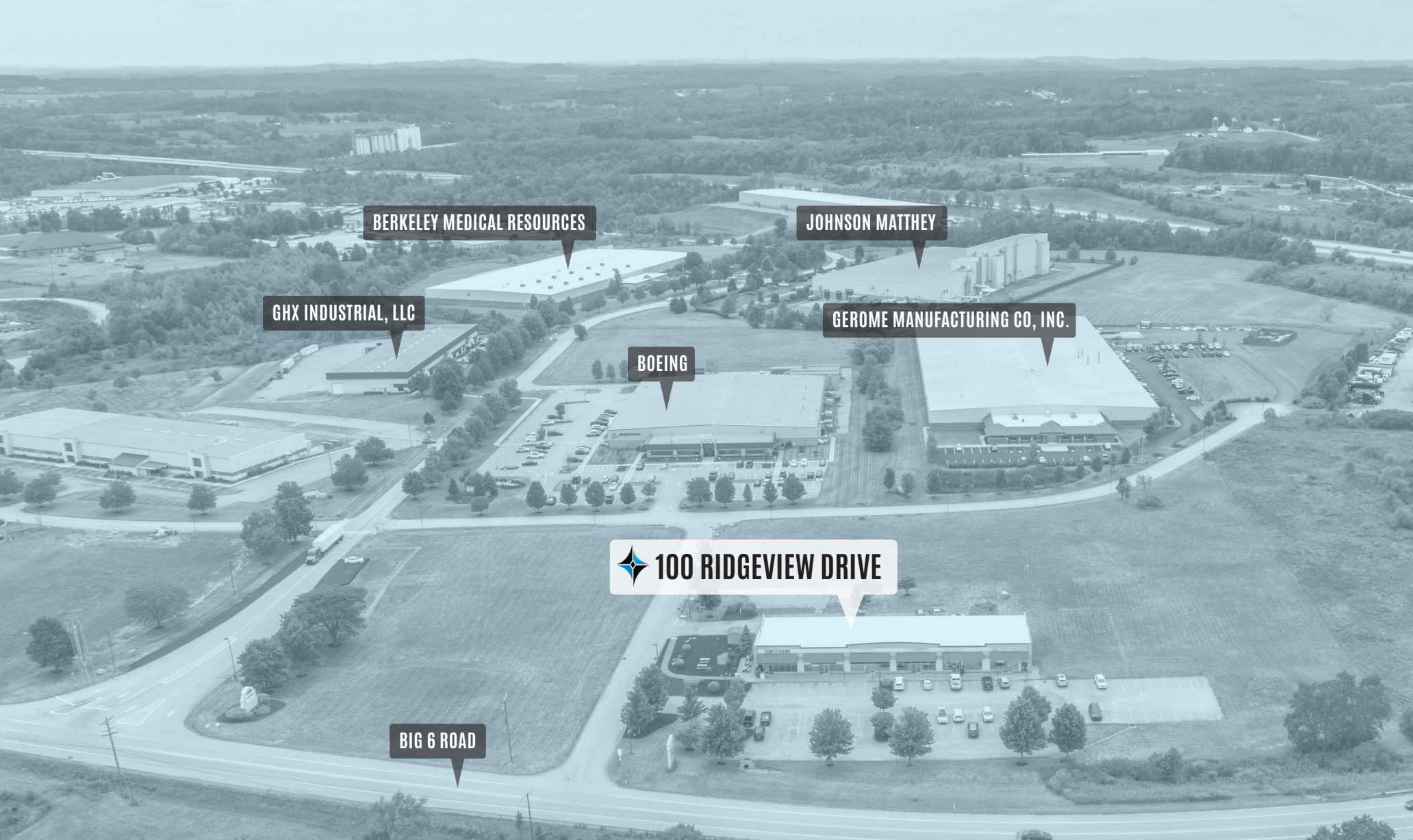


**100 RIDGEVIEW DRIVE**  
**SMITHFIELD, PA 15478**

**MULTI-UNIT OFFICE / RETAIL BUILDING - INVESTMENT**

**\* SUITES AVAILABLE FOR LEASE**





**BERKELEY MEDICAL RESOURCES**

**JOHNSON MATTHEY**

**GHX INDUSTRIAL, LLC**

**GEROME MANUFACTURING CO, INC.**

**BOEING**

**★ 100 RIDGEVIEW DRIVE**

**BIG 6 ROAD**

# **100 RIDGEVIEW DRIVE**

**SMITHFIELD, PA 15478**



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ROUTE 43, EXIT 8

7,927 VEHICLES PER DAY

## FINANCIAL INFORMATION

Financial information is available upon request and receipt of a signed Confidentiality & Non-Disclosure Agreement.



# INVESTMENT OVERVIEW

## 100 RIDGEVIEW DRIVE

SMITHFIELD, PA 15478

**SALE PRICE / \$2,200,000** (BUILDING ONLY: \$1,850,000 / LAND ONLY: \$350,000)

**GROSS BUILDING SIZE / 10,800 (+/-) SQ FT**

**AVAILABLE FOR LEASE / 5,374 (+/-) SQ FT - VIA SUITES B, C & D**

**RENTAL RATE / \$15.00 / SQ FT / YEAR - NNN**

**GROSS LOT SIZE / 5.08 (+/-) ACRES**

**NUMBER OF UNITS / 6**

**NUMBER OF UNITS LEASED / 3**

**CITY LIMITS / ZONING / OUTSIDE / B-1**

Black Diamond Realty is pleased to present to qualified buyers 100 Ridgeview Drive, which includes one multi-tenant office/retail building on 5.08 (+/-) acres. The building includes six units totaling 10,800 (+/-) square feet. Three units are fully lease, three are available for lease.

Situated adjacent to Fayette Business Park, the subject property is located outside of city limits, 0.2 mile from Route 43, Exit 8. At the intersection of Big Six Road and Dry Knob Road, there is an average daily traffic count of 7,927 vehicles per day. (Provided by Esri and Data Axle, 2021).







Aerial of the Property Facing West Towards Route 43



## BUILDING SPECIFICATIONS

The subject multi-tenant office/retail/restaurant building is comprised of 10,800 (+/-) square feet and divided into six suites. The three vacant suites have been combined into one. These suites (B, C and D) can be leased as one or divided for three individual tenants. Suite B and C are comprised of 2,765 (+/-) square feet of rentable space and suite D is comprised of 2,609 (+/-) square feet of rentable space. Suites A, E and F are fully leased. See tenant information on the following page.

The building is constructed with cinder block and has a metal roof sloping slightly towards the back of the property. A large parking lot is available via the front of the building with additional parking for employees in the back. The property offers attractive landscaping and a large back-lit monument sign with enough room for 14 tenants.

The back of the property offers 2.29 (+/-) acres (included in the 5.08 (+/-) acres) suitable for additional development. This portion of the property is available for sale separately for \$350,000. The front portion of the property including the building is available for sale separately for \$1,850,000. The entire property is available for sale for \$2,200,000.

## DIRECTIONS / INGRESS / EGRESS / PARKING

The property fronts Big Six Road, a two lane street located 0.2 mile from Route 43, Exit 8. Ingress and egress onto the property can be achieved via one location. To access the parking lot, turn west off of Big Six Road onto Ridgeview Drive. From Ridgeview Drive, continue roughly 130 feet then turn right into the main parking lot. The paved parking lot offers 70 (+/-) lined parking spaces via the front of the building and 14+ spaces via the back of the building.

## LEGAL DESCRIPTION / ZONING

Located outside of City Limits, this property is situated within Georges Township in Fayette County. The site is comprised of two parcels of land totaling 5.08 (+/-) acres. The property is identified as Georges Township, Tax Map 25, Parcel 207.10 (2.29 acres) and Parcel 207.18 (2.79 acres). This can be referenced in Deed Book RB3478-1, page unknown. See the parcel map on page 5. The property is zoned B-1.

## UTILITIES

All public utilities are available to the site.

UTILITY	PROVIDER
Electric	West Penn Power
Natural Gas	N/A
Water	North Fayette County Municipal Authority
Sewer	Fairchance Georges Municipal Sewage
Trash	Multiple Providers
Phone/Cable/Internet	Multiple Providers

## FINANCIAL INFORMATION

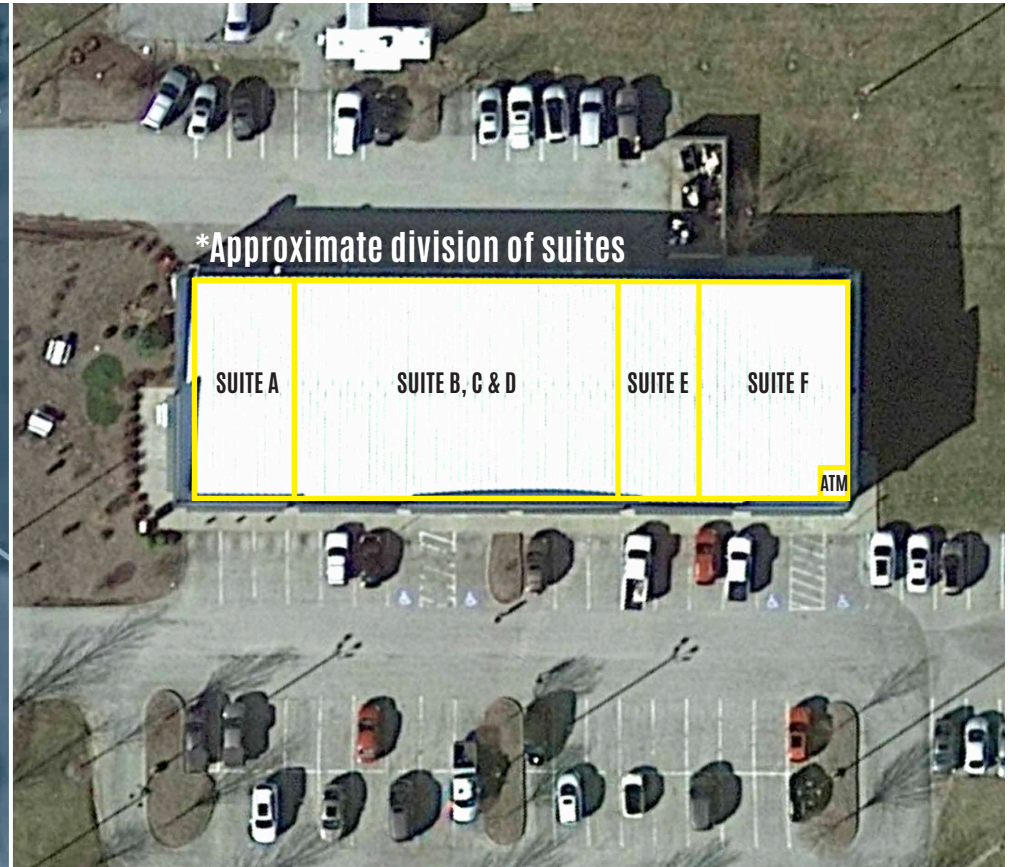
Detailed financial and lease information is available upon receipt of executed Confidentiality & Non-Disclosure Agreement.

Please submit completed CNDA's to Kim Licciardi at [klicciardi@blackdiamondrealty.net](mailto:klicciardi@blackdiamondrealty.net) or contact Black Diamond Realty at 304.413.4350.

A CNDA can also be forwarded via DocuSign for electronic signing convenience. You may indicate that preference via email.



# PARCEL MAP



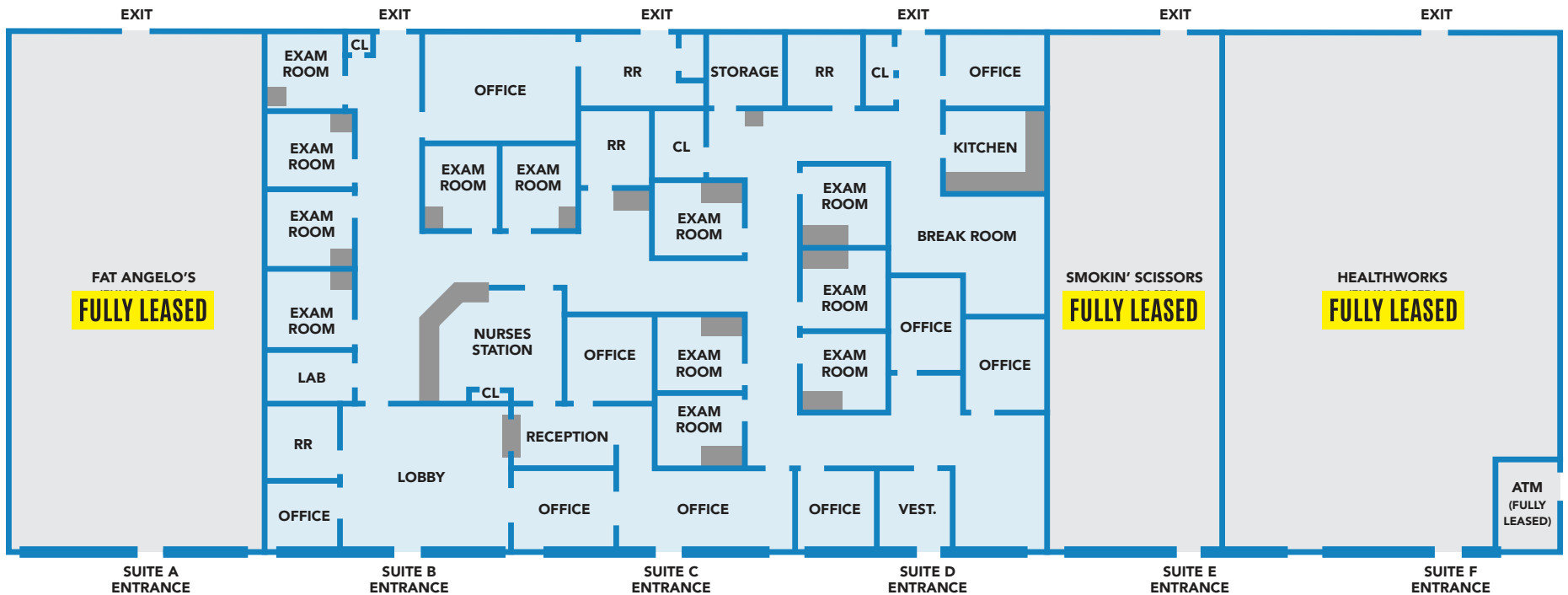
TENANT	SUITE NUMBER	SUITE SQUARE FOOTAGE
Fat Angelo's	A	1,800 SQ.FT
Vacant <i>*Suites B, C and D are currently combined, but can be separated.</i>	B/C/D	2,765 SQ.FT (Suite B and C) 2,609 SQ.FT (Suite D)
Smoking Scissors	E	900 SQ.FT
HealthWorks	F	2,639 SQ.FT
ATM	--	--



# FLOOR PLAN / AVAILABLE FOR LEASE

The subject retail strip plaza includes six total suites, three of which are fully leased. The vacant suites are located via Suite B, C and D. All three of these suites are currently connected and built out for medical office use, but could be re-divided and modified for a different use. Suites are available for lease immediately at the rental rate of \$15.00 / SQ FT / YR, NNN.

Each suite offers one entrance in the front of the building and one in the back. Finishes are a combination of concrete, vinyl and carpet flooring, drywall walls, drop ceilings and fluorescent lighting. Some suites have additional lighting fixtures to accommodate the end use. See the floor plan of the vacant suites(s) below in blue.



■ COUNTER / SINK

RR - RESTROOM

CL - CLOSET







Front of Building

...



Back of Building



Side of Building





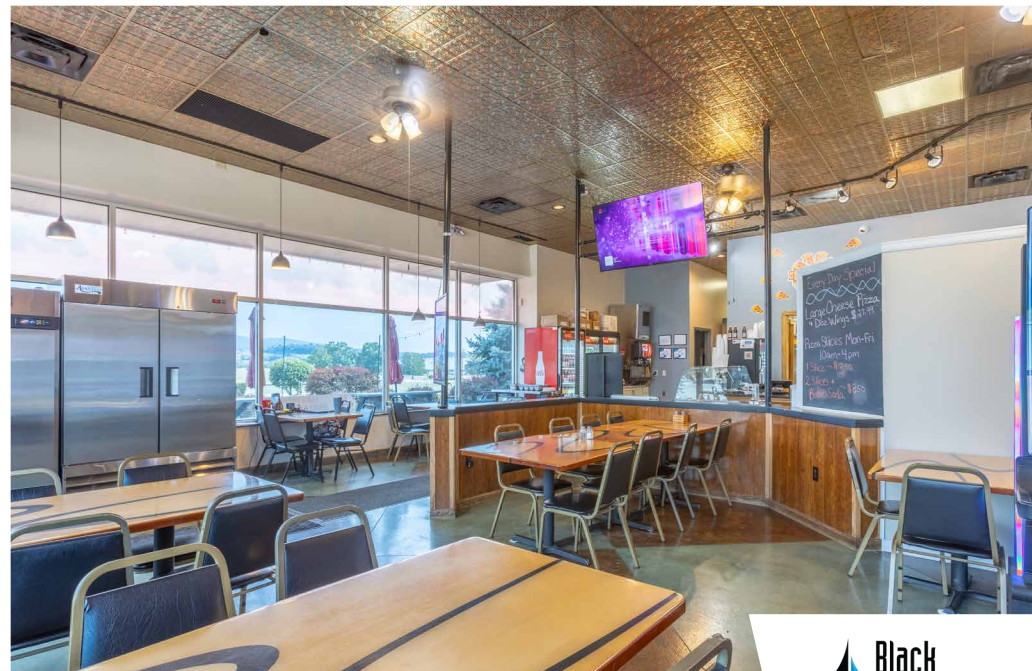
Suite A: Fat Angelo's



Suite A: Fat Angelo's



Suite A: Fat Angelo's



Suite A: Fat Angelo's







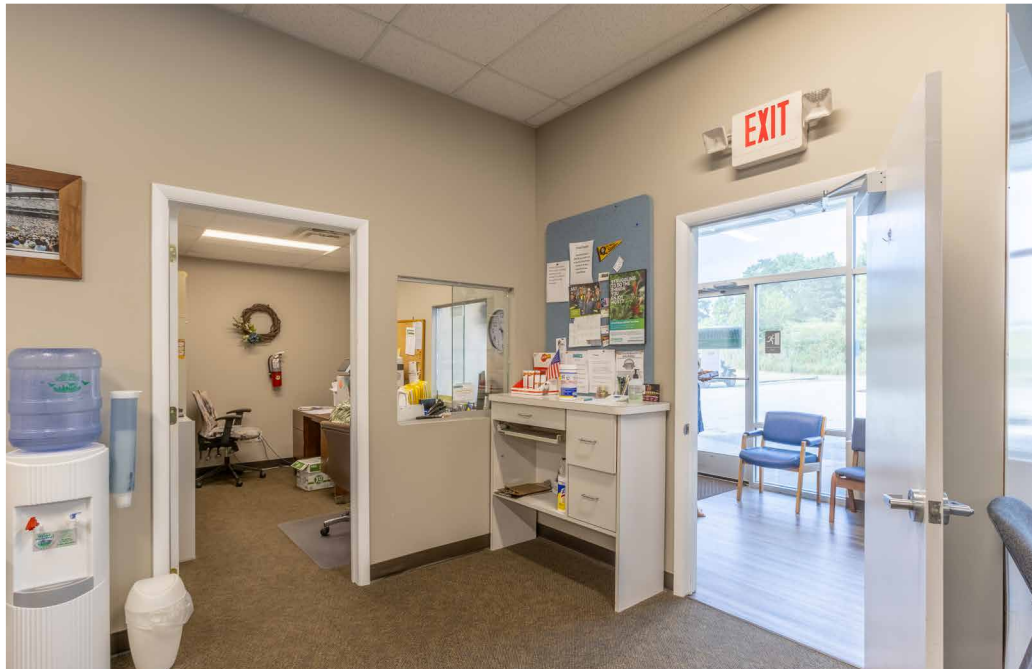
Suite E: Smokin' Scissors



Suite E: Smokin' Scissors



Suite F: HealthWorks



Suite F: HealthWorks

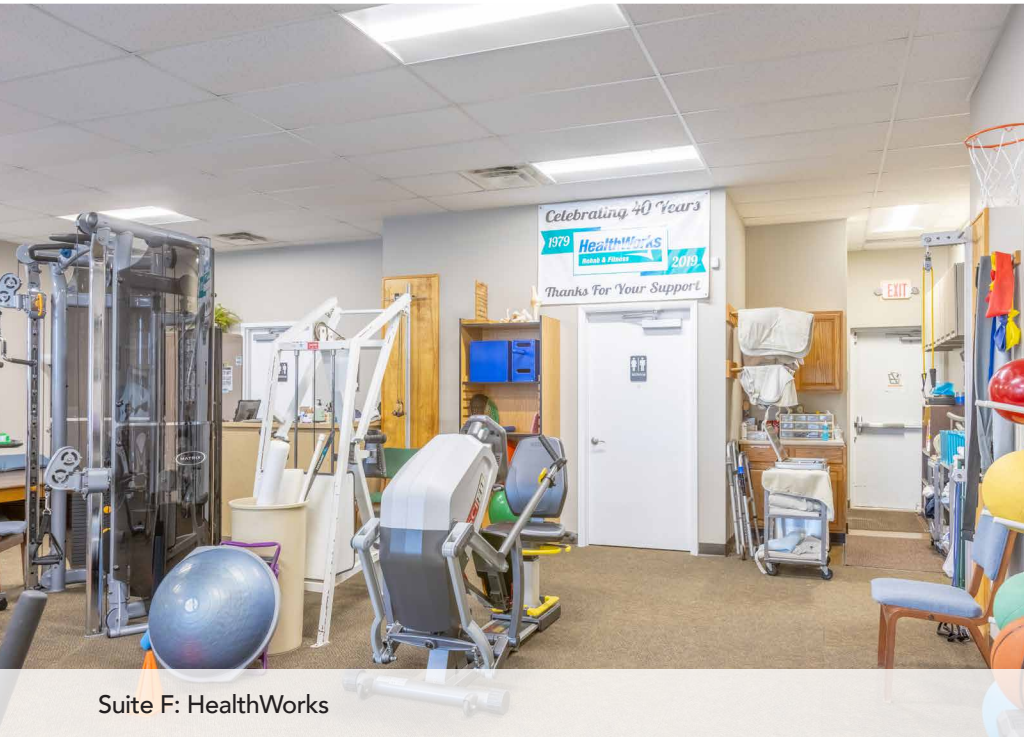




Suite F: HealthWorks



Suite F: HealthWorks



Suite F: HealthWorks



Suite F: HealthWorks



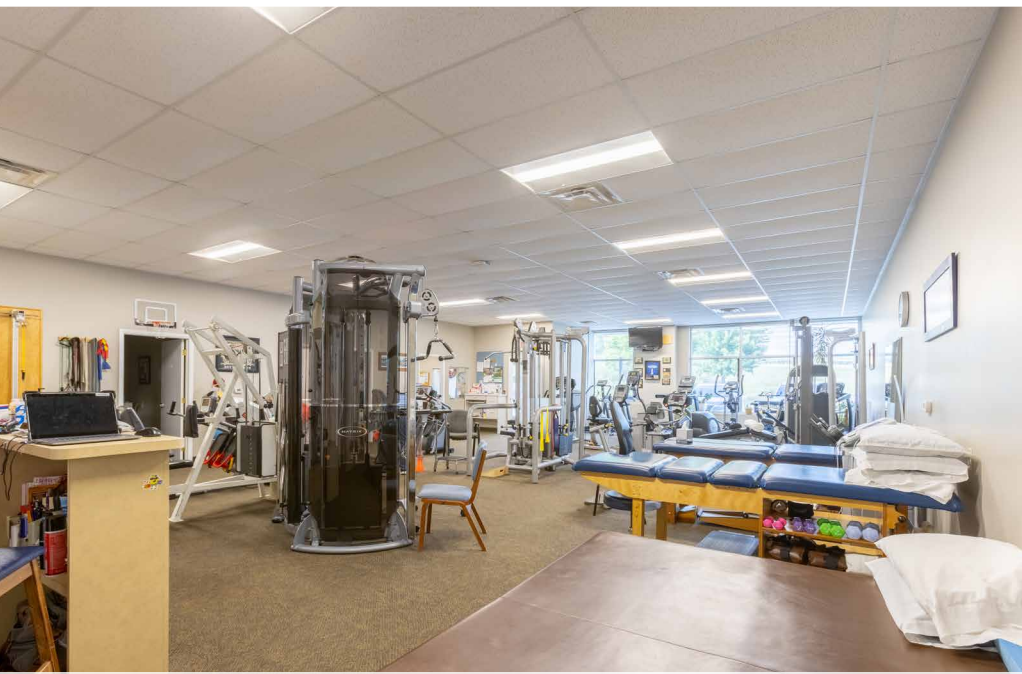




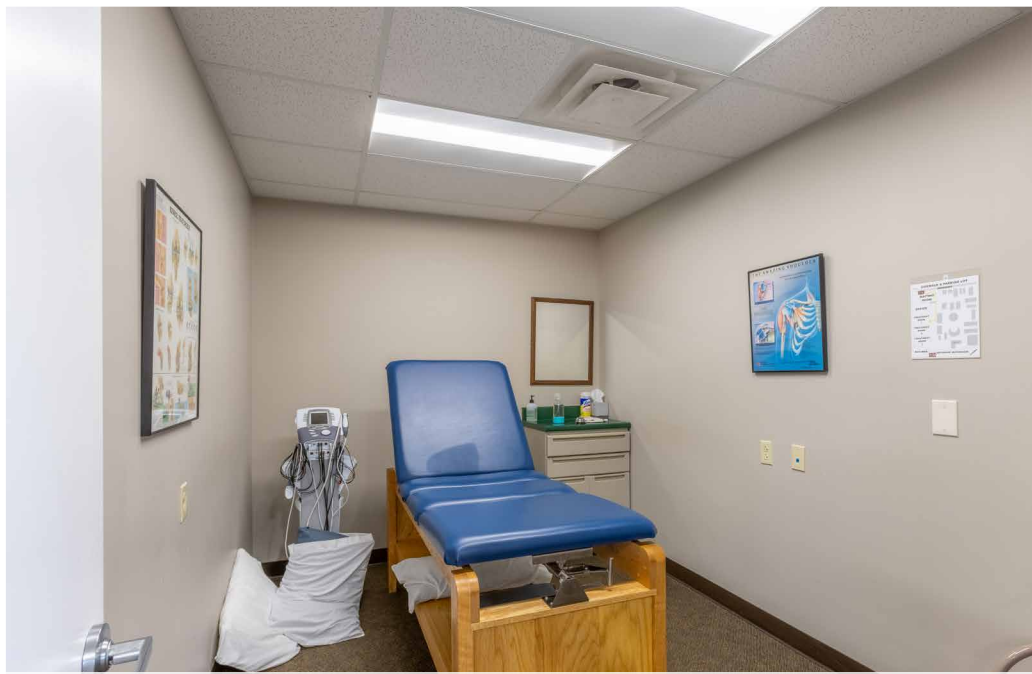
Suite F: HealthWorks



Suite F: HealthWorks



Suite F: HealthWorks



Suite F: HealthWorks

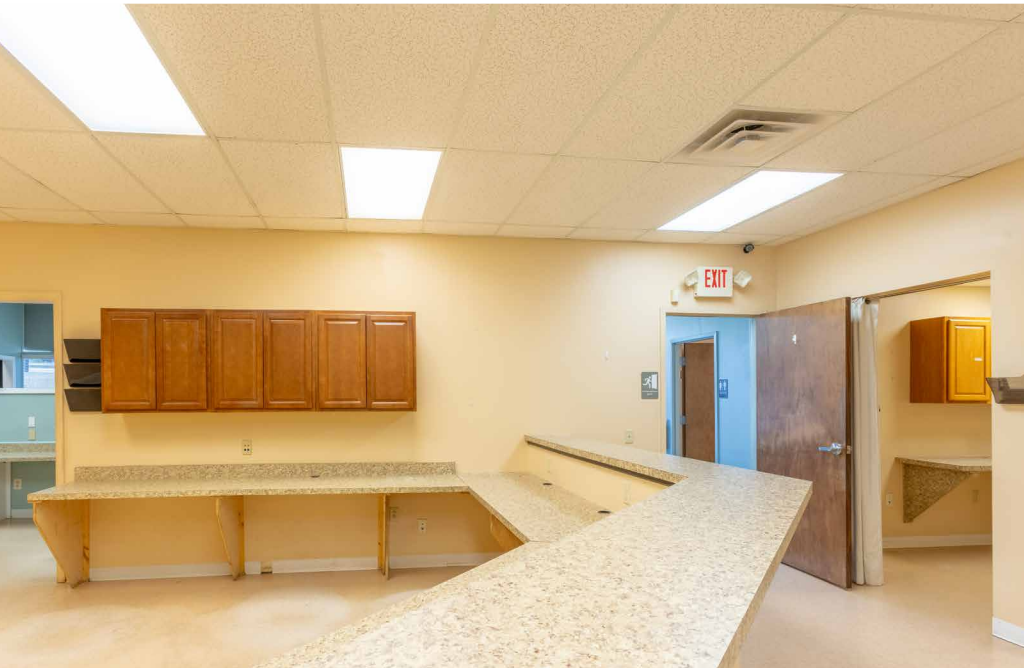




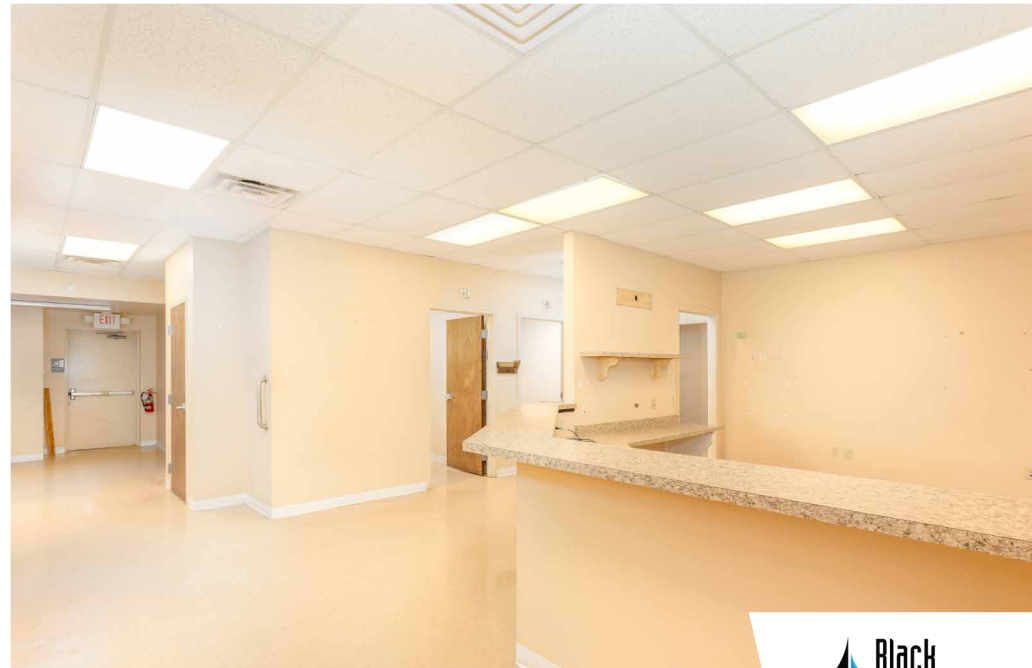
Vacant Suite B/C: Main Entrance to Suite C



Vacant Suite B/C: Main Entrance to Suite B



Vacant Suite B/C: Nurses Station



Vacant Suite B/C: Nurses Station







Vacant Suite B/C: Nurses Station



Vacant Suite B/C: Office



Vacant Suite B/C: Office



Vacant Suite B/C: Exam Rooms





Vacant Suite D: Main Entrance



Vacant Suite D: Waiting Room



Vacant Suite D: Office



Vacant Suite D: Exam Room



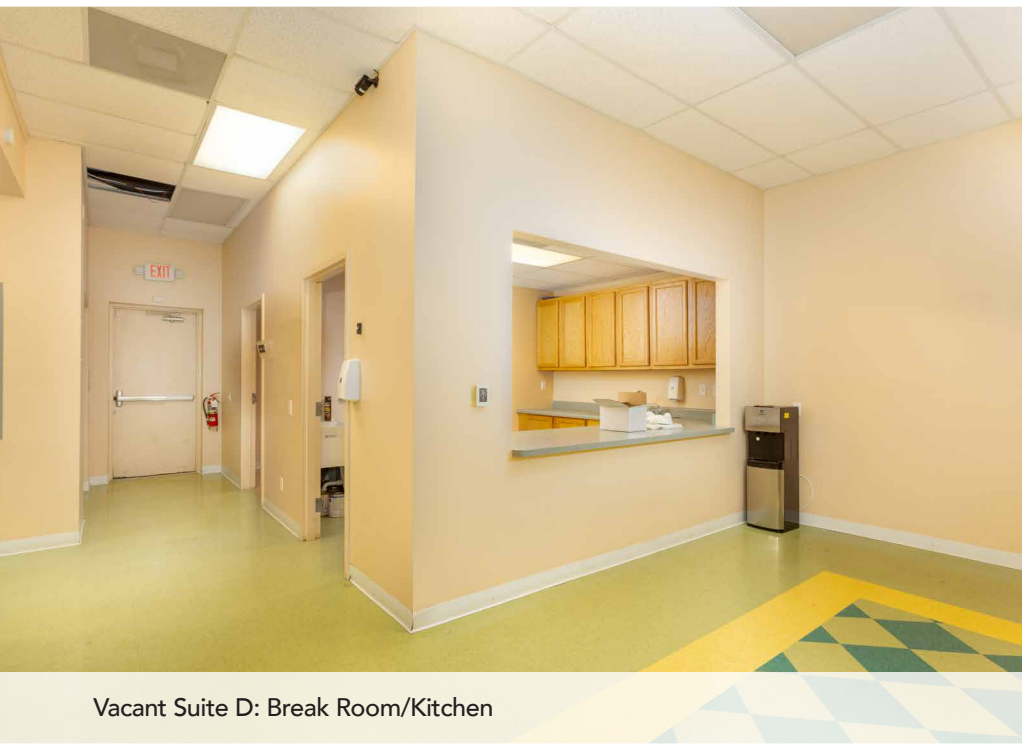




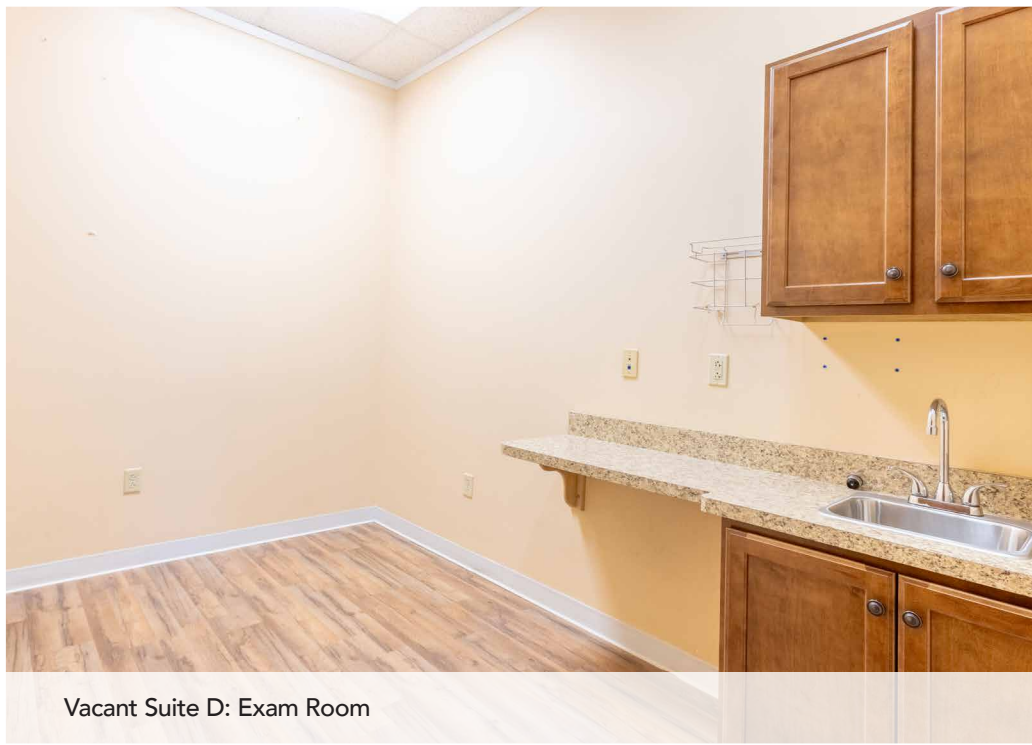
Vacant Suite D: Exam Room



Vacant Suite D: Bathroom



Vacant Suite D: Break Room/Kitchen



Vacant Suite D: Exam Room



# LOCATION OVERVIEW

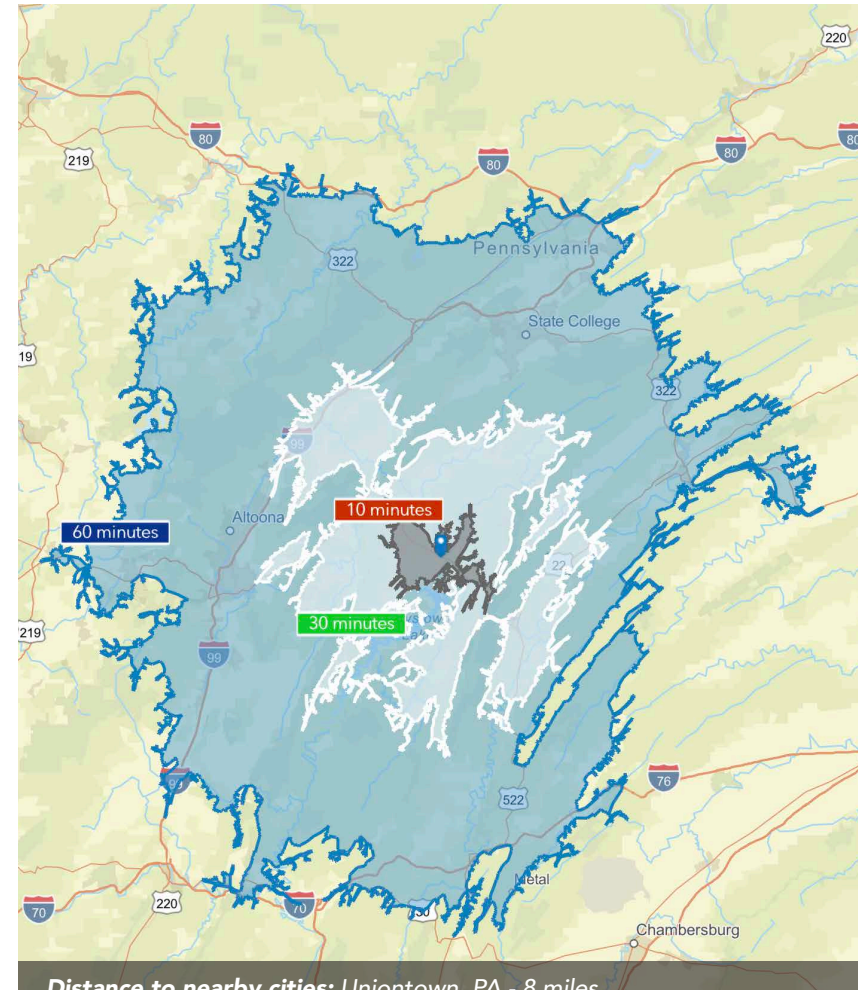
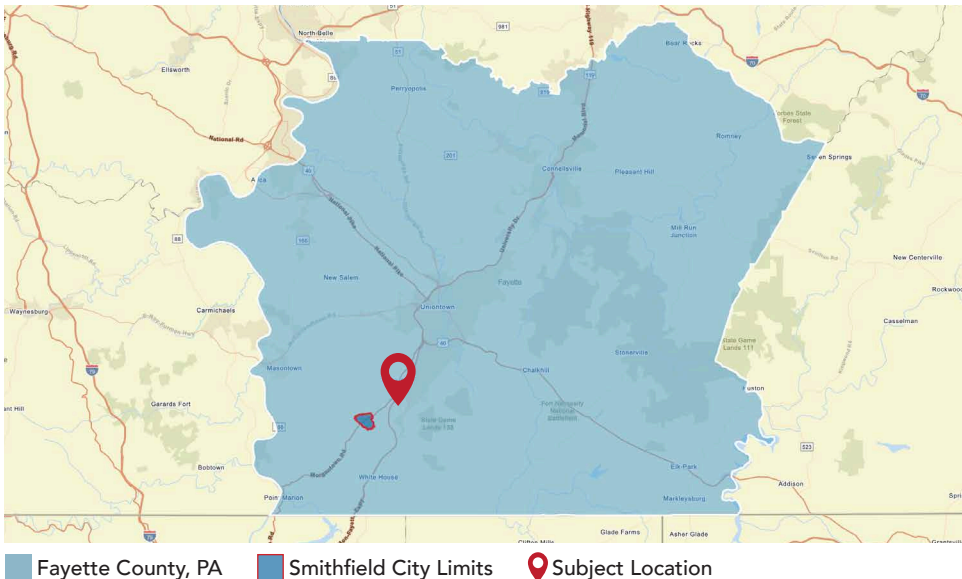
## LOCATION GROWTH / STATS

Fayette County lies in the southwest region of Pennsylvania with Uniontown as the county seat and home of Penn State at Fayette, The Eberly Campus. The 100-acre main campus is a key part of the county's growing corridor. Situated 40 miles south-east of Pittsburgh, Uniontown benefits from easy access to the nearby cities and towns with which it shares the Pittsburgh metropolitan area.

**Fayette County** has a total population of 126,217 and a median household income of \$50,710. Total number of businesses is 4,005.

**The City of Smithfield** has a total population of 5,562 and a median household income of \$66,417. Total number of businesses is 105.

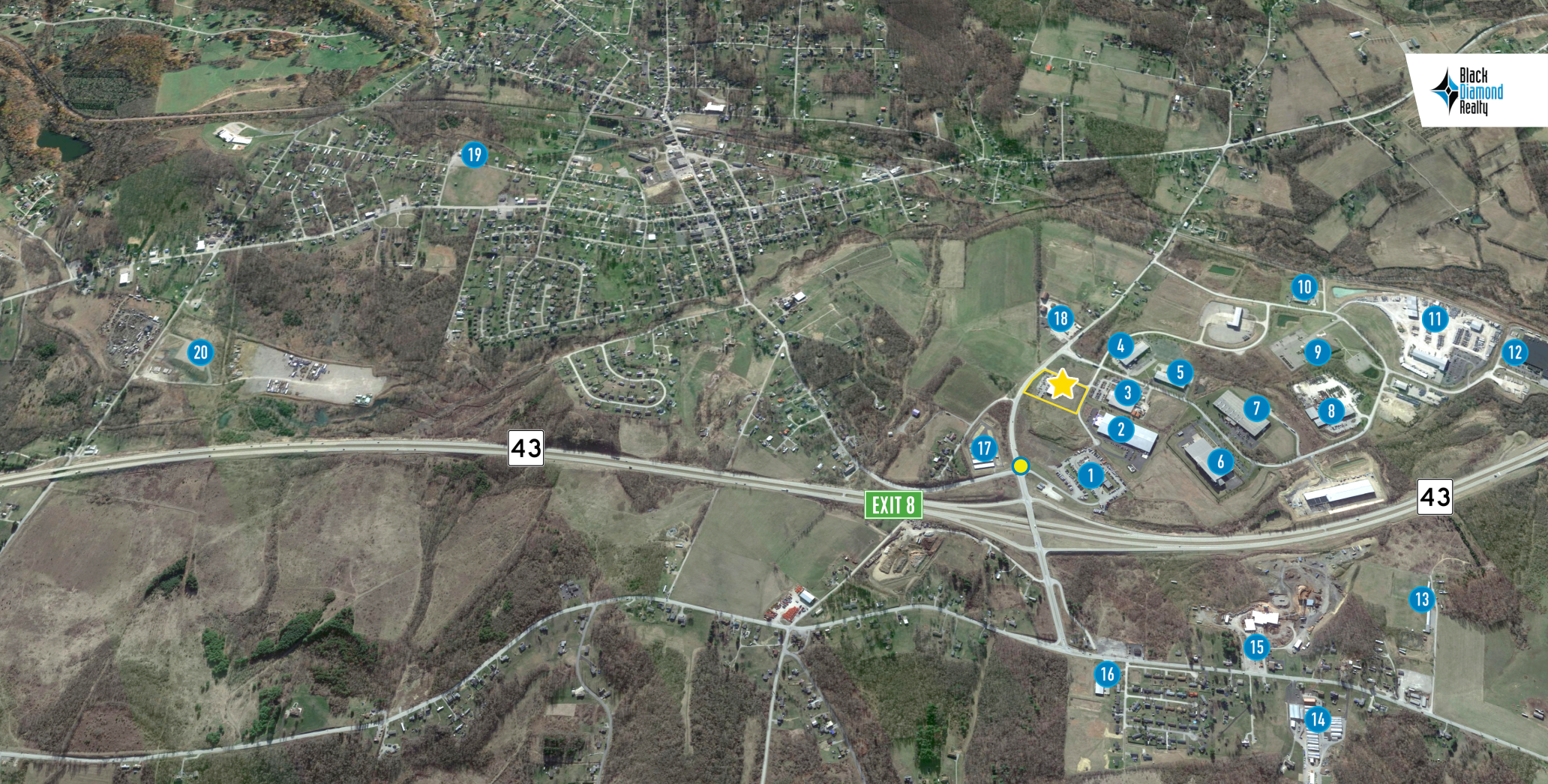
Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2024.



**Distance to nearby cities:** Uniontown, PA - 8 miles, Morgantown, WV - 20 miles, Fairmont, WV - 37 miles, Washington, PA - 50 miles, Pittsburgh, PA - 52 miles, Bridgeport, WV - 52 miles, Charleston, WV - 173 miles.







The Google Earth aerial above highlights several of the most popular surrounding locations. The subject property, 100 Ridgeview Drive, has been referenced with a yellow star.

At the intersection of Big Six Road and Dry Knob Road, there is an average daily traffic count of 7,927 vehicles per day. (Provided by Esri and Data Axle, 2021).

- ① Hunter Truck - Uniontown
- ② Gerome Manufacturing Co, Inc.
- ③ Boeing, Argon ST
- ④ Labcorp
- ⑤ GHX Industrial, LLC.
- ⑥ Johnson Matthey
- ⑦ Berkley Medical Resources Inc
- ⑧ Profrac
- ⑨ United States Reserve Center
- ⑩ Pureon Inc.
- ⑪ Calfrac Well Services
- ⑫ Hunter Panel
- ⑬ Fairchance Rod & Gun Club
- ⑭ Jefferson Memorials
- ⑮ Frey Lumber Company
- ⑯ Dollar General
- ⑰ Big Six Storage
- ⑱ PennDOT State Shed
- ⑲ Fairchance Volunteer Fire Department
- ⑳ JLE Industries - Yard & Staging



# DEMOGRAPHICS / KEY FACTS

## 3 MILE RADIUS



**7,046**

Total Population



**187**

Businesses



**11,497**

Daytime Population



**\$186,290**

Median Home Value



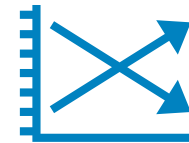
**\$35,517**

Per Capita Income



**\$61,894**

Median Household Income



**-0.69**

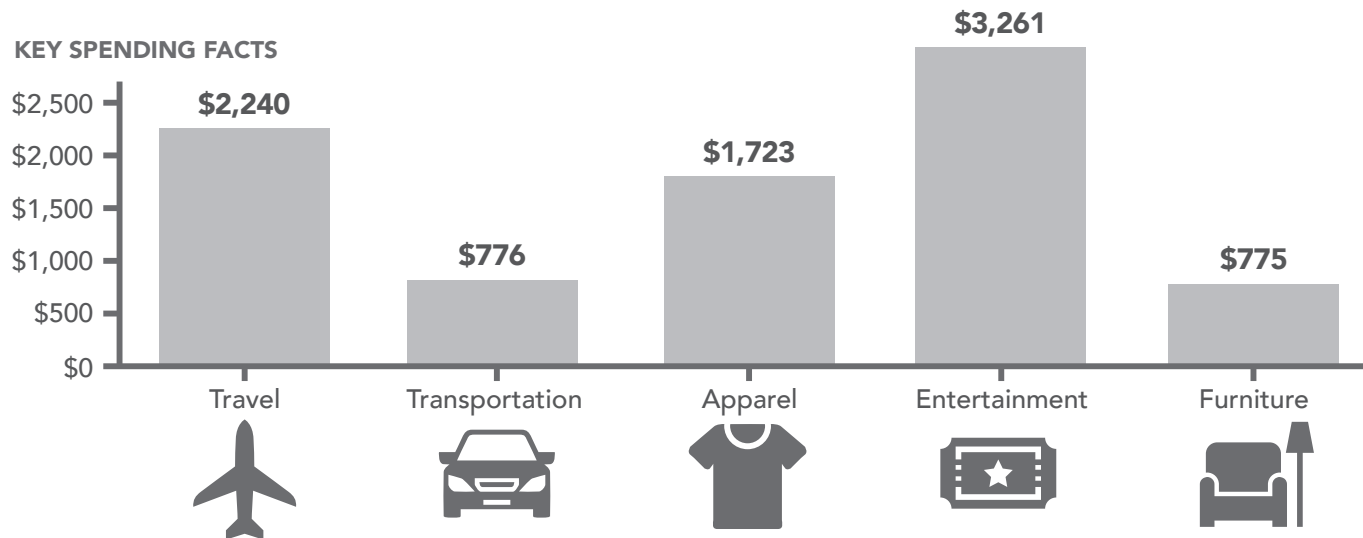
2024-2029 Pop Growth Rate



**3,211**

Housing Units (2020)

### KEY SPENDING FACTS





## 5 MILE RADIUS

## 10 MILE RADIUS



14,235

Total Population



293

Businesses



10,078

Daytime Population



\$211,370

Median Home Value



62,938

Total Population



2,254

Businesses



58,075

Daytime Population



\$181,829

Median Home Value



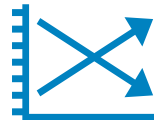
\$42,837

Per Capita Income



\$66,846

Median Household Income



-0.73%

2024-2029 Pop Growth Rate



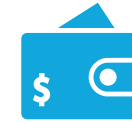
6,554

Housing Units (2020)



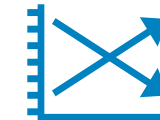
\$38,186

Per Capita Income



\$55,425

Median Household Income



-0.55%

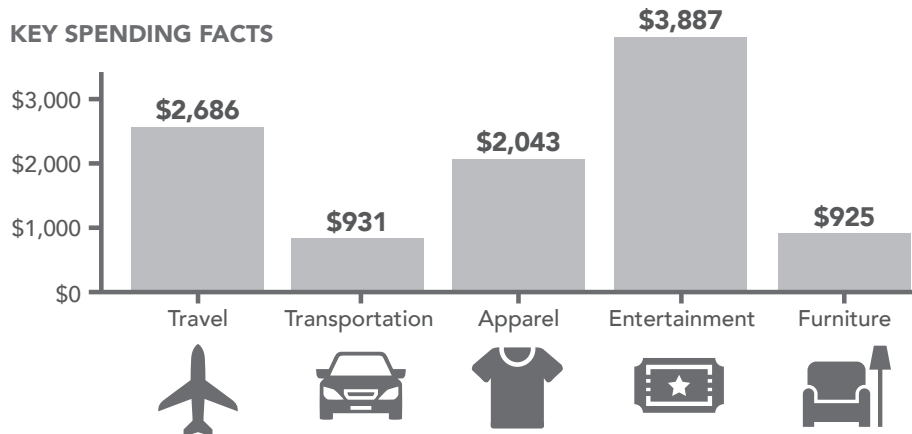
2024-2029 Pop Growth Rate



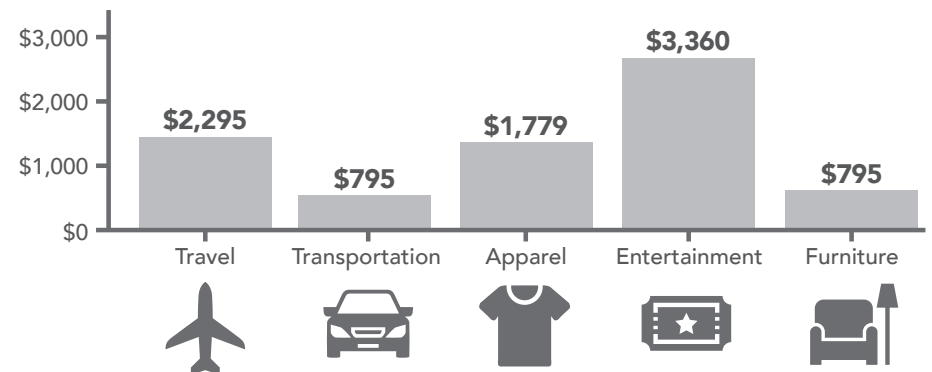
30,677

Housing Units (2020)

### KEY SPENDING FACTS



### KEY SPENDING FACTS







Aerial Facing South





Aerial Facing West



Aerial Facing Southeast

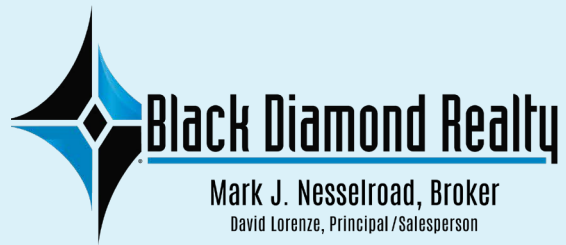


Aerial Facing South



Aerial Facing North





## FINANCIAL INFORMATION

Financial information is available upon request and receipt of a signed Confidentiality & Non-Disclosure Agreement.

# CONTACT

## BLACK DIAMOND REALTY

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*klicciardi@blackdiamondrealty.net*

*\* All information is believed to be accurate but not guaranteed. More information is available upon request.*