



RETAIL DEVELOPMENT OR OWNER-USER OPPORTUNITY

1548-1554 N CENTER AVENUE | SOMERSET, PA 15501

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OFFERING SUMMARY

| | |
|--------------------|--|
| ADDRESS: | 1548-1554 N Center Ave Somerset, PA 15501 |
| SALE PRICE: | \$475,000 |
| GROUND LEASE RATE: | Negotiable |
| LOT SIZE: | 1.053 AC |
| PARCEL: | 420003650, 420091020 |
| 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 1548-1544 N Center Avenue consisting of a 1.05 acre site in Somerset, PA. The property is currently used as a miniature golf course and previously included an ice cream stand.

PROPERTY HIGHLIGHTS

- Retail development or owner-user opportunity
- Located in retail corridor
- 1.05 Acre Outparcel at Somerset Commons Plaza
- 300' of frontage on N Center Ave / State Route 601
- Great visibility with 11,768 ADT on N Center Ave / State Route 601
- Located at a traffic light intersection along the main retail corridor

PROPERTY PHOTOS

MINIATURE GOLF COURSE



ICE CREAM STAND

PROPERTY PHOTOS



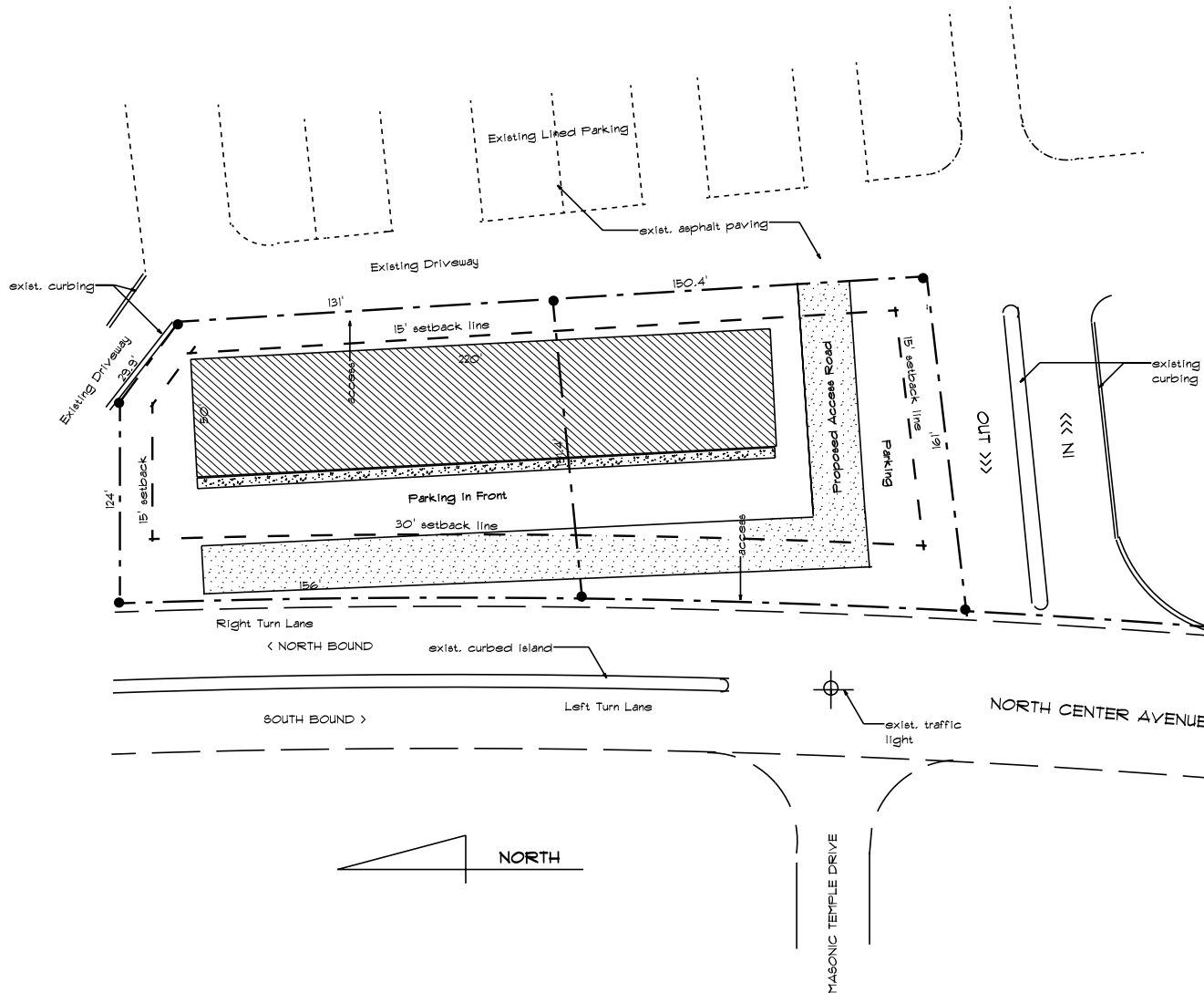
SITE PLANS

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 | |

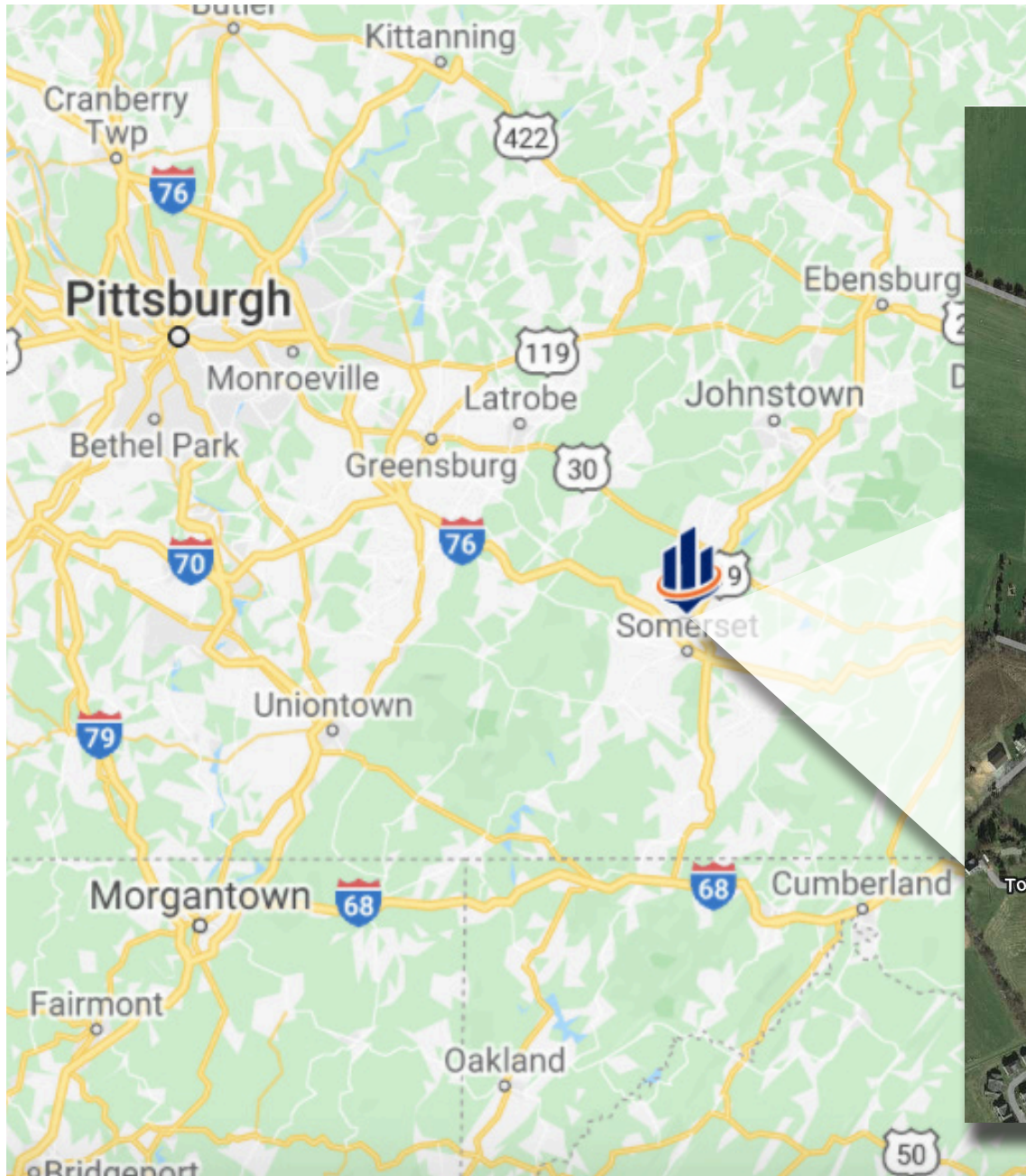
SITE PLANS

APPROX. 306' OF ROAD FRONTAGE.

| 7

LOCATION OVERVIEW

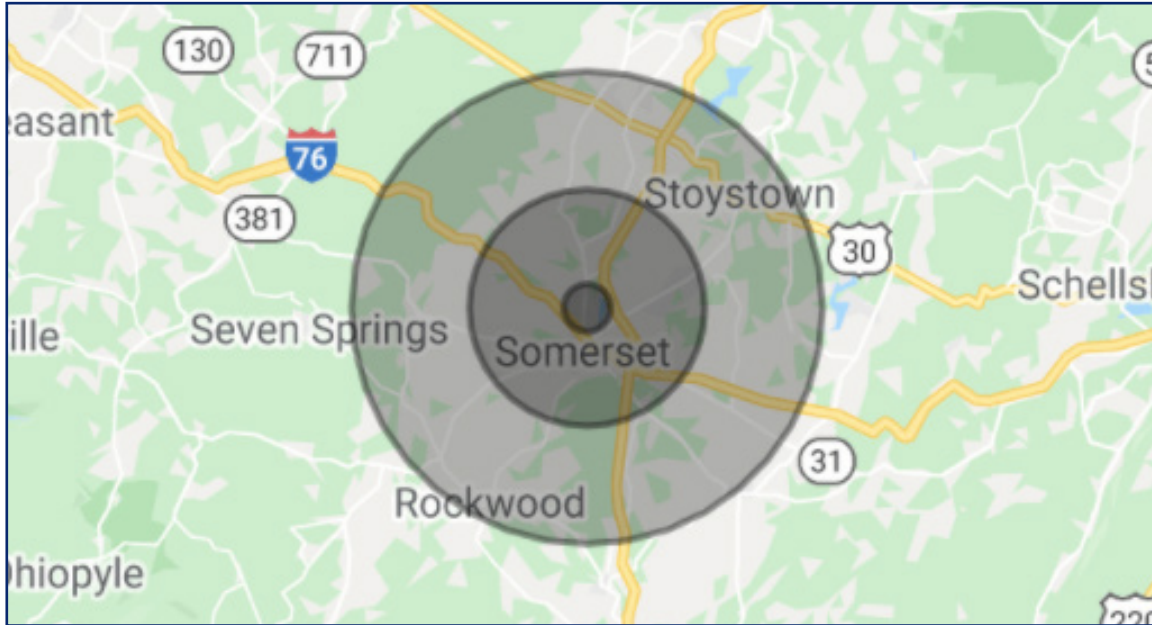
REGIONAL MAP | RETAILER MAP



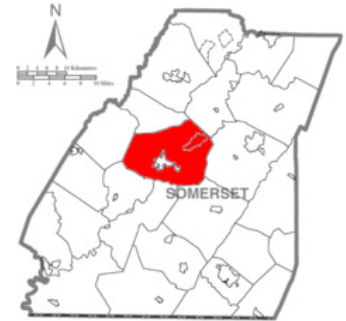
Map data ©2025 Imagery ©2025

SOMERSET TOWNSHIP, PA

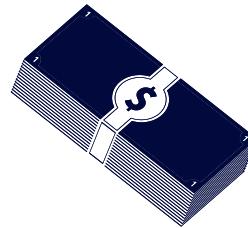
LOCATION OVERVIEW



Somerset Township, a rural farming and residential community, is located in Somerset county and is approx. 70 miles southeast of Downtown 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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