

OFFERING MEMORANDUM

**1,300 SF Building on
1.43 AC For Lease**

1645 EVANS CITY ROAD

Evans City, PA 16033

PRESENTED BY:

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DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

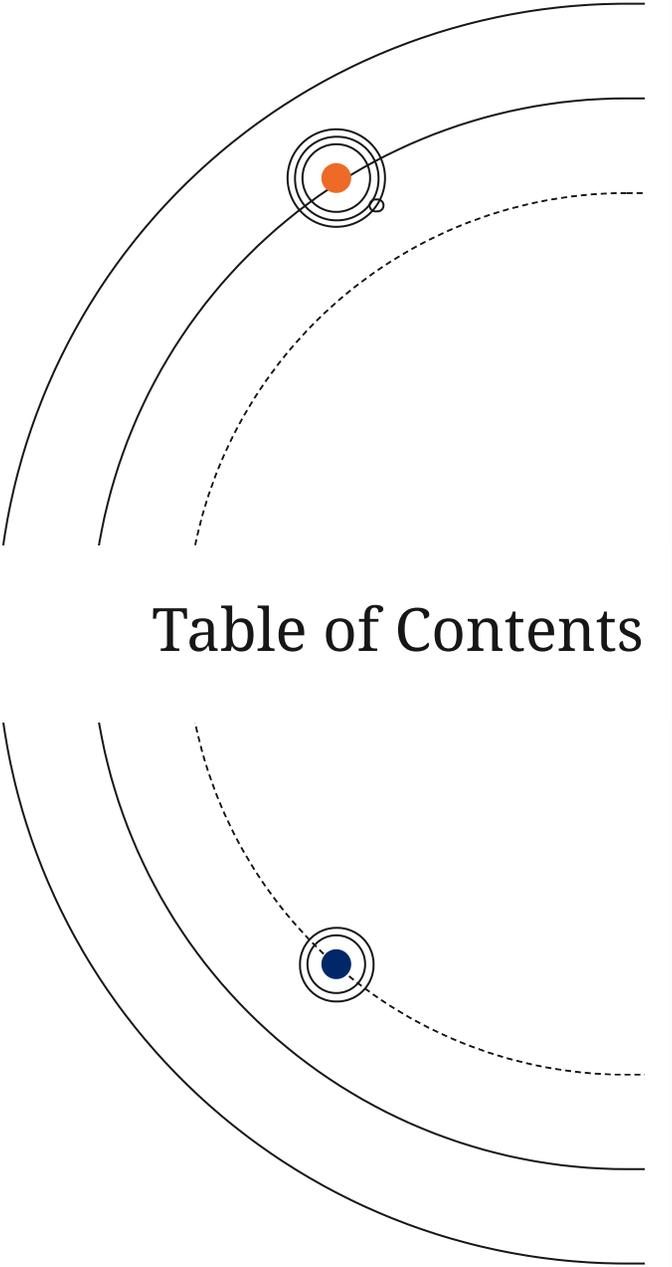


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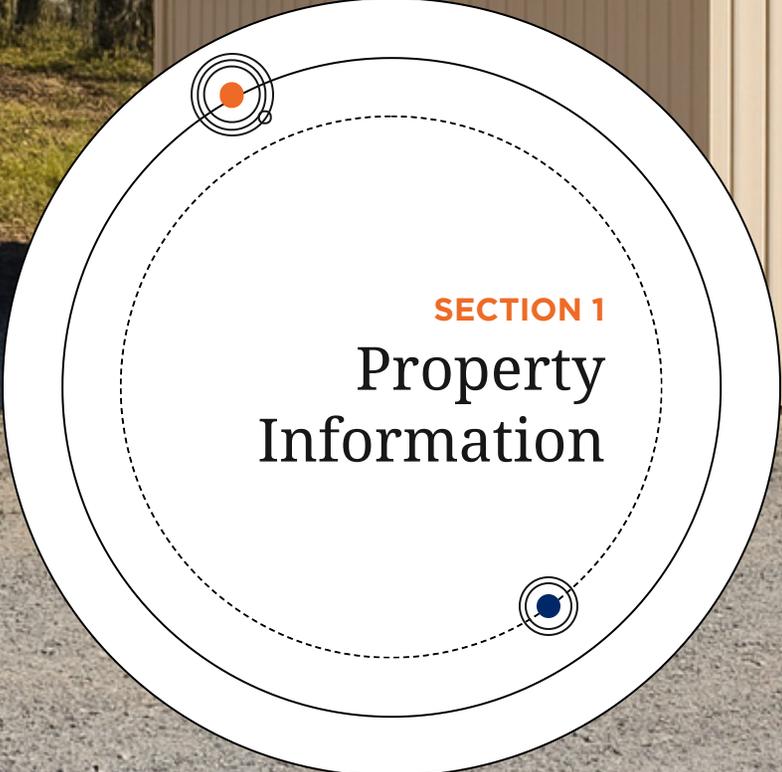
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SECTION 1
**Property
Information**



EXECUTIVE SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$2,695.00 per month (plus utilities, snow removal and landscaping)
BUILDING SIZE:	1,300 SF
AVAILABLE SF:	1,300 SF
LOT SIZE:	1.43 Acres
SUBMARKET:	Forward Township

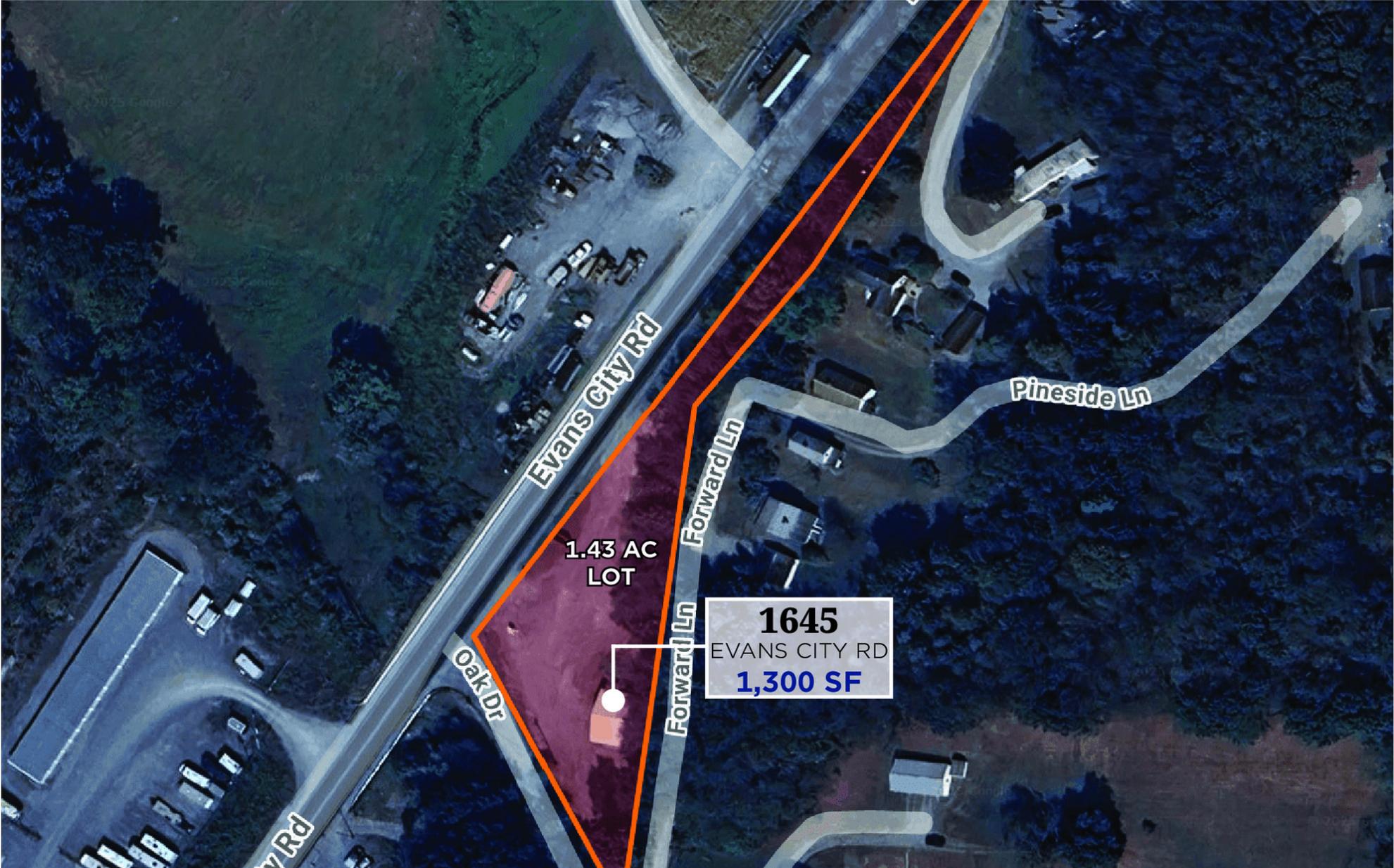
PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present 1645 Evans City Road for lease. This property is undergoing a comprehensive renovation, offering a blank canvas for customization to suit your unique business needs. The owner is dedicated to creating a tailored space for your operations. Take advantage of prominent signage and advertising options, maximizing visibility and foot traffic.

PROPERTY HIGHLIGHTS

- Building in the process of being completely renovated
- Owner will build to suit
- Opportunity for signage or additional advertising
- No zoning - uses are versatile
- Gravel lot ideal for outdoor storage or additional parking
- Property has private water well and septic

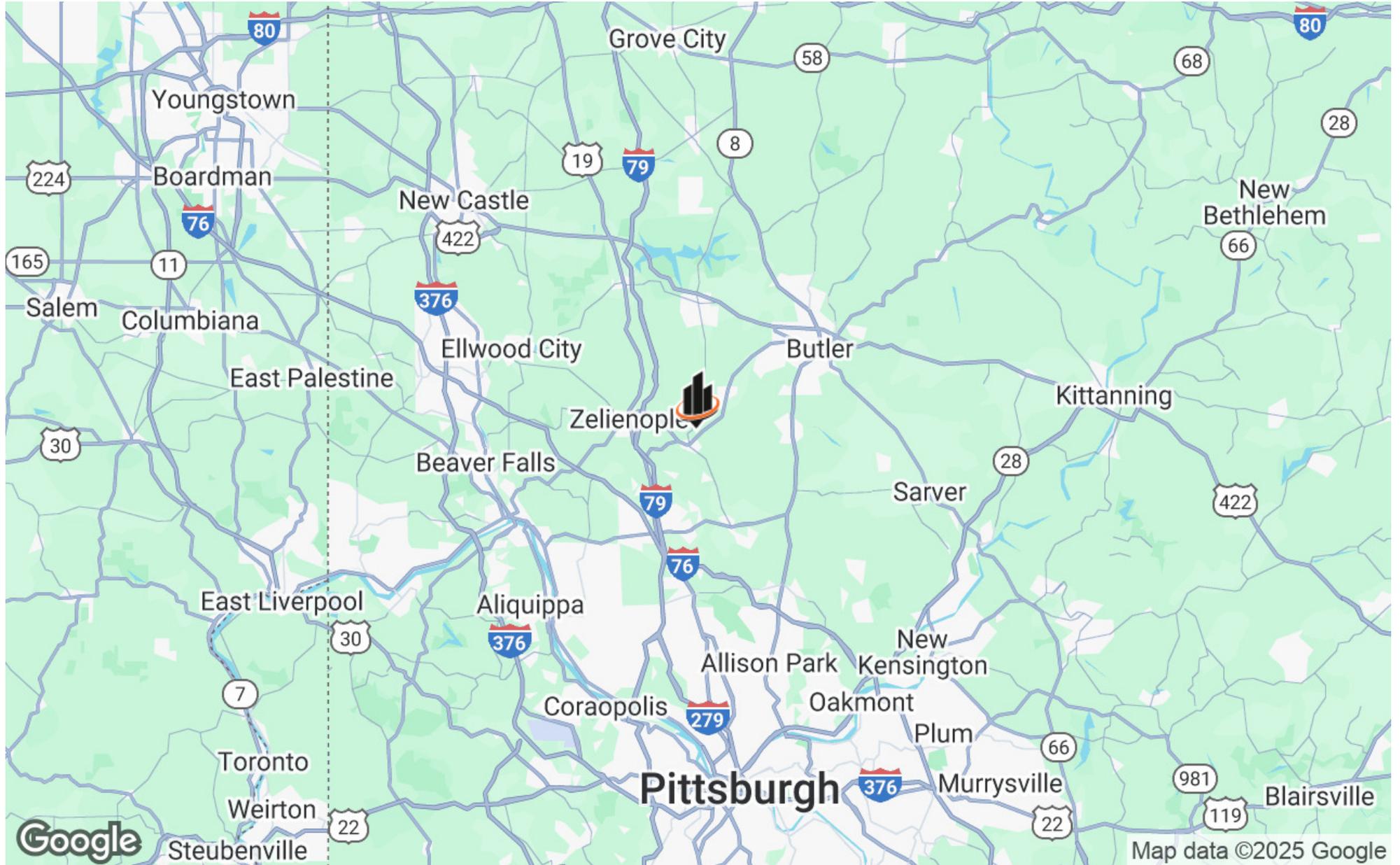
ADDITIONAL PHOTOS



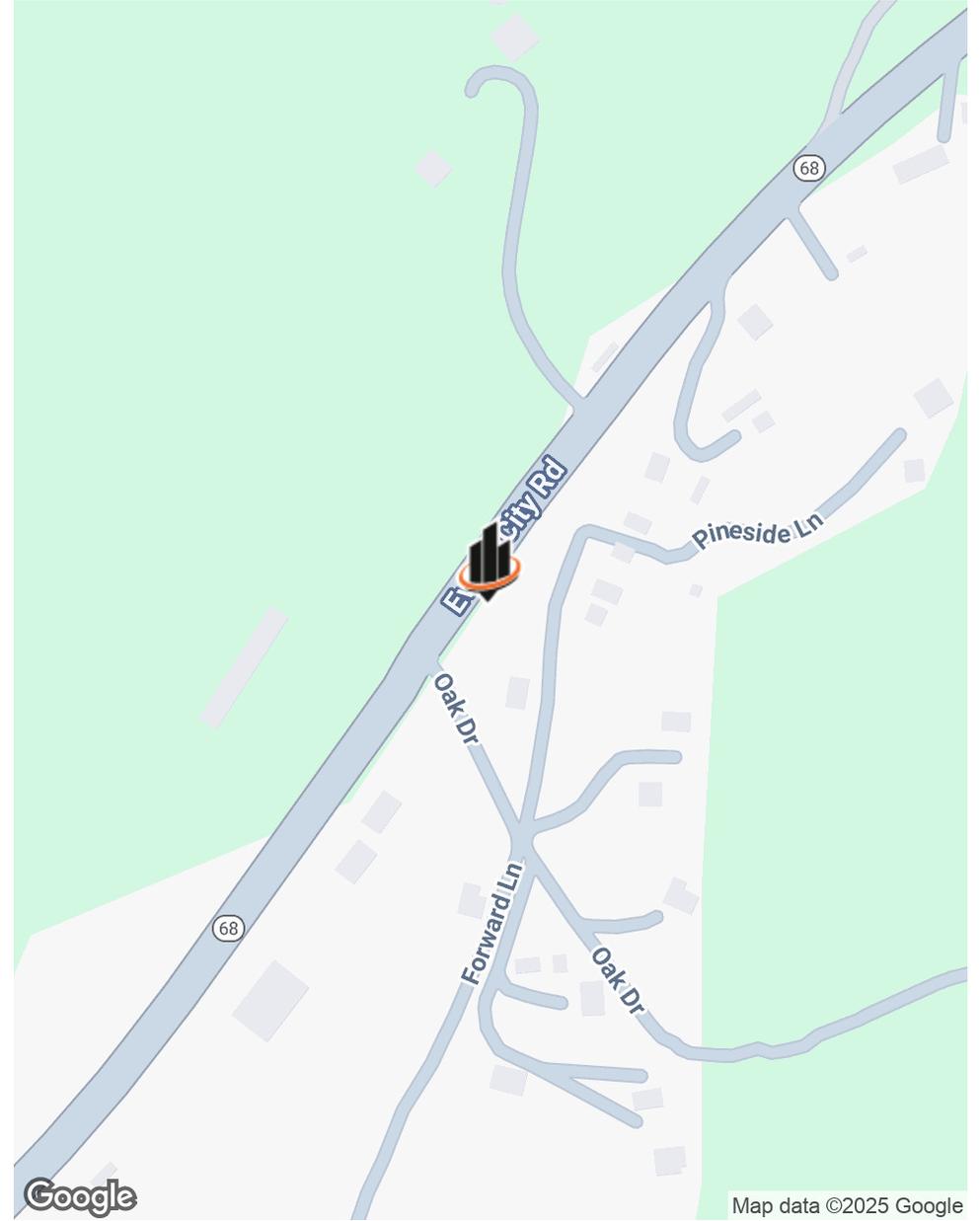
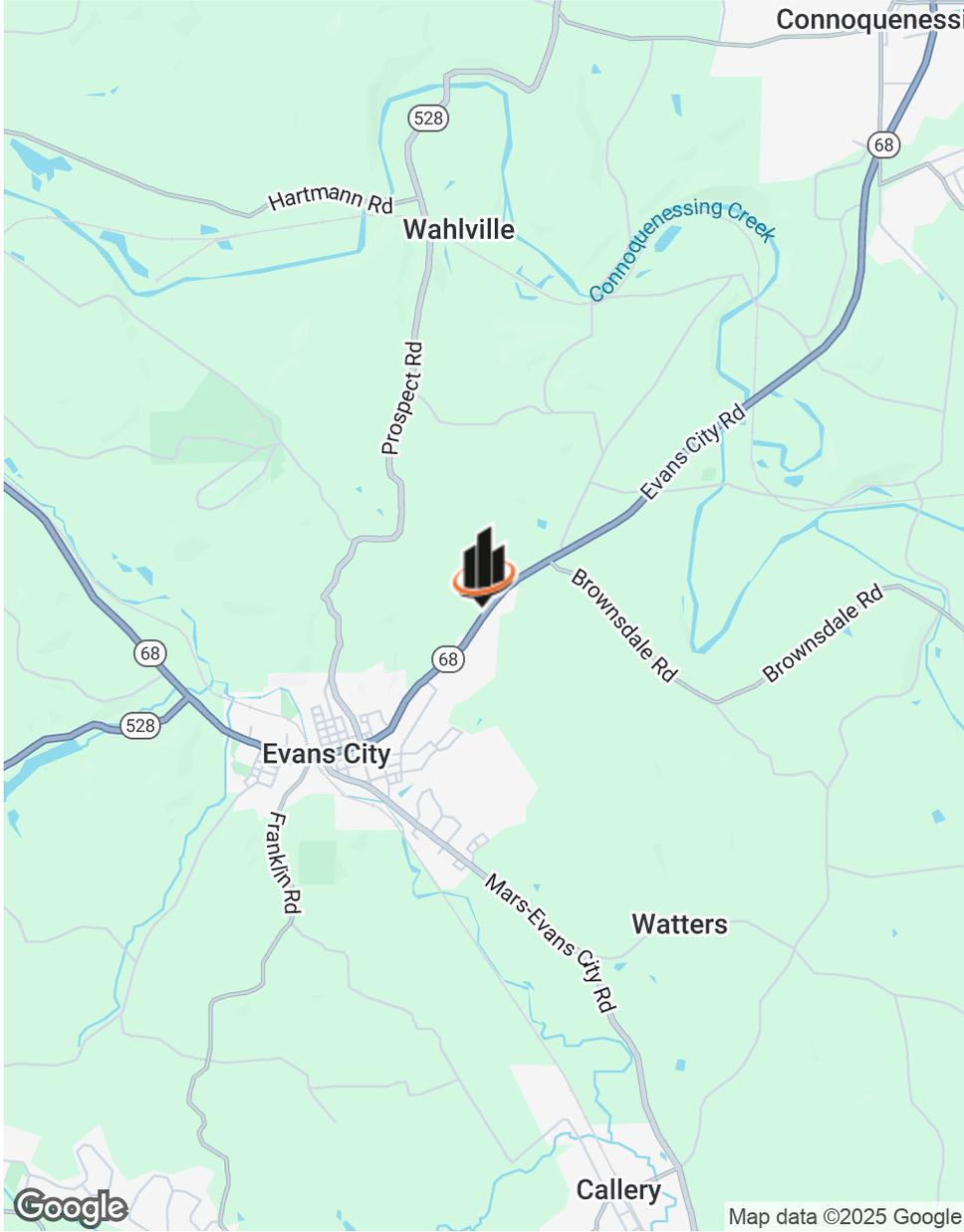


SECTION 2
Location
Information

REGIONAL MAP



LOCATION MAPS



RETAILER MAP



DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

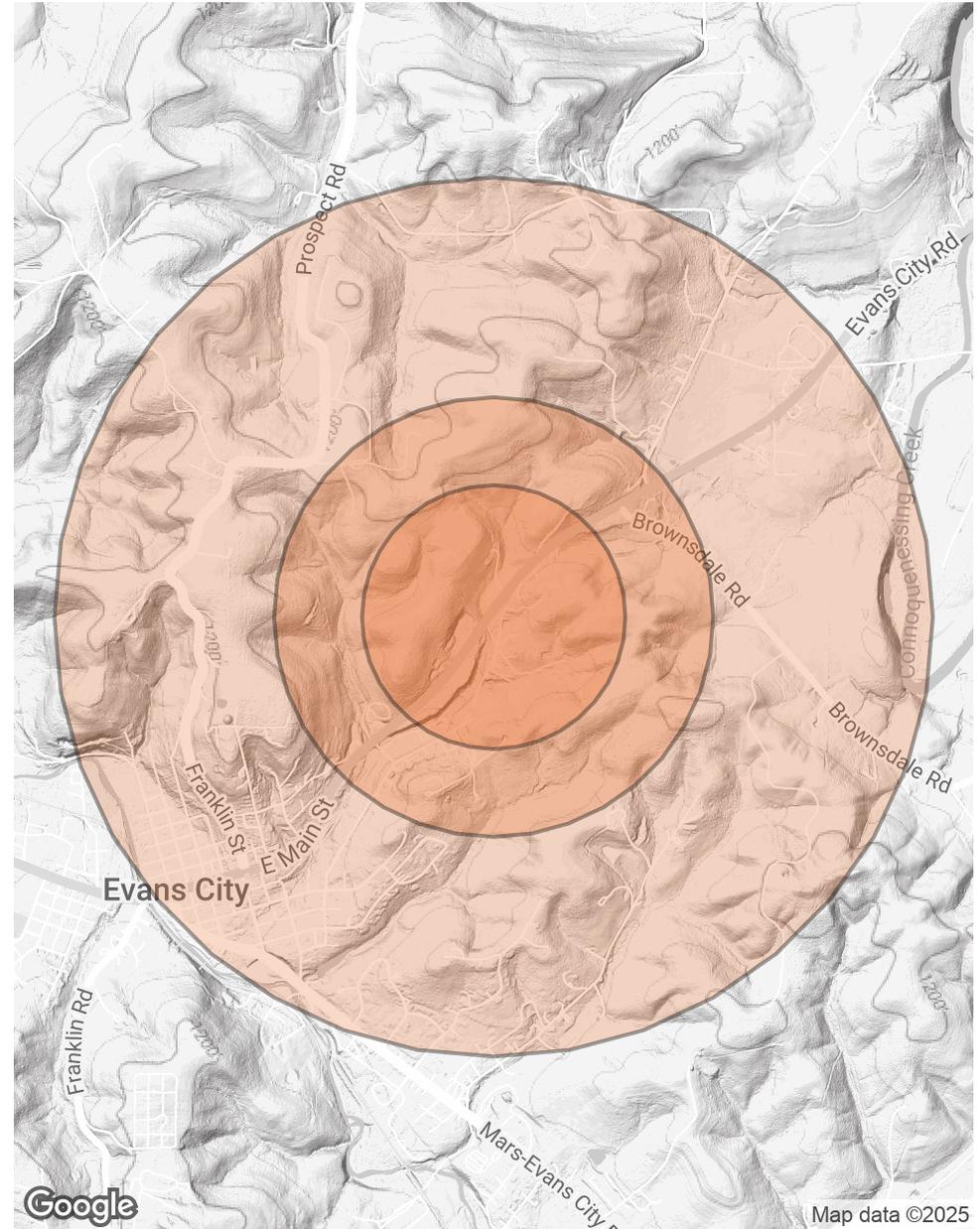
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	21	147	1,489
AVERAGE AGE	44	44	43
AVERAGE AGE (MALE)	44	44	42
AVERAGE AGE (FEMALE)	44	45	44

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	9	61	651
# OF PERSONS PER HH	2.3	2.4	2.3
AVERAGE HH INCOME	\$132,347	\$118,022	\$95,541
AVERAGE HOUSE VALUE	\$445,214	\$386,688	\$266,938

Demographics data derived from AlphaMap



LOCATION DESCRIPTION



BUTLER COUNTY

Butler County is located in southwest Pennsylvania, north of the city of Pittsburgh. The County is bordered by 8 different Counties; Allegheny, Beaver, Lawrence, Mercer, Venango, Clarion, Armstrong, and Westmoreland. The predominant feature of the County is the Allegheny River, which touches Butler County at its northeast and southeast corners, it is both a recreational and industrial waterway. Butler County is home to two Pennsylvania state parks; Moraine State Park, born from continental glaciers and massive mineral extractions, that is now home to beautiful rolling hills, lush forests and sparkling waters. The second state park is Jennings Environmental Education Center which is the home of the only protected relict prairie in Pennsylvania. There are also two colleges/universities in Butler County, Slippery Rock University of Pennsylvania, and Butler County Community College. Butler County is comprised of the incorporated City of Butler, 23 boroughs and 33 Townships.



FORWARD TOWNSHIP

Forward Township, Pennsylvania, is a scenic community located in Butler County, just northeast of the Pittsburgh metropolitan area. The township offers a blend of rural charm and suburban convenience, featuring rolling farmland, quiet residential neighborhoods, and easy access to key regional highways including Routes 68 and 356. Residents enjoy a peaceful lifestyle with proximity to nearby employment centers in Cranberry Township and Butler, as well as recreational destinations like Moraine State Park and Lake Arthur. With steady growth and a strong sense of community, Forward Township provides an appealing balance of open space, accessibility, and small-town character ideal for residential and commercial development.



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○ ————— ○

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