

**OFFERING MEMORANDUM**  
**1101 Lincoln Hwy**  
**1101 LINCOLN HWY**  
North Versailles, PA 15137

**PRESENTED BY:**

**JASON CAMPAGNA**  
O: 412.535.5756  
jason.campagna@svn.com  
PA #RM424399

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

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.



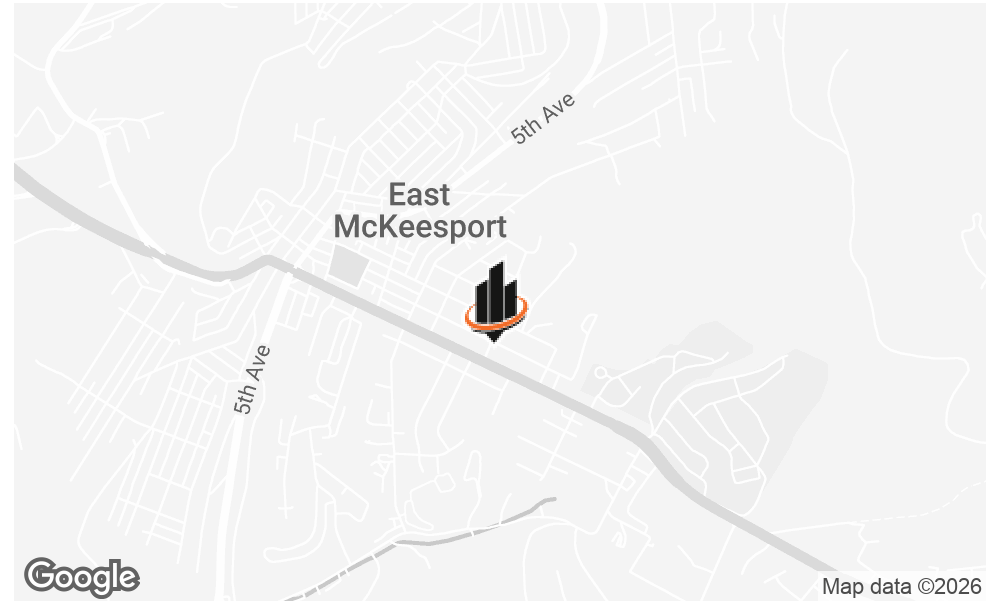
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**SECTION 1**  
Property  
Information

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,115,000
<b>LEASE RATE:</b>	\$10.00 SF/yr (NNN)
<b>BUILDING SIZE:</b>	10,800 SF
<b>AVAILABLE SF:</b>	10,800 SF
<b>LOT SIZE:</b>	0.78 Acres
<b>PRICE / SF:</b>	\$103.24

## PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present for sale 1101 Lincoln Hwy, a versatile 10,800 SF flex building located in North Versailles, just 11 miles east of downtown Pittsburgh. Positioned along the high-traffic Lincoln Highway (Route 30) corridor, this property offers excellent visibility and access, ideal for a wide range of commercial or light industrial users.

The property features a 2,400 SF storefront with large reception / open area, three private offices, two bathrooms, and a shower, offering functional space for administrative or customer-facing operations. The rear 8,400 SF mechanic bay area boasts 20-foot ceilings and is equipped with three car lifts, making it an exceptional opportunity for auto service businesses, fleet operations, or specialty users requiring high-clearance workspace.

## PROPERTY HIGHLIGHTS

- Former Auto Dealership 10,800SF Building (2,400 SF retail / office + 8,400 SF mechanic bay w/ 20 foot ceilings with 3 car lifts)
- Built in 1995
- 45 Car Parking lot
- 20k VPD
- For Sale or Lease

**EXTERIOR PHOTOS**



**RETAIL/OFFICE SPACE**



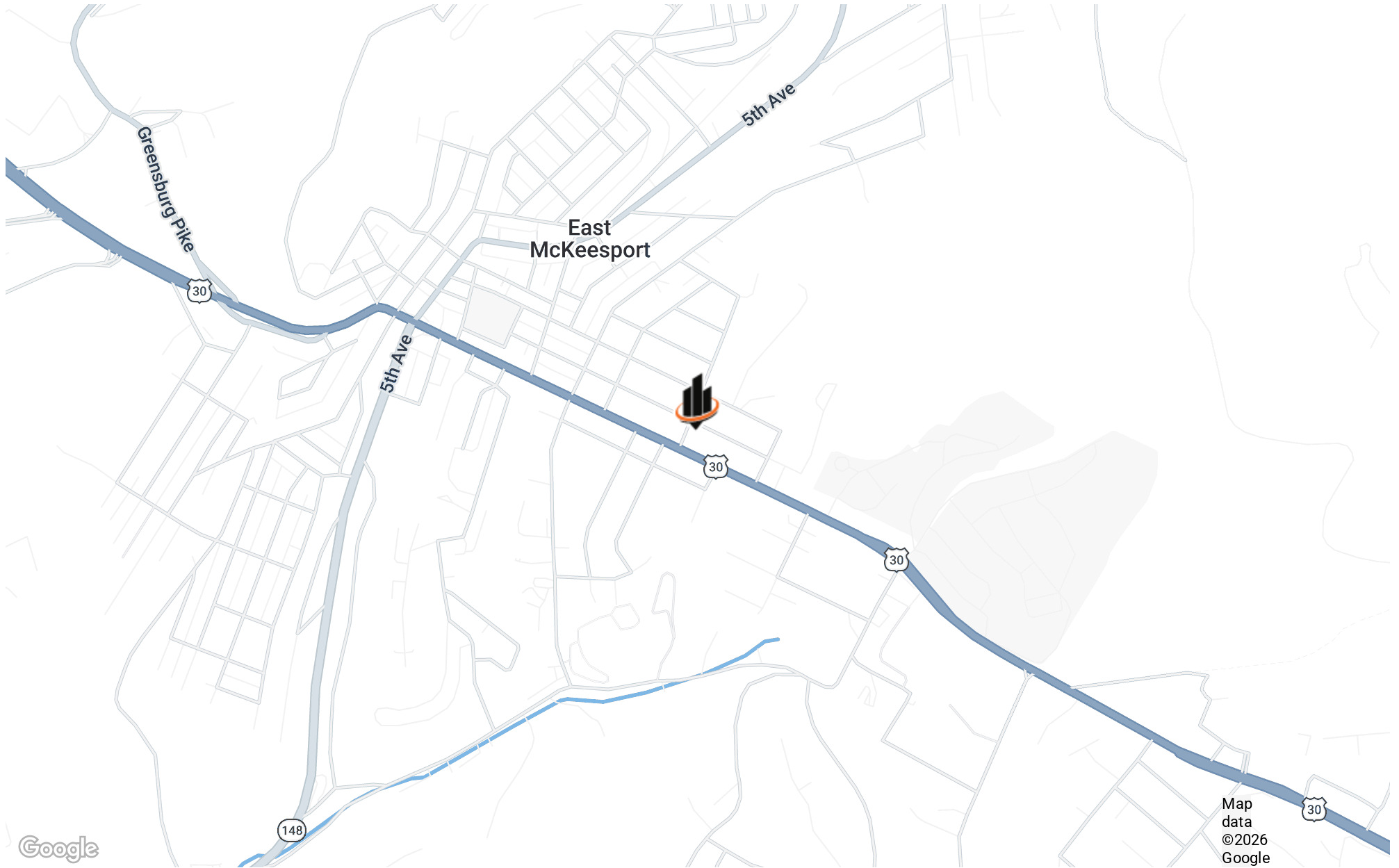
**FLEX SPACE**



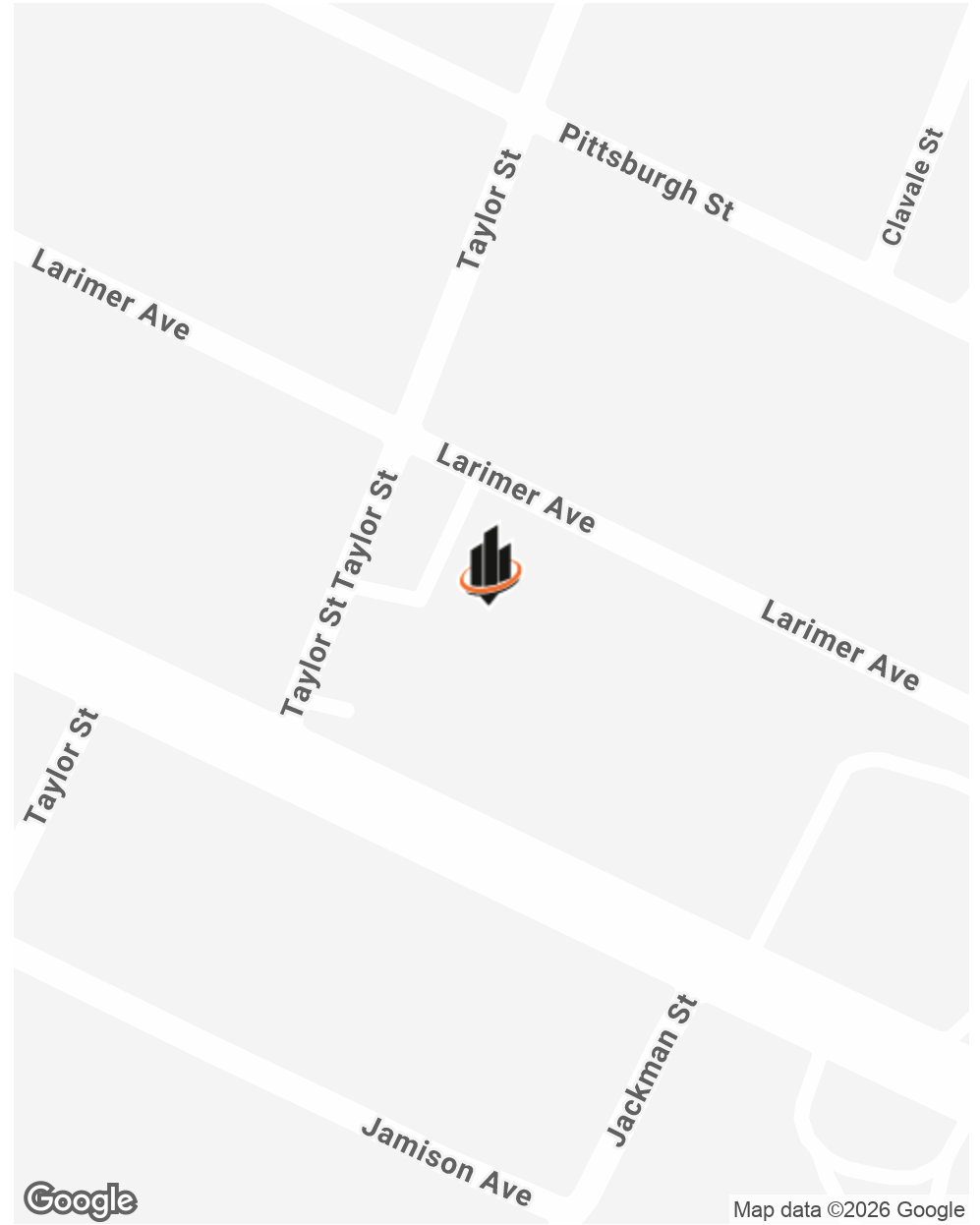
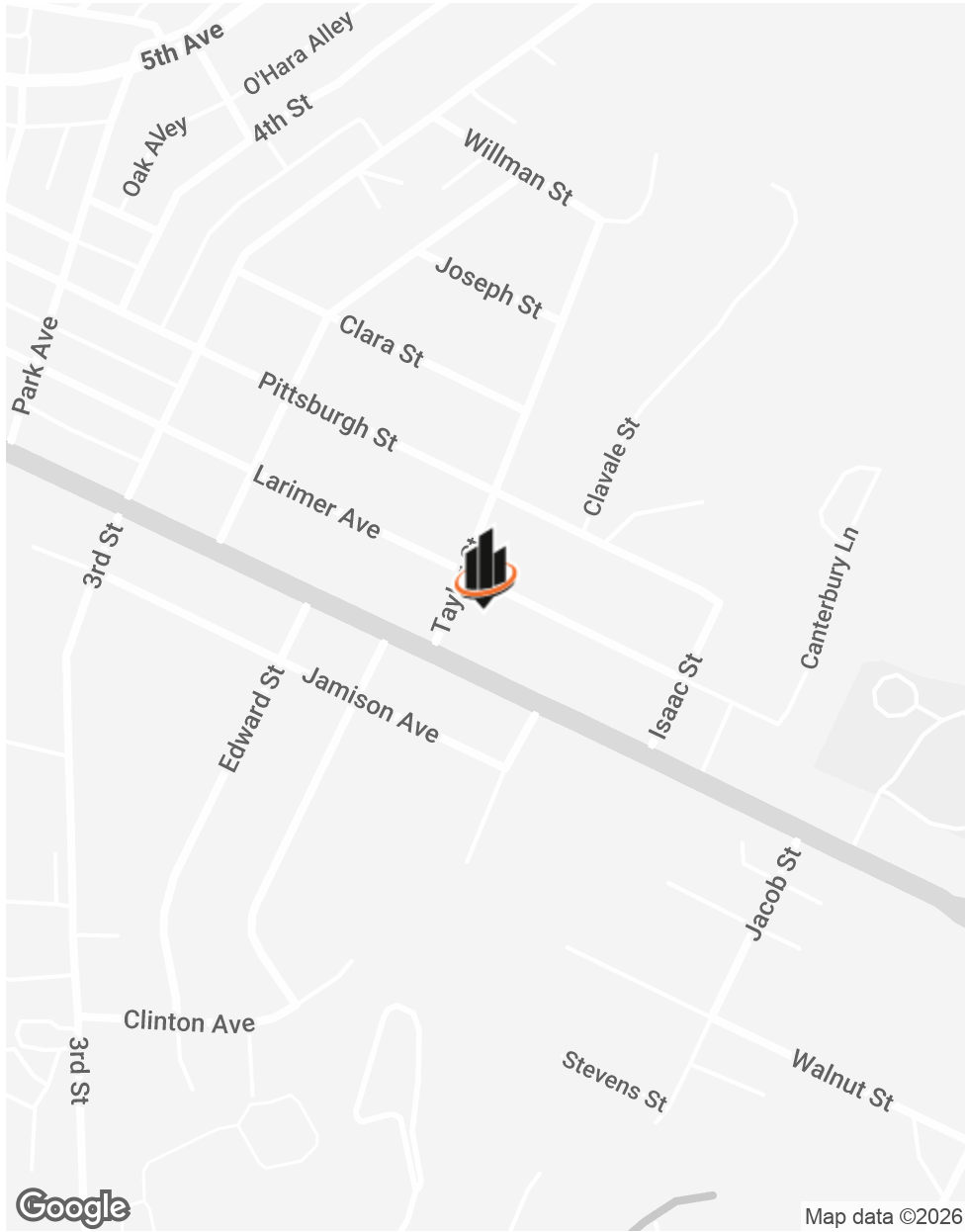


**SECTION 2**  
Location  
Information

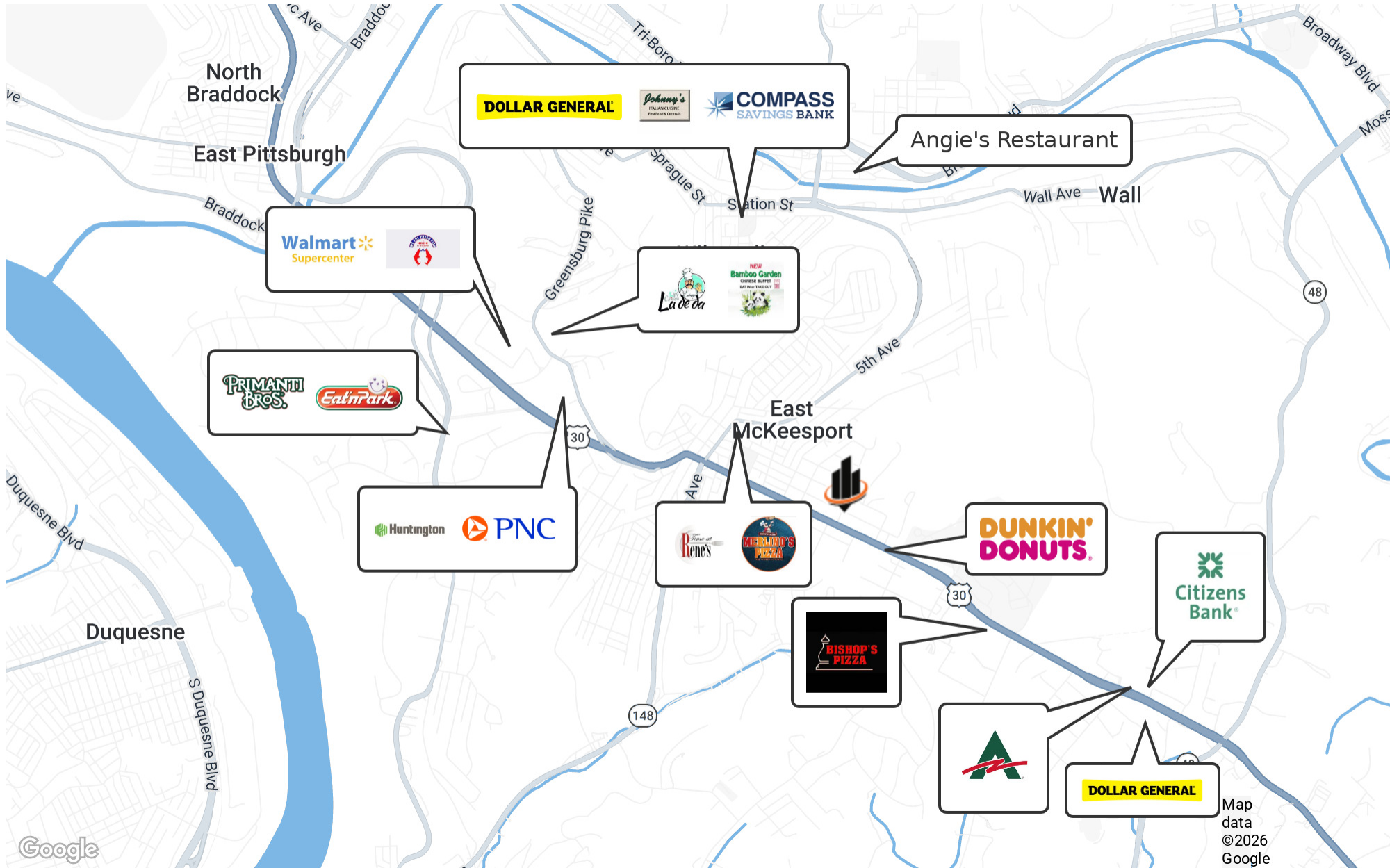
# REGIONAL MAP



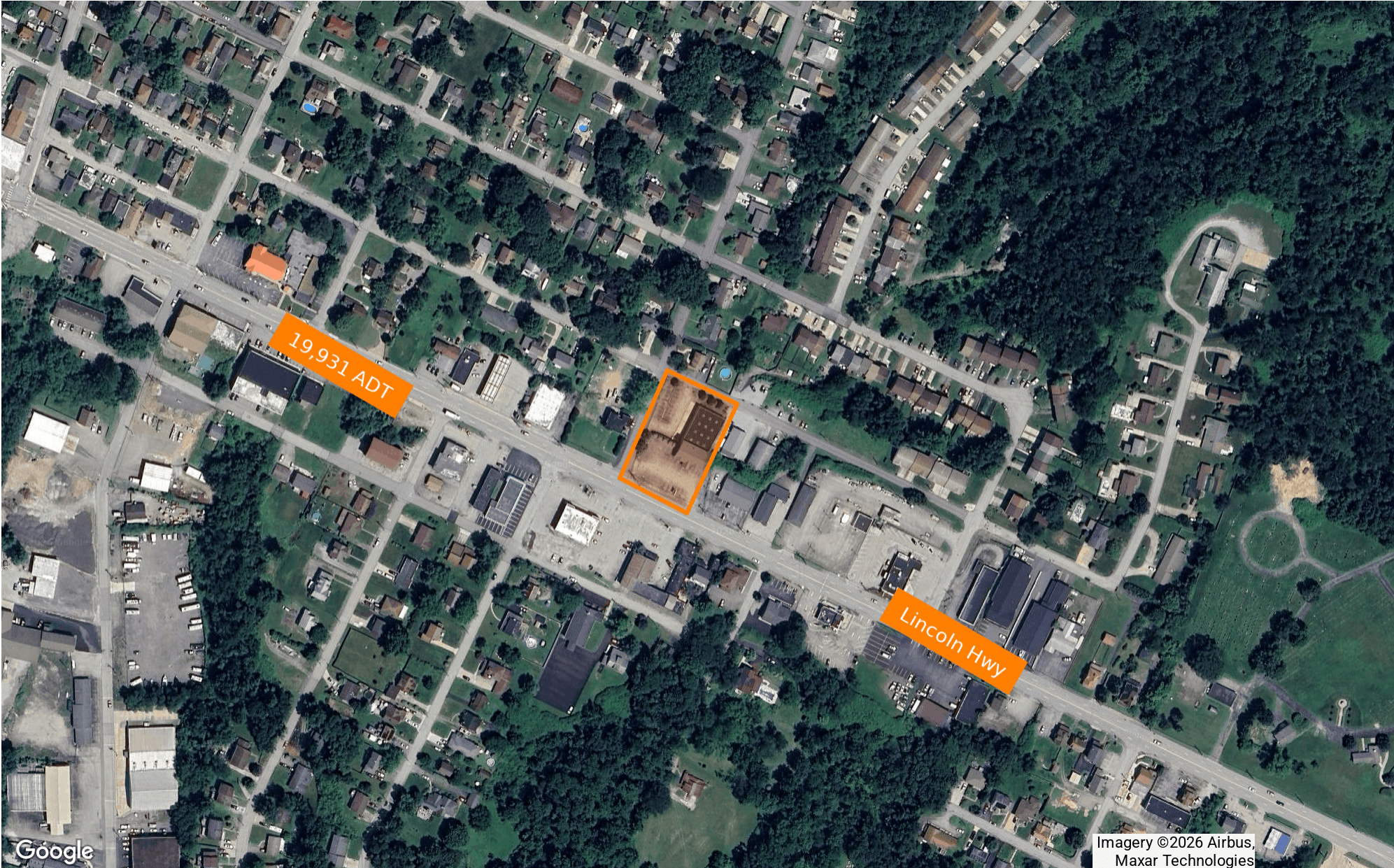
# LOCATION MAPS



# RETAILER MAP



PARCEL MAP



# DEMOGRAPHICS MAP & REPORT

## POPULATION

**0.3 MILES   0.5 MILES   1 MILE**

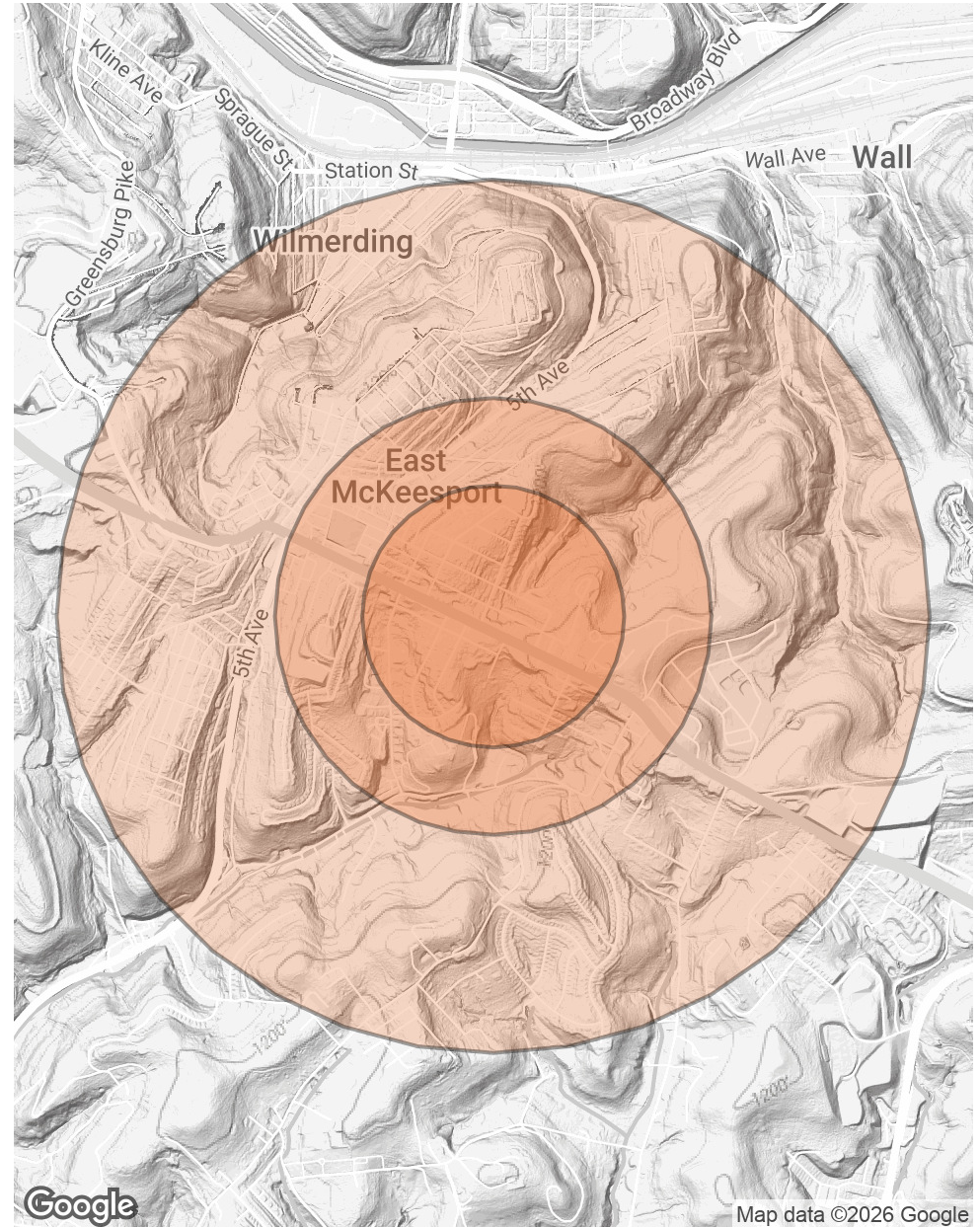
	0.3 MILES	0.5 MILES	1 MILE
<b>TOTAL POPULATION</b>	793	2,230	7,324
<b>AVERAGE AGE</b>	51	48	46
<b>AVERAGE AGE (MALE)</b>	48	47	45
<b>AVERAGE AGE (FEMALE)</b>	52	50	48

## HOUSEHOLDS & INCOME

**0.3 MILES   0.5 MILES   1 MILE**

	0.3 MILES	0.5 MILES	1 MILE
<b>TOTAL HOUSEHOLDS</b>	419	1,137	3,570
<b># OF PERSONS PER HH</b>	1.9	2	2.1
<b>AVERAGE HH INCOME</b>	\$79,547	\$78,592	\$73,104
<b>AVERAGE HOUSE VALUE</b>	\$149,196	\$135,863	\$129,902

*Demographics data derived from AlphaMap*



## LOCATION DESCRIPTION



### NORTH VERSAILLES

North Versailles is a first class township in Allegheny County, it is approx. 8 square miles and primarily a residential community that is approx. 12 miles southeast of Pittsburgh. North Versailles was part of one of the original seven townships of Allegheny County formed in 1788. The township is just minutes from downtown Pittsburgh, the Municipality of Monroeville, many shopping centers and plenty of entertaining activities.



### ALLEGHENY COUNTY

Allegheny County is a county in the southwestern part of Pennsylvania (PA). It is the second most populous county in PA following Philadelphia County. Allegheny County was the first in PA to be given a Native American name, being named after the Allegheny River. Allegheny County was created in September of 1788 from parts of Washington and Westmoreland counties and originally extended all the way north to the shores of Lake Erie and became the “Mother County” for most of northwestern PA before the counties current borders were set. The area developed rapidly throughout the 19th century to become the center of steel production in the nation. The county is known for the three major rivers that flow through it, the Allegheny, the Monongahela, and the Ohio Rivers. Allegheny County is home to three National Sports Teams, multiple major top ten companies as well as various colleges and universities. The county consists of 4 cities, 84 boroughs and 42 townships.



**SECTION 3**  
Advisor Bios

## ADVISOR BIO 1



### JASON CAMPAGNA

Managing Director

jason.campagna@svn.com

Direct: **412.535.5756** | Cell: **724.825.3137**

PA #RM424399

### PROFESSIONAL BACKGROUND

Jason Campagna serves as a managing partner and senior advisor for SVN | Three Rivers Commercial Advisors. Jason started his commercial real estate brokerage career in 2002. He is experienced in all asset types of commercial real estate and is proficient in investment property sales.

Jason advises on commercial real estate property types such as multifamily, retail, shopping centers and office buildings. The bulk of his transactions are investment sales of multi-family, retail plazas, STNL Retail, Multi-tenant office and various other investment producing property types.

Proficiencies include: 1031 I.R.S. Tax Deferred Exchanges; cash flow analysis calculations, re-positioning analysis and renovation and forecasting.

Jason was born and raised in the South Hills area of Pittsburgh. Between 2002 and 2017 Jason resided in Phoenix, AZ and worked as a commercial real estate broker specializing in multi-family sales. He now resides in the South Hills with his wife and 4 children.

### EDUCATION

Canon McMillian H.S. - 1993

Slippery Rock University B.S. Environmental Science - 1998

#### SVN | Three Rivers Commercial Advisors

6 PPG Place, Suite 550  
Pittsburgh, PA 15222  
412.535.8050

**PRESENTED BY:**

—

**Jason Campagna**

O: 412.535.5756

[jason.campagna@svn.com](mailto:jason.campagna@svn.com)

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