

OFFERING MEMORANDUM
**33,048 Retail/Flex
Building for Sale or Lease**

12827 FRANKSTOWN RD
Pittsburgh, PA 15235

PRESENTED BY:

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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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LOCATION INFORMATION

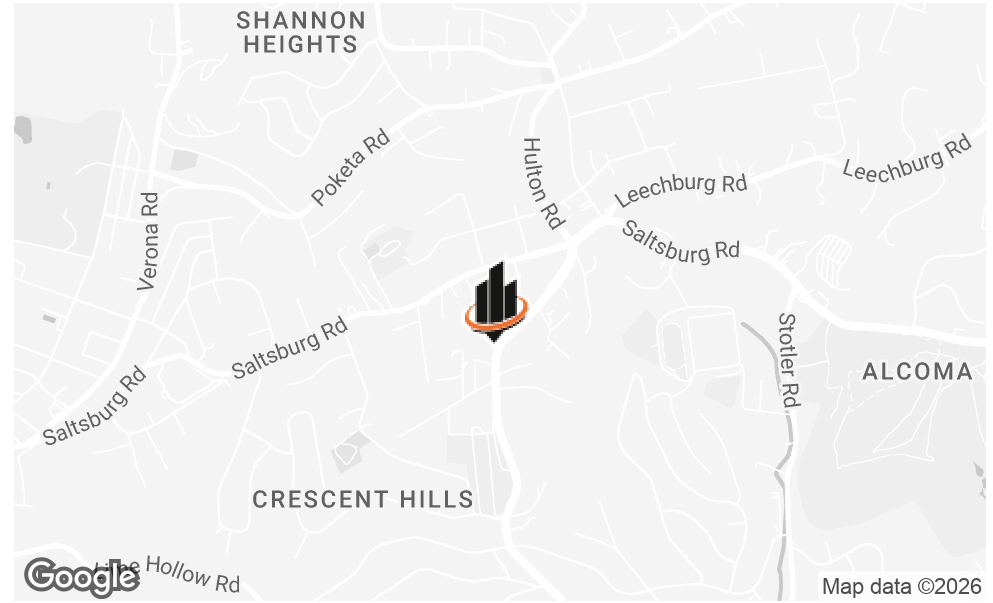
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SECTION 1
Property
Information



EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,380,000
LEASE RATE:	\$3.50 - 6 SF/yr (NNN)
BUILDING SIZE:	33,048 SF
AVAILABLE SF:	14,496 - 18,912 SF
LOT SIZE:	3.74 Acres
ZONING:	B2
MARKET:	Pittsburgh
SUBMARKET:	Penn Hills

PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present 12827 Frankstown Road in Penn Hills, PA, a 33,048 SF commercial property offering a rare combination of warehouse, manufacturing, automotive, retail, and office functionality. Originally built as an automotive dealership and service facility, the property features three separate garage spaces, 14-foot clear ceilings in the main garage, multiple existing vehicle lifts, and 4,498 SF of updated office space complete with a full kitchen and conference room. The roof was replaced in 2025, providing a significant recent capital improvement. With a large parking field, strong visibility along Frankstown Road, and convenient access to Route 22 and Interstate 376, the property is well positioned for manufacturing, distribution, storage, automotive operations, equipment sales, contractors, retail users, or owner-occupants seeking a highly functional facility in Pittsburgh's eastern suburbs.

PROPERTY HIGHLIGHTS

- 3 separate garage spaces
- 14-foot clear height ceilings in main garage; multiple car lifts still there and ready to use
- 4,498 SF of Office space remodeled a few years ago
- Full kitchen and conference room
- Roof replaced in 2025
- Strong visibility on Frankstown Road
- Flexible layout for a variety of commercial uses

LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	NNN
TOTAL SPACE:	14,496 - 18,912 SF

LEASE TERM:	Negotiable
LEASE RATE:	\$3.50 - \$6 SF/yr

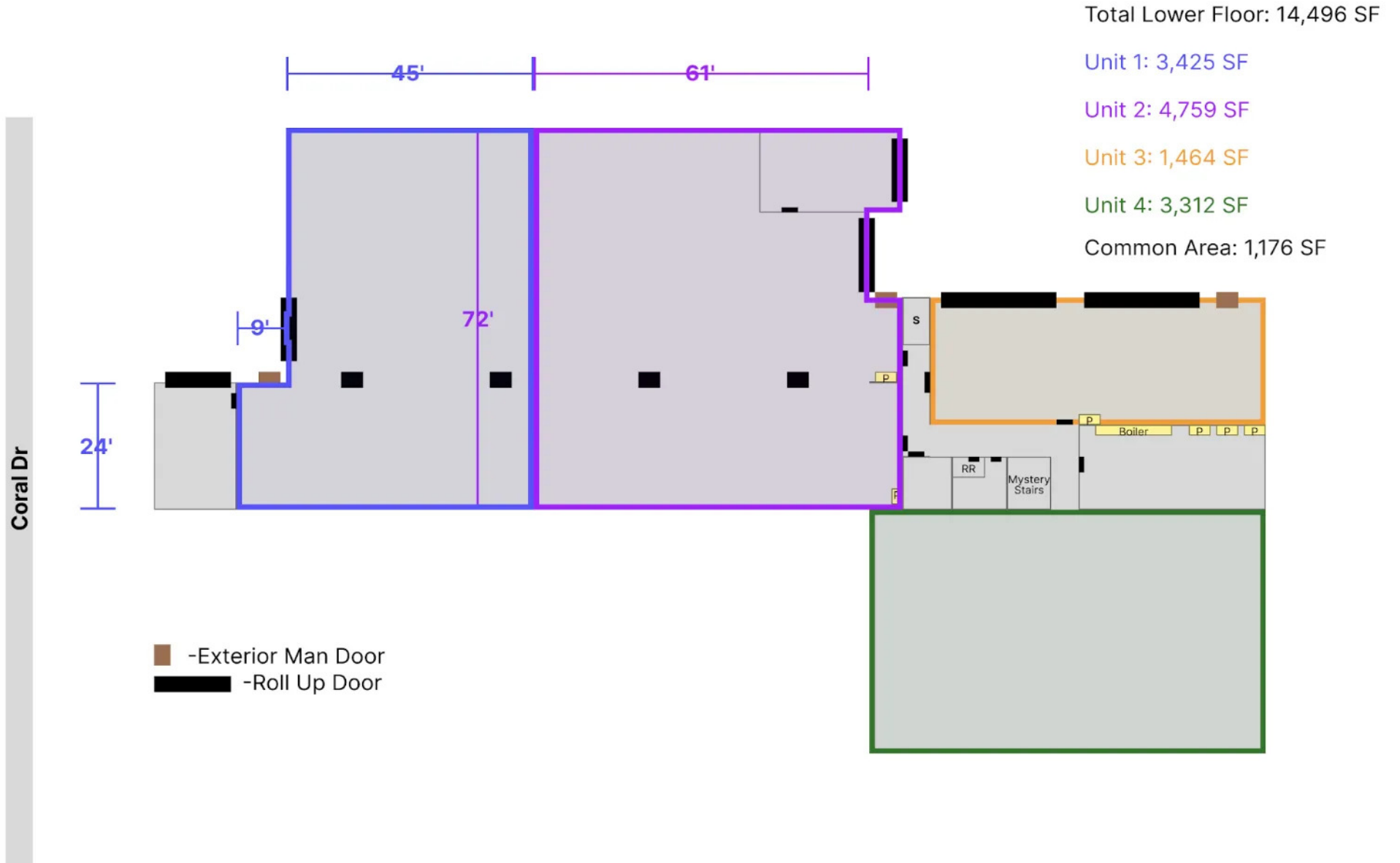
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
1st Floor	Available	18,912 SF	NNN	\$6.00 SF/yr
Lower Level	Available	14,496 SF	NNN	\$3.50 SF/yr

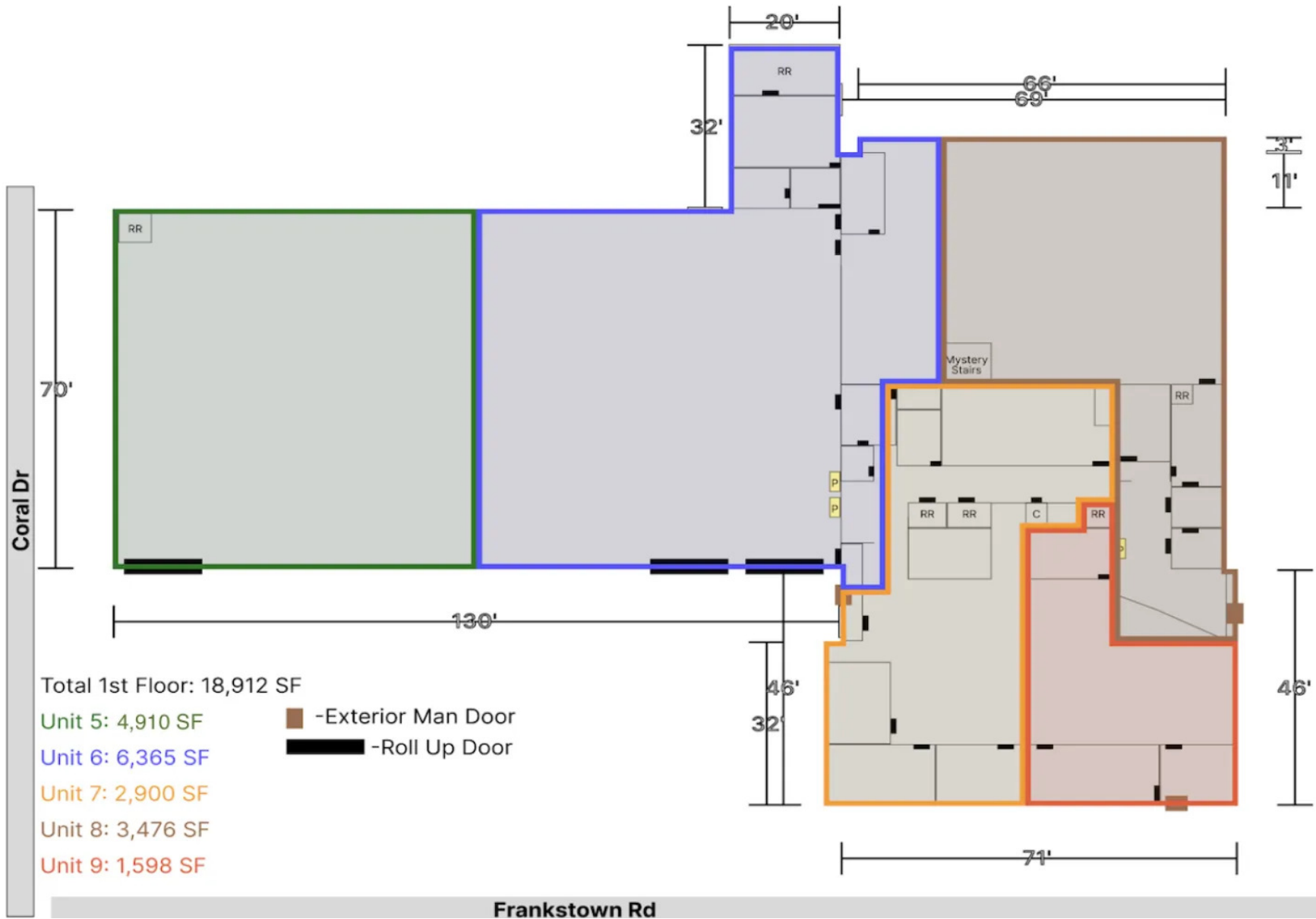
ADDITIONAL PHOTOS



LOWER LEVEL FLOOR PLAN



UPPER LEVEL FLOOR PLAN



Total 1st Floor: 18,912 SF

Unit 5: 4,910 SF

Unit 6: 6,365 SF

Unit 7: 2,900 SF

Unit 8: 3,476 SF

Unit 9: 1,598 SF

■ -Exterior Man Door

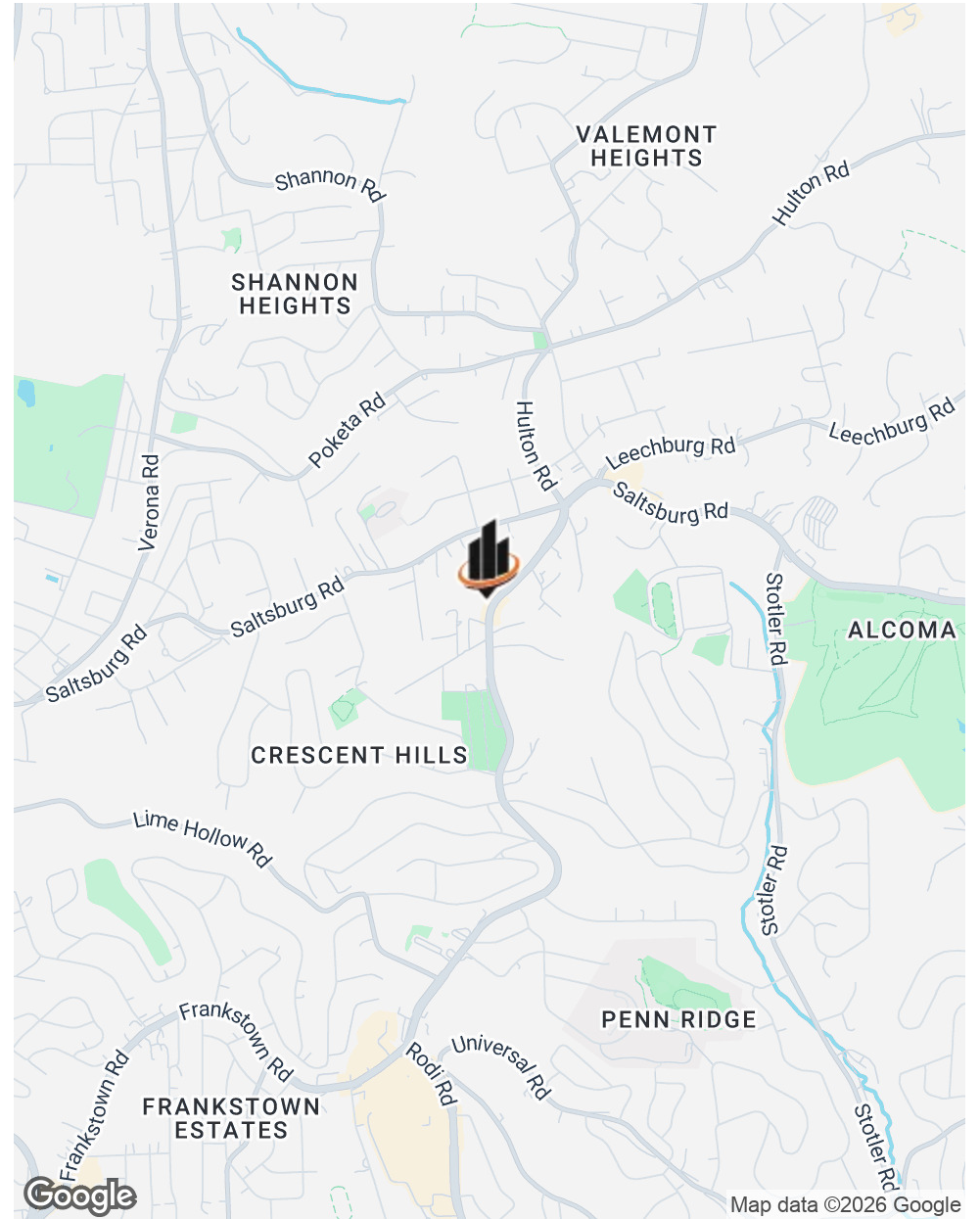
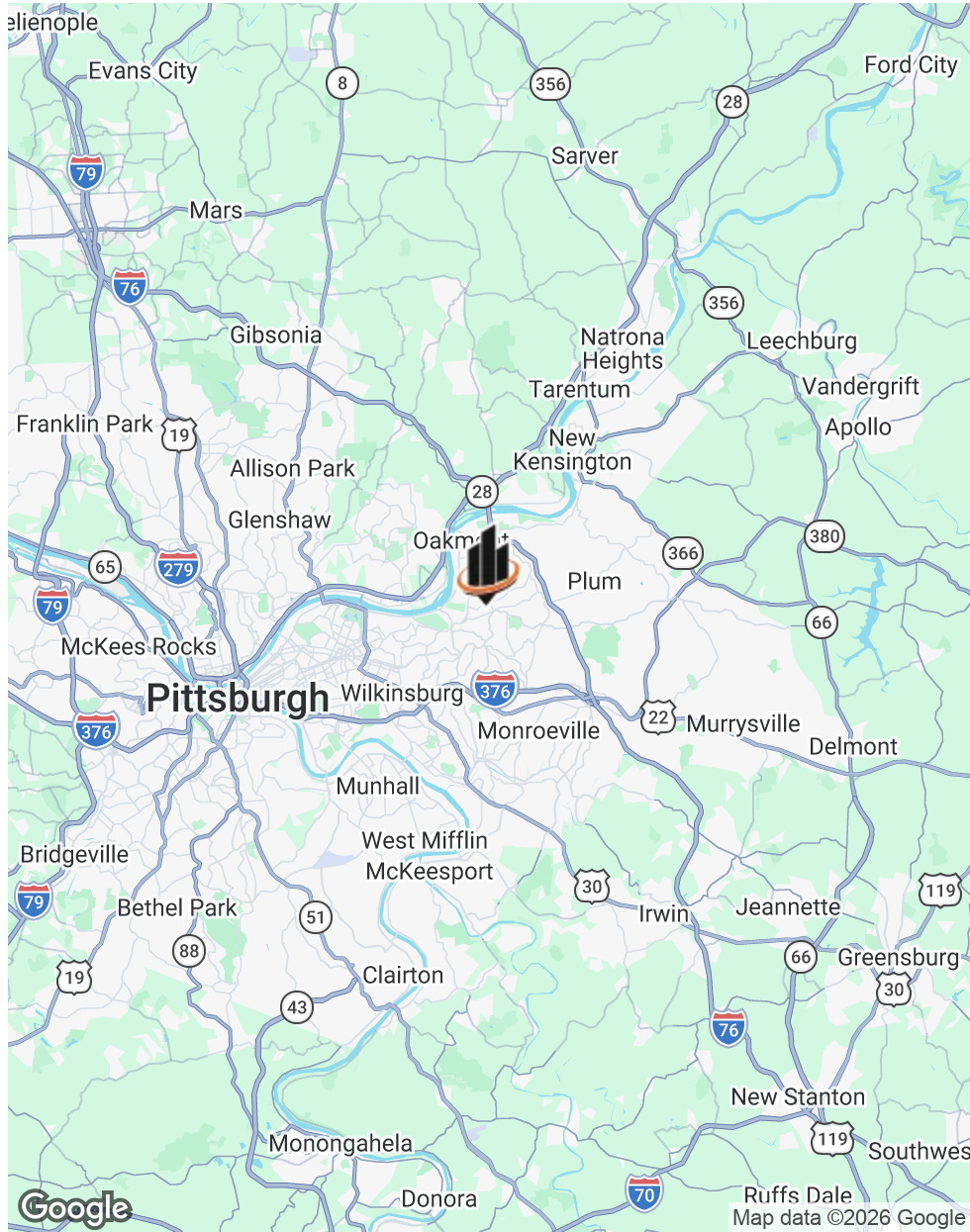
■ -Roll Up Door



SECTION 2
Location
Information



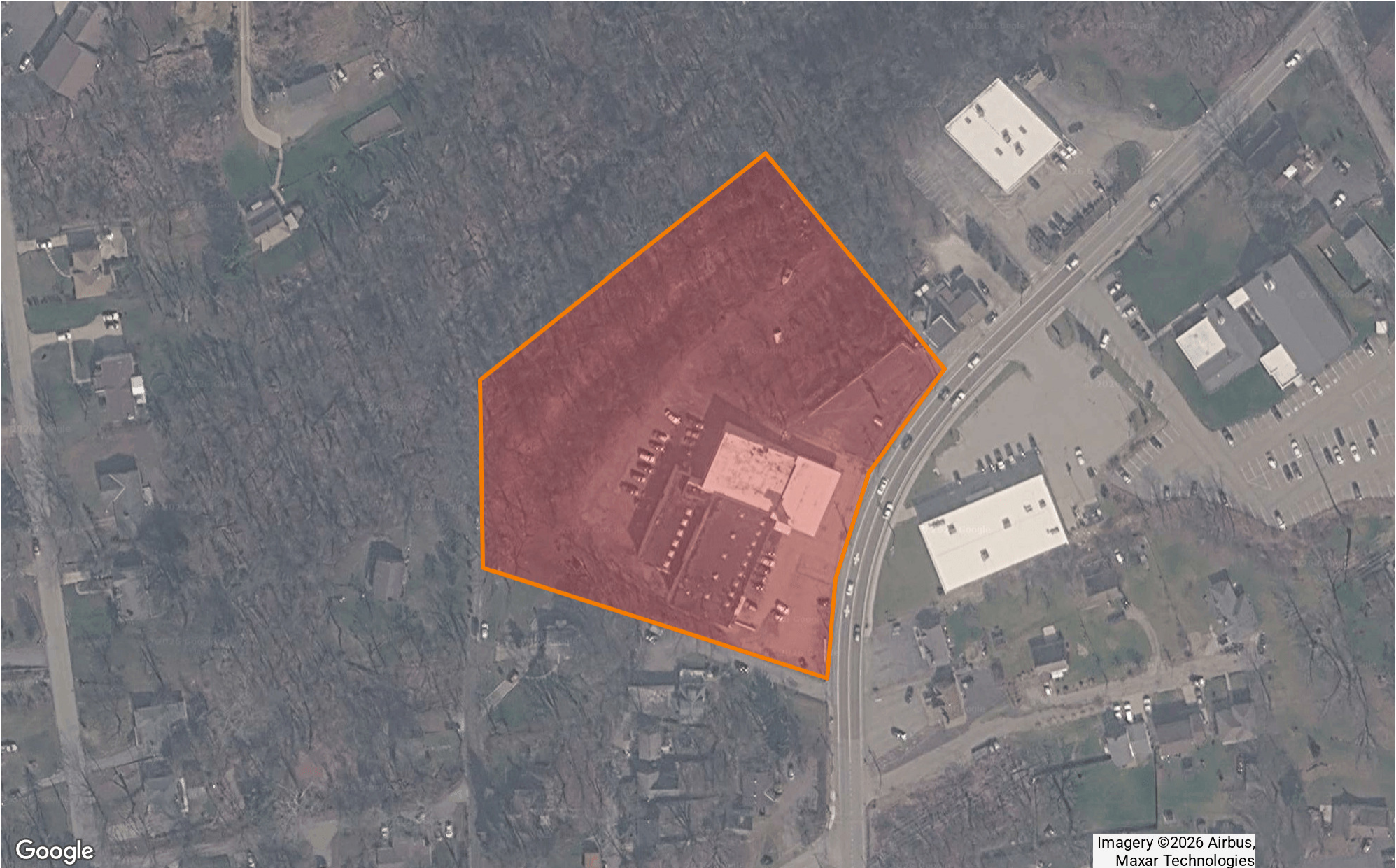
LOCATION MAPS



RETAILER MAP



PARCEL MAP



Google

Imagery ©2026 Airbus,
Maxar Technologies

DEMOGRAPHICS MAP & REPORT

POPULATION

0.25 MILES 0.5 MILES 1 MILE

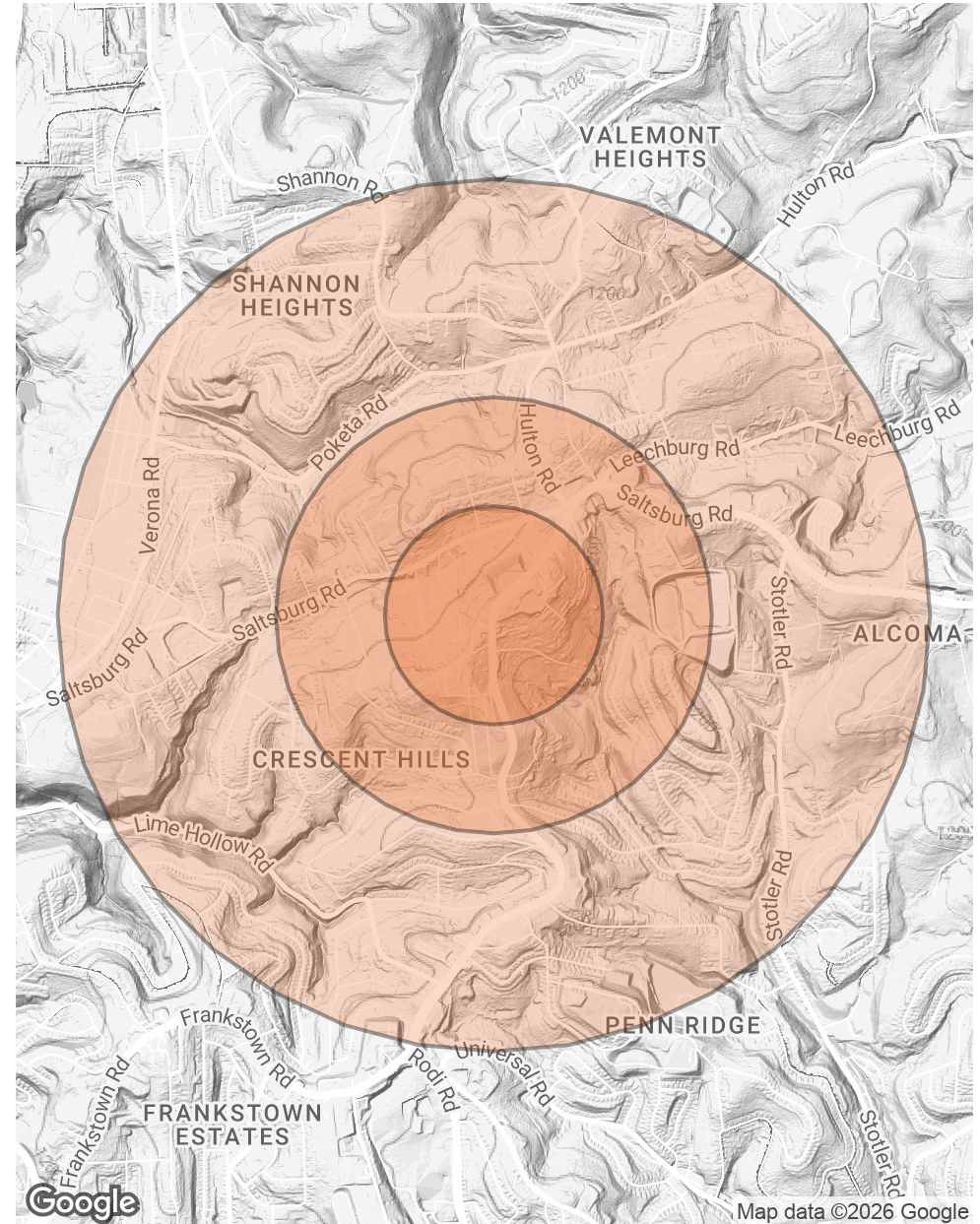
	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	488	1,696	7,699
AVERAGE AGE	50.2	50.9	45.8
AVERAGE AGE (MALE)	50.9	51.5	44.4
AVERAGE AGE (FEMALE)	44.7	47.8	47.6

HOUSEHOLDS & INCOME

0.25 MILES 0.5 MILES 1 MILE

	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	209	766	3,352
# OF PERSONS PER HH	2.3	2.2	2.3
AVERAGE HH INCOME	\$107,293	\$97,940	\$83,238
AVERAGE HOUSE VALUE	\$124,215	\$127,508	\$148,341

2023 American Community Survey (ACS)



LOCATION DESCRIPTION



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.



PENN HILLS

Penn Hills is a home rule municipality, formerly a township, in Allegheny County. It is the second-largest municipality in Allegheny County, after the city of Pittsburgh. Penn hills includes 20 different neighborhoods, all of which are served by the Penn Hills School District. Sandy Creek and Plum creek flow through Penn Hills, and it is bordered by the Allegheny River to the northwest. Interstate 376 runs through the southernmost part of Penn Hills which is home to the PA Route 791 exit and the heavily-traveled Frankstown Road where Numerous restaurants, fast food locations, stores, gas stations, and hotels can be found on Rodi, as many truckers and travelers using I-376 use the Penn Hills exit to refuel or stay overnight.



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