SVN
THREE RIVERS
COMMERCIAL ADVISORS

OFFERING MEMORANDUM

CROSSROADS TOWNE CENTER

100 CROSSROADS PLAZA | MOUNT PLEASANT, PA 15666

FOR LEASE | 18,974 SF

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CROSSROADS
TOWNE CENTER

EXECUTIVE SUMMARY

PROPERTY SUMMARY

OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present this 18,974 SF retail space located in Crossroads Plaza, a desirable, multi-tenant Aldi-anchored plaza. Located in Mount Pleasant, Pennsylvania, within the Pittsburgh MSA.

The plaza boasts excellent visibility, featuring a prominent pylon sign and a strategic location surrounded by major retailers, ensuring high traffic and easy accessibility. A new Bealls store is enhancing the property's retail mix and drawing additional customer traffic. The Ten Mile Trade Area is supported by a robust demographic profile, including over 75,600 residents, 28,500 employees, and an average household income of $68,169, making it an ideal location for sustained retail success.

OFFERING SUMMARY

LEASE RATE:	Negotiable
AVAILABLE SPACE:	18,974 SF
PLAZA SIZE:	84,883 SF
PARKING SPACE:	277
MARKET:	Pittsburgh

GROCERY ANCHORED

18,974 SF AVAILABLE

RENOVATED 2019-2022

LOT SIZE 9.92 AC

PROPERTY DETAILS

Construction Details

Foundation	Concrete spread footings
Framing	Concrete and Steel
Floors	Concrete
Exterior Walls	Concrete (CMU), brick veneer, metal panels, wood plank siding
Roof Type	Flat with parapet walls; Replaced in 2019
Roof Cover	Turned up with sheet metal coping parapet walls and thermoplastic polyolefin (TPO) finish; Corrugated metal canopy (Big Lots)
Windows	Tinted / Double-pane windows in aluminum frames
Pedestrian Doors	Steel service doors, glass doors with metal frame
Loading Dock Doors	Metal roll-up and fiber glass panel roll-up

Interior Details

Layout	The plaza has a general regulator, rectangle configuration totaling 84,883 SF Gross Building area. Aldi Grocery is located on the left side, Big Lots in the middle, and O'Reilly Auto Parts is on the right side of the building.
Tenant Build-Outs	The building is improved with typical build-out for a retail plaza that meets market standards for comparable space. The building is built out into 3 retail units and one warehouse unit. Two units were updated in 2018-2019. Tenant unit finishes are the responsibility of each individual tenant.
Floor Covering	Ceramic and vinyl tile and stained concrete.
Walls	Drywall and ceramic tile.
Ceilings	Acoustic tile and open structure.
Lighting	Soffit mounted & recessed lighting.

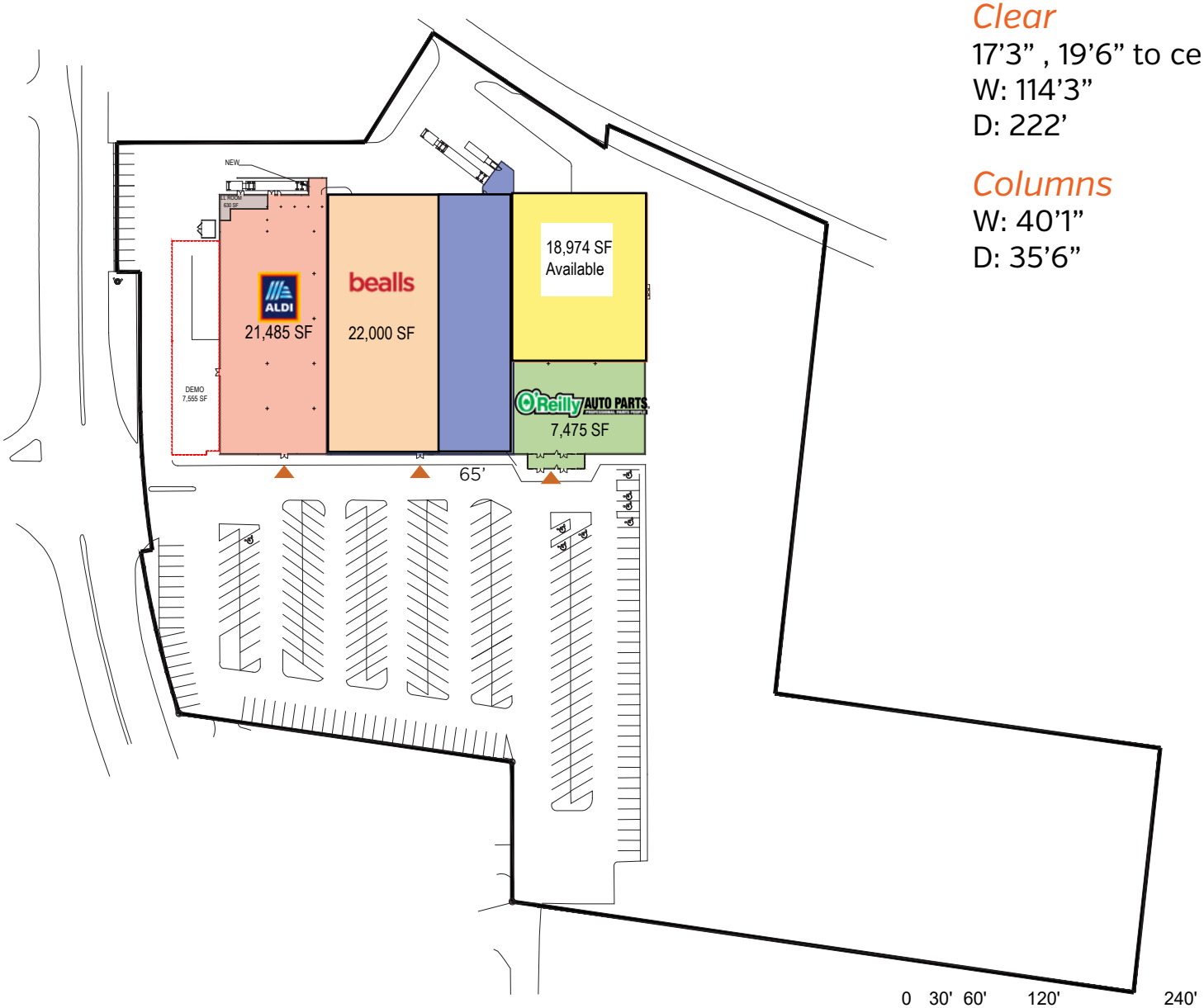
Mechanical Details

HVAC	Most rooftop packaged units & ceiling hung warehouse heaters replaced in 2018. Temperature controlled air is provided to interior areas by the individual units. Equipment includes six 17.5-ton, three 10-ton, one 2-ton, one 25-ton rooftop mounted packaged units, one electric ceiling mounted unit heater, and three natural has ceiling mounted unit heaters.
Plumbing	The plumbing system is reported to be adequate for the existing use and in compliance with local law and building codes. 2 Electric water heaters. Domestic water heater replaced in 2018.
Electrical	Common trip breaker. Exterior mounted electric meters. 277/480-Volt, three-phase, four-wire (x3). 800 Amps (x3) unit capacity. All electric work is assumed to be in accordance with local law and building codes.
Emergency Power	N/A

Other Improvements

Parking	The property contains approximately 277 surface parking spaces, reflecting an overall parking ratio of 3.06 spaces per 1,000 square feet of gross leasable area. The parking spaces are asphalt-paved and striped, and adequately support the existing users.
On-Site Landscaping	Concrete retaining walls and grass landscaping.
Signage	Building mounted pylon signage.

SITE MAP



Clear

17’3” , 19’6” to ceiling, 12’ HVAC Height
W: 114’3”
D: 222’

Columns

W: 40’1”
D: 35’6”

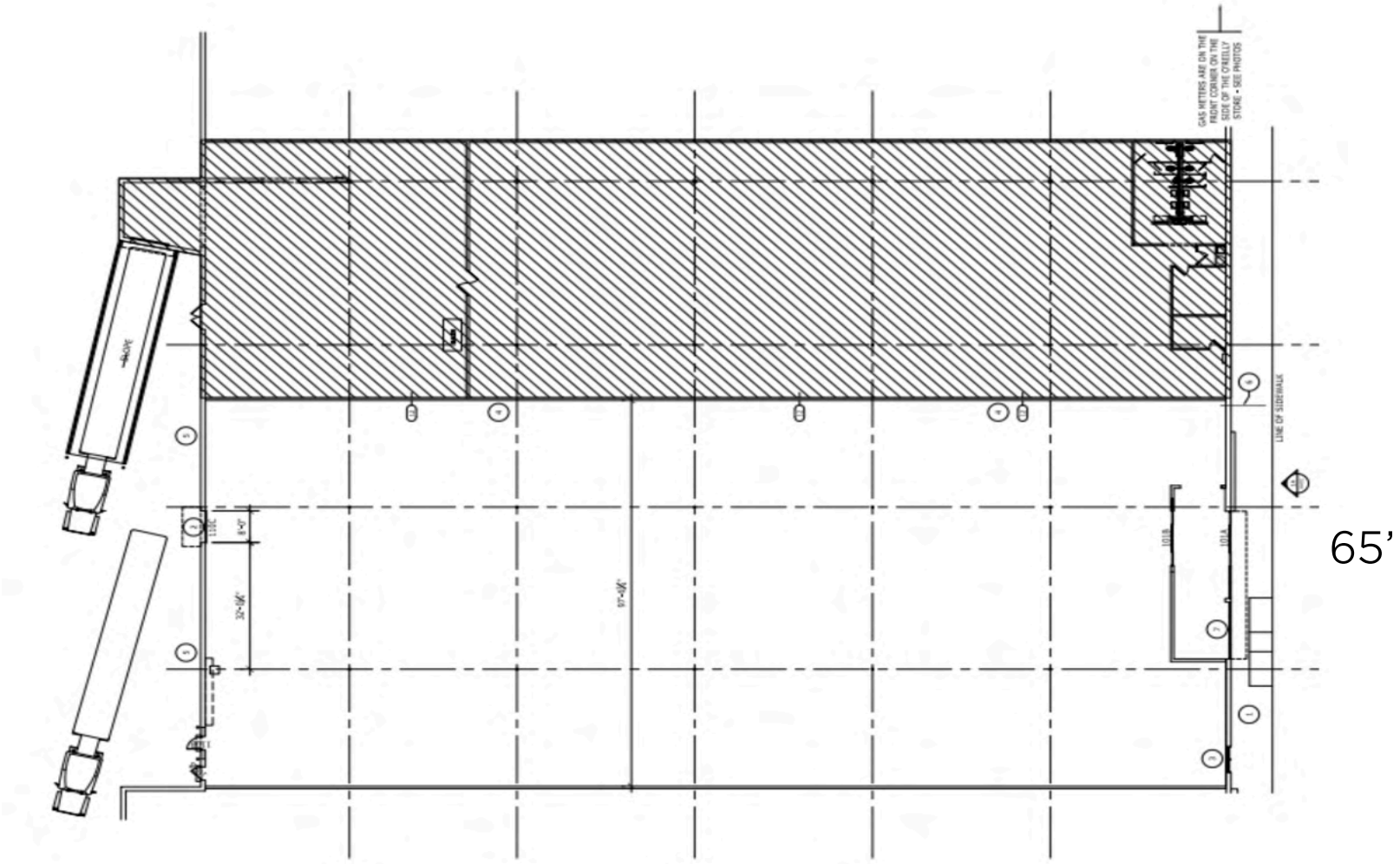
NOTE: THIS CONCEPTUAL SITE PLAN IS FOR PLANNING PURPOSES ONLY. SITE SPECIFIC INFORMATION SUCH AS EXISTING CONDITIONS, ZONING, PARKING, LANDSCAPE AND EGRESS REQUIREMENTS MUST BE VERIFIED BY ZONING ATTORNEY AND CODE CONSULTANT. LOCATIONS OF MECHANICAL SHAFTS ARE TO BE DETERMINED. STAIRS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND TO BE REVISED TO MEET EGRESS REQUIREMENTS.

CROSSROADS
TOWNE CENTER

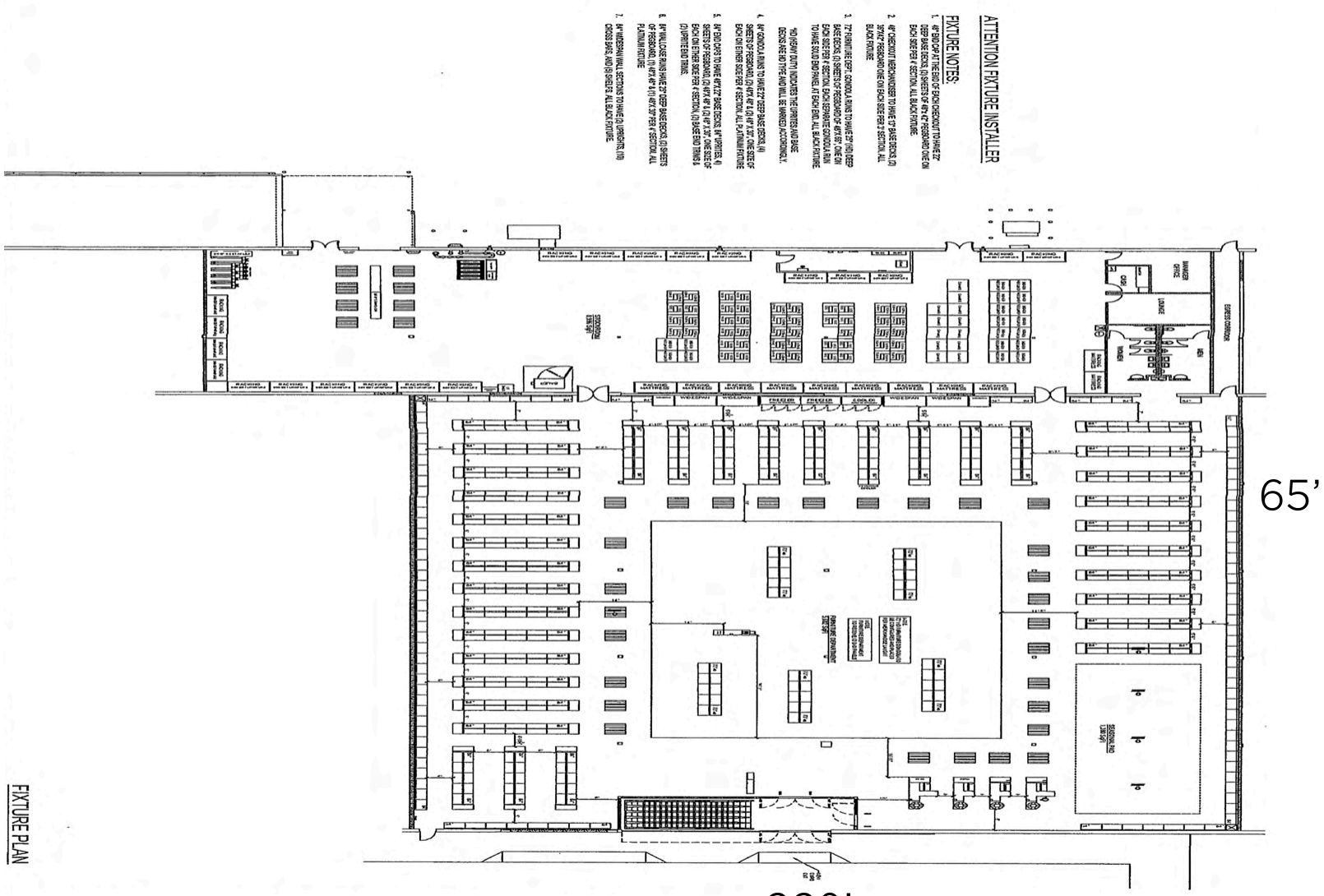
PLANS & PHOTOS

PROPERTY PHOTOS

SPACE PLANS



SPACE PLANS



FIXTURE PLAN

TENANT PROFILES

Website: aldi.us
Company Type: Private
Locations: 2,000+

Aldi is a leader in the grocery retailing industry since 1976, ALDI operates more than 2,000 U.S. stores in 36 states. More than 40 million customers each month benefit from the ALDI simple and streamlined approach to retailing. ALDI sells the most frequently purchased grocery and household items, primarily under its exclusive brands, which are designed to meet or exceed the national name brands on taste and quality. ALDI is so confident in the quality of its products, the company offers a Double Guarantee. For the seventh year in a row, ALDI was recognized as a value leader among U.S. grocery stores by a Market Force Information survey of U.S. consumers.

Website: beallsinc.com
Company Type: Private
Locations: 650+

Bealls, Inc.is a Florida-based retail corporation with headquarters located in Bradenton, Florida. Since its founding in 1915, the family-owned corporation now operates more than 650 stores under the names of Bealls, Bealls Florida, Home Centric and Rugged Earth Outfitters.

Bealls Florida was not affiliated with the Texas-based Bealls chain (formerly owned by Stage Stores), although the two brands overlapped in some markets with Bealls Outlet using the name Burkes Outlet where they overlapped. In 2020, Bealls bought Stage Stores intellectual property and acquired the rights to the Bealls name nationwide. They also acquired the rights to all of Stage's different chains, private labels, customer lists and a distribution center in Jacksonville, Texas. In 2022 they sold the rights to the Stage Stores chains (excluding Bealls) to BrandX.

TENANT PROFILES

Website: oreillyauto.com
Company Type: Public (NYSE: ORLY)
Locations: 5000+

As one of the leading auto parts retailers in the U.S., O'Reilly Auto parts offers automotive aftermarket auto parts, tools, equipment and accessories. Serving professionals and everyday Americans. Customers may shop at one of the over 5000 locations across the United States, or online with next day delivery offered. Free store services include, battery testing, alternator and starter testing, wiper blade and bulb installation.

O'Reilly Auto Parts was founded in 1957 by Charles O'Reilly and is head quartered in Springfield, MO., and became a publicly traded company in 1993. The companies mission statement is defined as "O'Reilly Automotive intends to be the dominant supplier of auto parts in our market areas by offering our retail customers, professional installers, and jobbers the best combination of price and quality provided with the highest possible service level." O'Reilly Auto parts continues to strive to be an industry leader.

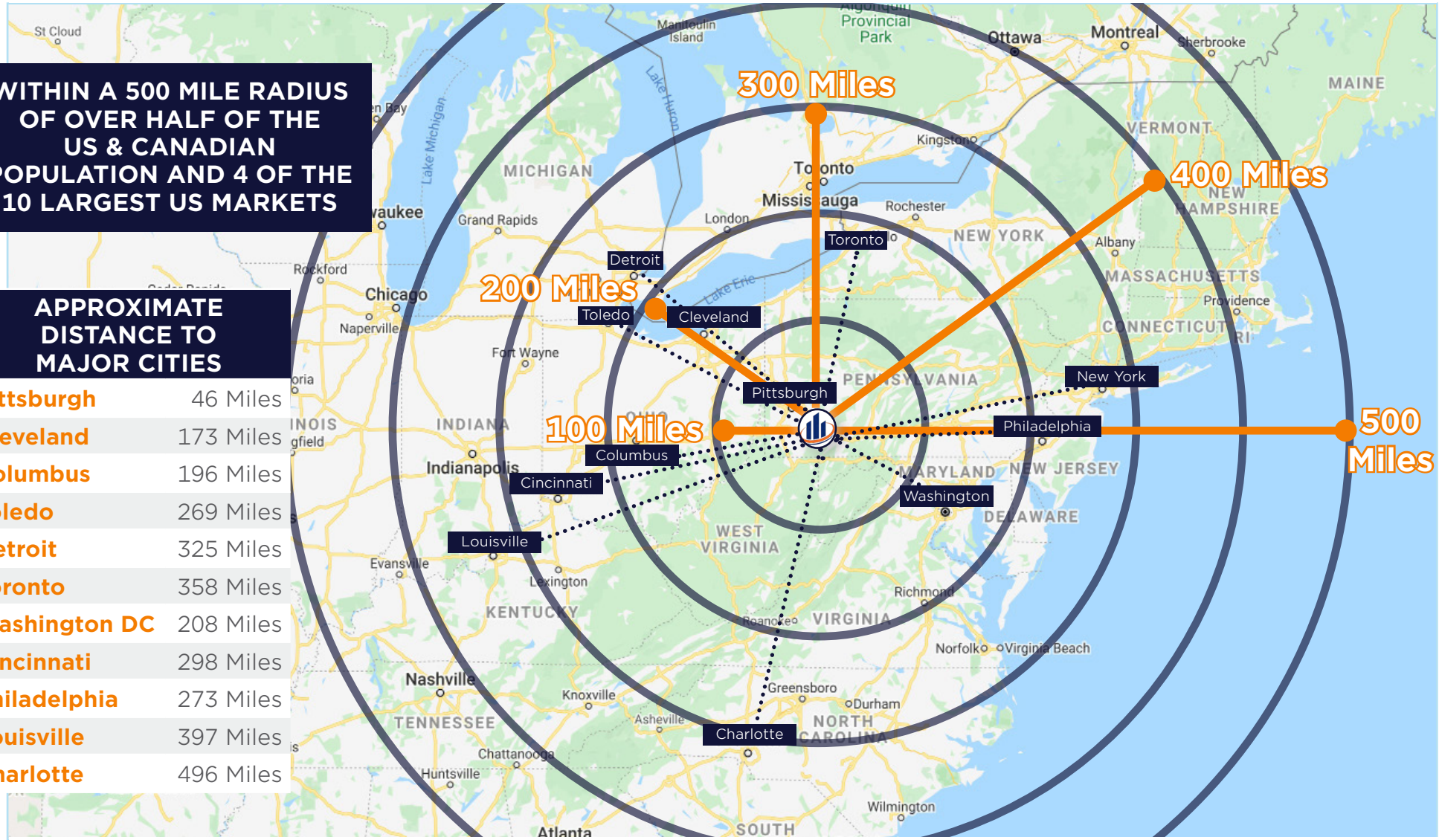
CROSSROADS
TOWNE CENTER

LOCATION OVERVIEW

REGIONAL LOCATION

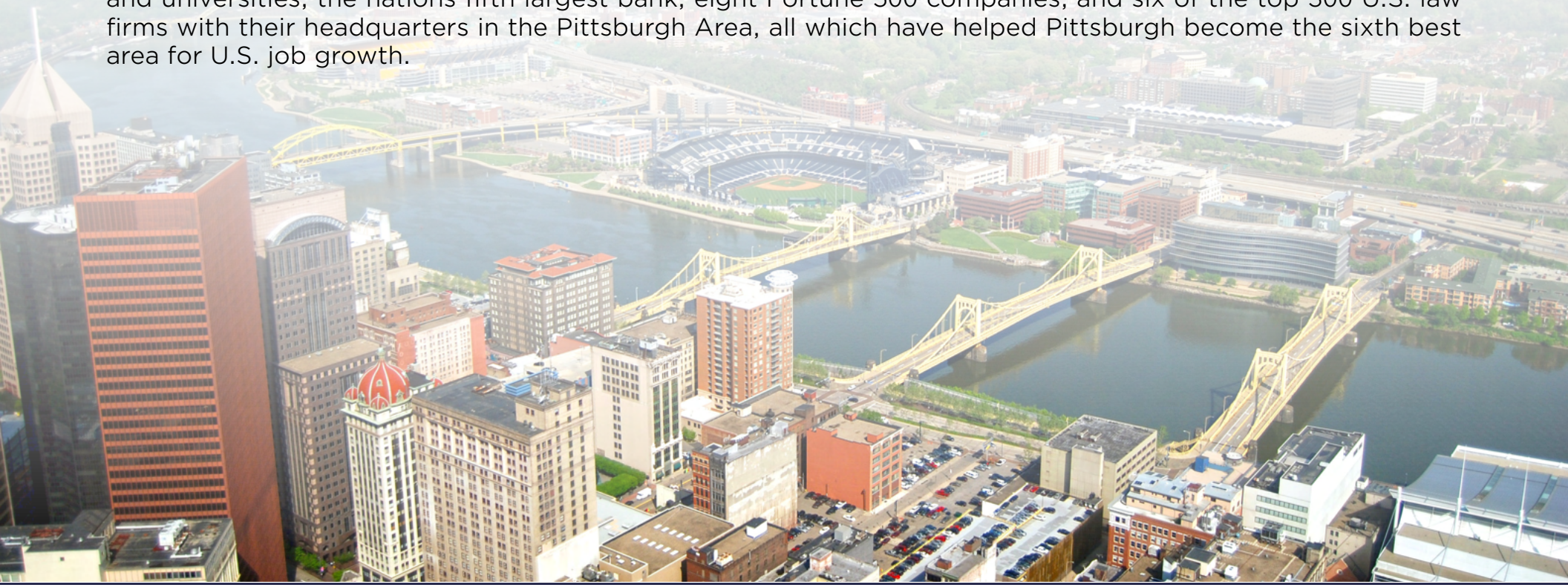
WITHIN A 500 MILE RADIUS OF OVER HALF OF THE US & CANADIAN POPULATION AND 4 OF THE 10 LARGEST US MARKETS

APPROXIMATE DISTANCE TO MAJOR CITIES	
Pittsburgh	46 Miles
Cleveland	173 Miles
Columbus	196 Miles
Toledo	269 Miles
Detroit	325 Miles
Toronto	358 Miles
Washington DC	208 Miles
Cincinnati	298 Miles
Philadelphia	273 Miles
Louisville	397 Miles
Charlotte	496 Miles



LOCATION OVERVIEW
PITTSBURGH METRO

Pittsburgh is the county seat of Allegheny County, located in southwestern Pennsylvania. It is the second-largest city in the Commonwealth of Pennsylvania and is known as both "The Steel City" for its more than 300 steel-related businesses and as the "City of Bridges" for its 446 bridges. The city features 30 skyscrapers, two inclines, and a pre-revolutionary fortification and the Point State Park at the confluence of the three rivers. Aside from steel, Pittsburgh has led in manufacturing of aluminium, glass, shipbuilding, petroleum, foods, sports, transportation, computing, autos, and electronics. After the de-industrialization of the 1980s Pittsburgh was left with many museums, medical centers, parks, research centers, libraries, a diverse cultural district, and has the most bars per capita in the United States. The area is home to 68 colleges and universities, the nations fifth largest bank, eight Fortune 500 companies, and six of the top 300 U.S. law firms with their headquarters in the Pittsburgh Area, all which have helped Pittsburgh become the sixth best area for U.S. job growth.



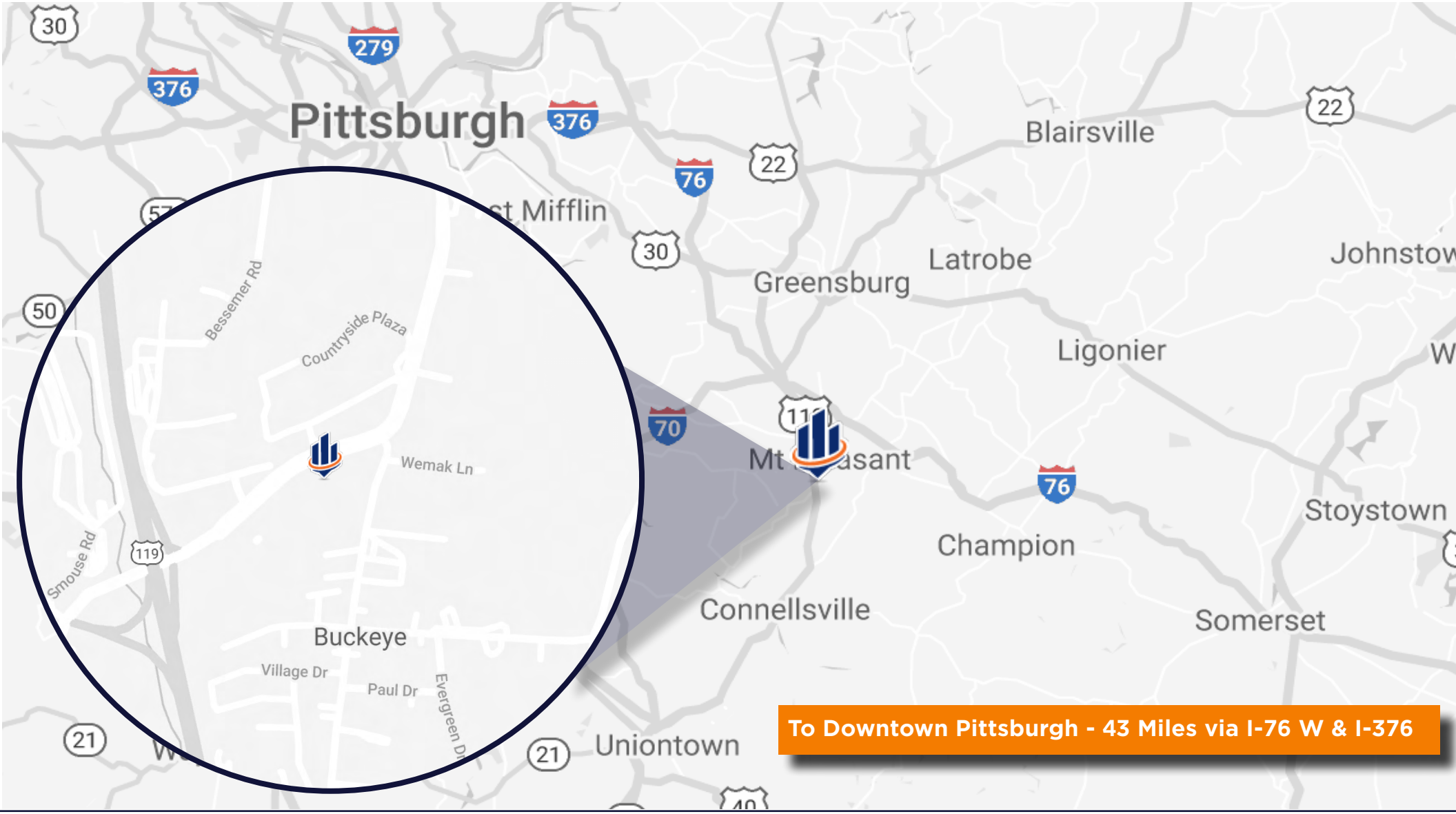
LOCATION OVERVIEW
WESTMORELAND COUNTY

Westmoreland County is the second largest county in the south-western part of Pennsylvania. Cut from Lancaster, Northumberland, and later Bedford Counties, Westmoreland County was founded in 1773 and was the first county in the colony of Pennsylvania in which its entire territorial boundary was located west of the Allegheny Mountains. The vibrant county enjoys natural beauty, a great historical legacy, a thriving economy and pleasant communities. The county has 7 different colleges and universities, four state parks and 19 public school districts. It consists of 7 cities with the county seat being Greensburg, 37 boroughs and 21 townships.

TOP EMPLOYERS

Walmart · PA.GOV · SHEETZ (FRESH FOOD MADE TO ORDER) · GIANT EAGLE® · Westinghouse · UPS®

LOCATION
MAPS

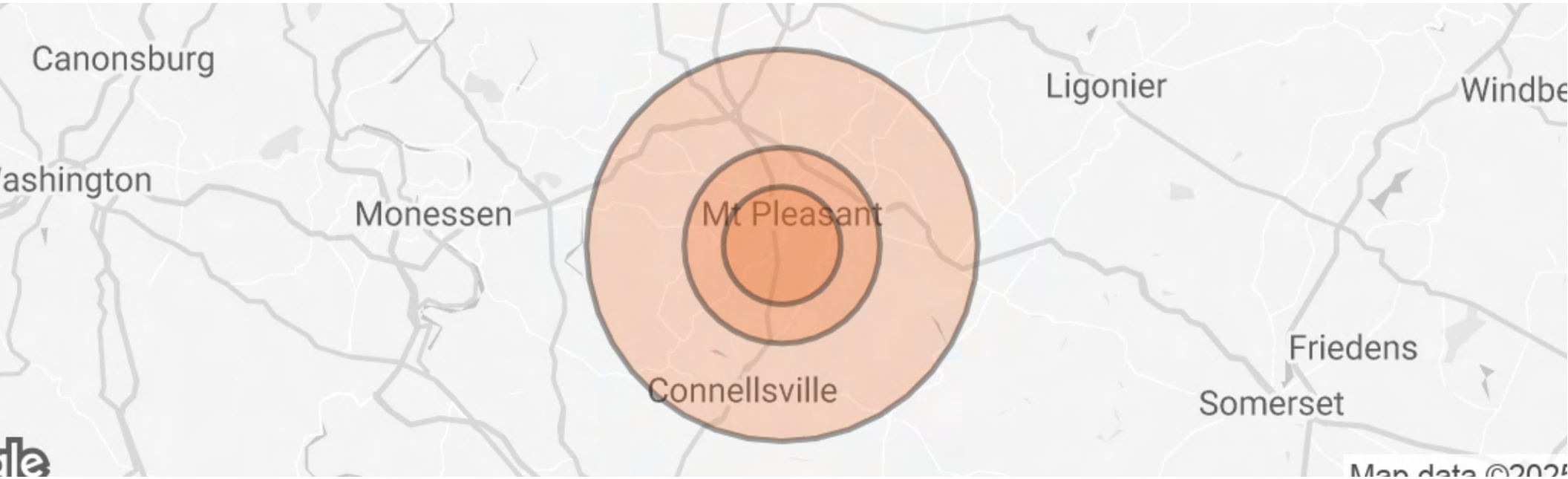


PARCEL MAP

Schmitz Rd
Countryside Plaza
819
Porter Ave
Porter Ave
3105
Wemak Ln
Bessemer Rd
Bessemer Rd
17,337 +/- AADT
Mt Pleasant Rd
Sheaffer Rd
119
819
Keefer Ln
3105
9.92 Acres
47-14-00-0-126-60-002
Primrose Ln
Chicory Ln
Drive in Ln
Google
Map data ©2021 Imagery ©2021 , Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agenc

RETAIL OVERVIEW

PROPERTY
DEMOGRAPHICS



7,696
DAYTIME EMPLOYEES
*3 Mile Radius

$97,166
AVG HOUSEHOLD INCOME
*1 Mile Radius

44.50
AVERAGE AGE
*3 Mile Radius

POPULATION	3 MILE	5 MILES	10 MILES
2024 Total Population	17,071	26,635	74,886
2029 Projected Population	17,132	26,310	71,352
Median Age	46.7	47.2	47.2
Median Home Value	$139,534	$148,678	$153,076

HOUSEHOLDS & INCOME	3 MILE	5 MILES	10 MILES
Total Households	7,497	11,472	30,776
# Of Persons Per HH	2.2	2.3	2.3
Average HH Income	$70,545	$70,488	$72,112
Median HH Income	$54,234	$54,823	$54,428