

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the lease 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.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

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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.



Table of Contents

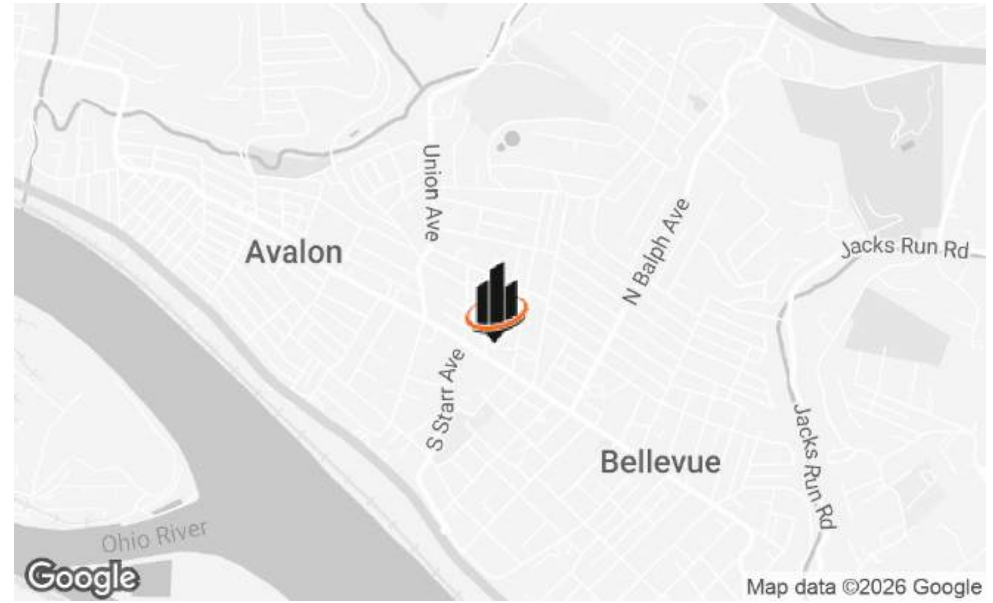
4	PROPERTY INFORMATION	8	LOCATION INFORMATION	
	Executive Summary	5	Regional Map	9
	Exterior Photos	6	Location Maps	10
	Interior Photos	7	Retailer Map	11
			Parcel Map	12
			Demographics Map & Report	13
			Location Description	14
		15	ADVISOR BIOS	
			Advisor Bio 1	16



SECTION 1
Property
Information



EXECUTIVE SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$15 SF/yr (NNN)
BUILDING SIZE:	2,280 SF
AVAILABLE SF:	2,280 SF
LOT SIZE:	0.06 Acres
MARKET:	Pittsburgh

PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present for lease this 2,280SF former therapy clinic space. The suite consists of a large reception area, 10 exam rooms, and a kitchen / breakroom, an ADA compliant guest Restroom & (2) Staff Restroom. The suite has an entrance from the onsite surface parking area, and the space is ADA accessible.

PROPERTY HIGHLIGHTS

- 2,280SF w / 10 exam rooms and reception area
- Desirable Lincoln Ave Location in Bellevue
- ADA compliance ramp access and Bathroom
- Onsite Surface Parking Lot
- Building Signage / Monument Signage Available

INTERIOR PHOTOS

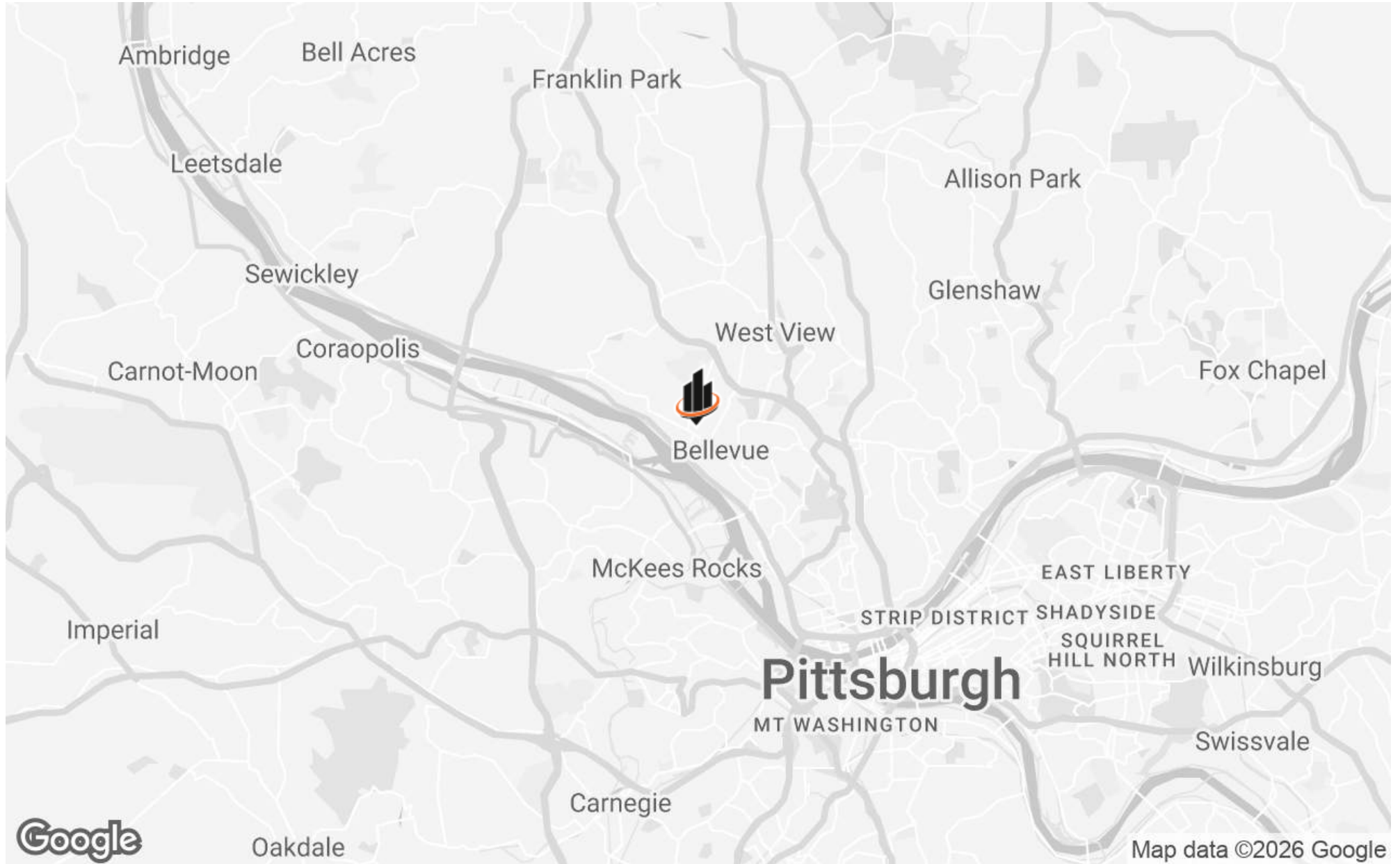




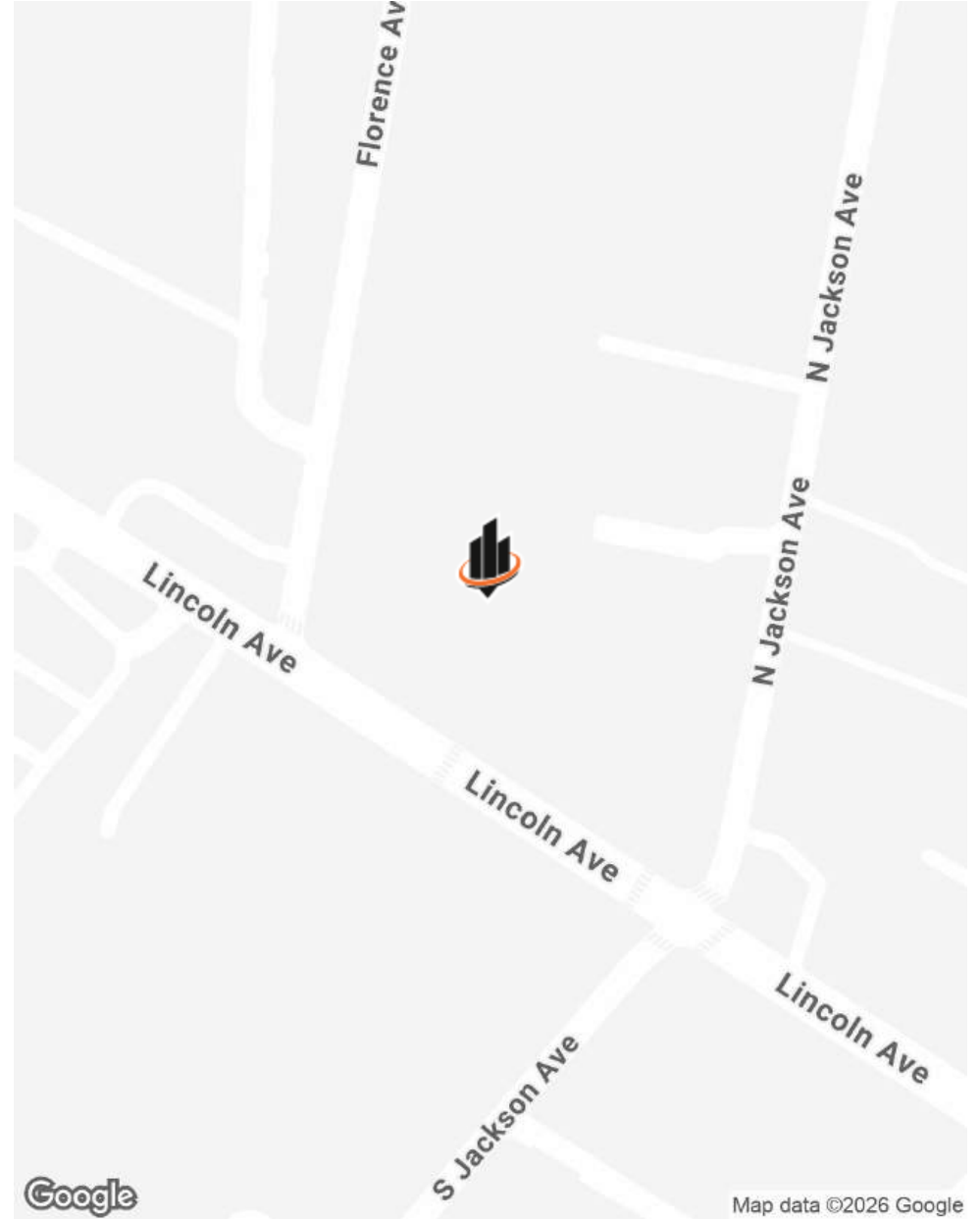
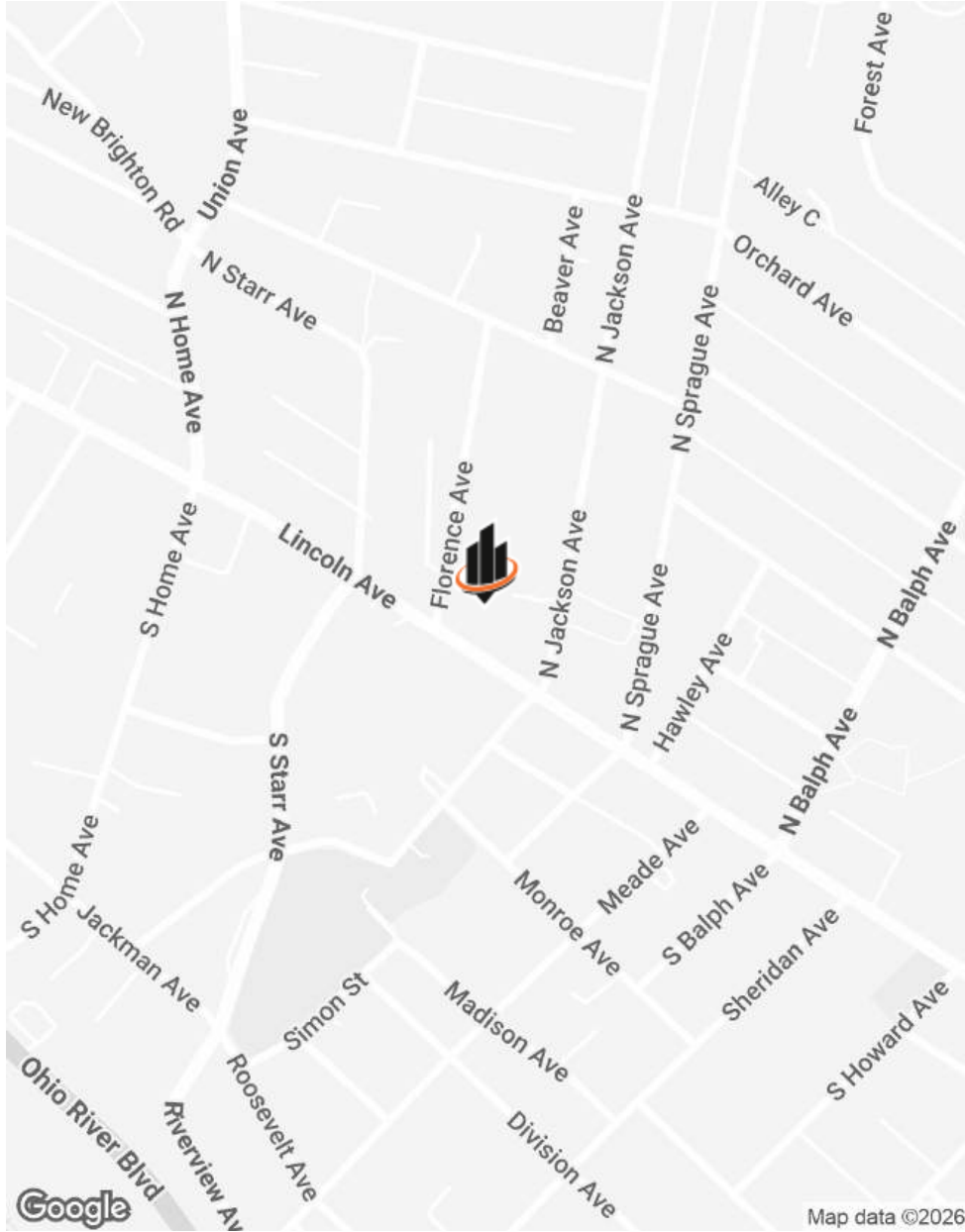
SECTION 2
Location
Information



REGIONAL MAP



LOCATION MAPS



RETAILER MAP



PARCEL MAP



DEMOGRAPHICS MAP & REPORT

POPULATION

0.25 MILES 0.5 MILES 1 MILE

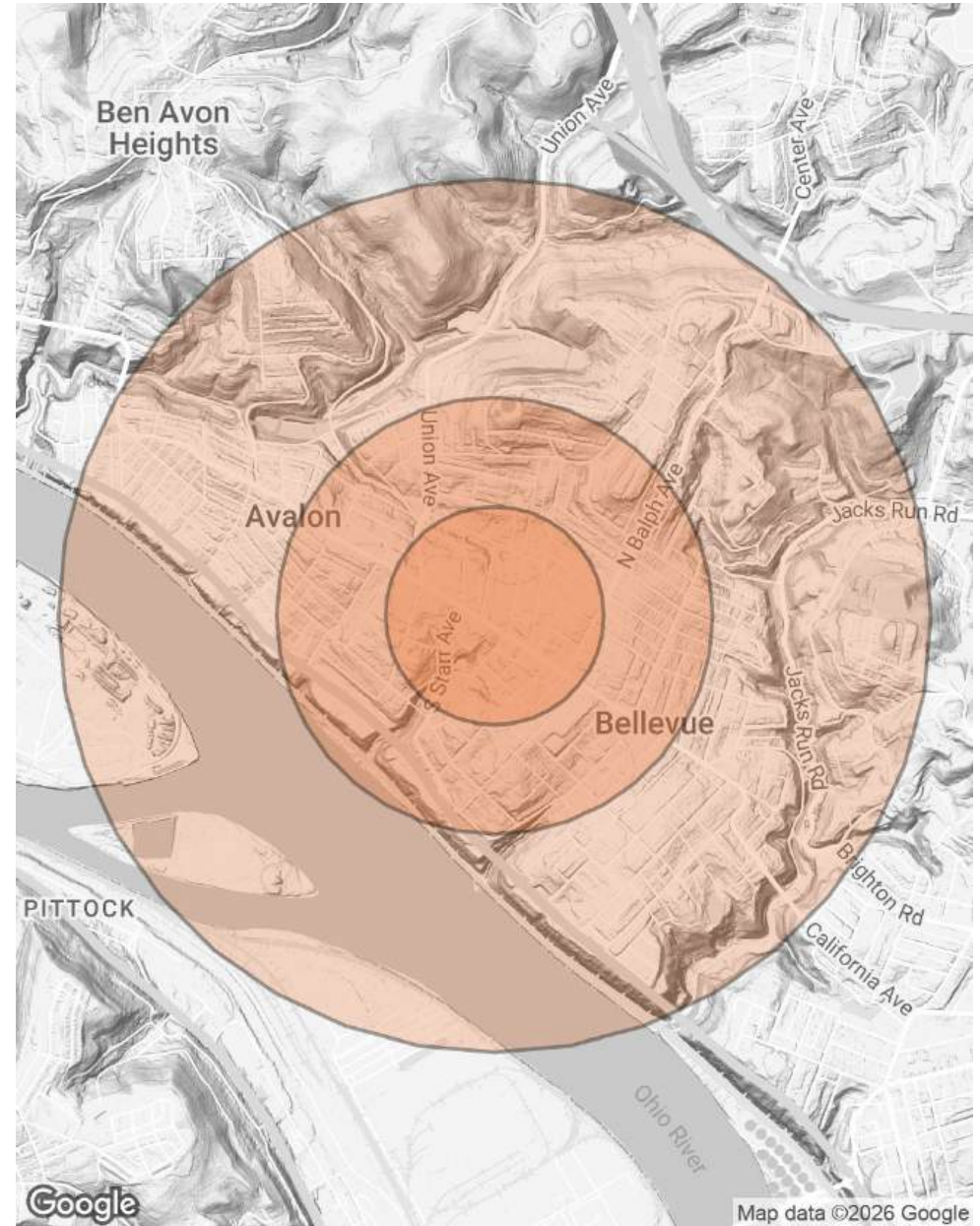
	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,910	6,655	15,221
AVERAGE AGE	43.3	42.7	40.5
AVERAGE AGE (MALE)	45.0	40.8	38.2
AVERAGE AGE (FEMALE)	41.6	44.2	43.1

HOUSEHOLDS & INCOME

0.25 MILES 0.5 MILES 1 MILE

	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	1,070	3,621	7,794
# OF PERSONS PER HH	1.8	1.8	2.0
AVERAGE HH INCOME	\$85,571	\$82,381	\$81,834
AVERAGE HOUSE VALUE	\$186,580	\$175,853	\$184,511

2023 American Community Survey (ACS)



LOCATION DESCRIPTION



BELLEVUE

Bellevue is a borough in Allegheny County, located along the Ohio River, adjoining Pittsburgh. The land on which the borough sits was once part of the Depreciation Lands reserved for Revolutionary War veterans. The first landowners were James Robinson and Hugh Henry Brackenridge. The borough was named in 1867 by an early resident and means “beautiful view”. It is located in the Northgate School District and has a public park, library and the Andrew Bayne Memorial Library.

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

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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

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