



OFFERING MEMORANDUM

3452 Brodhead Rd

3452 BRODHEAD RD

Monaca, PA 15061

PRESENTED BY:

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PA #RM424399

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.

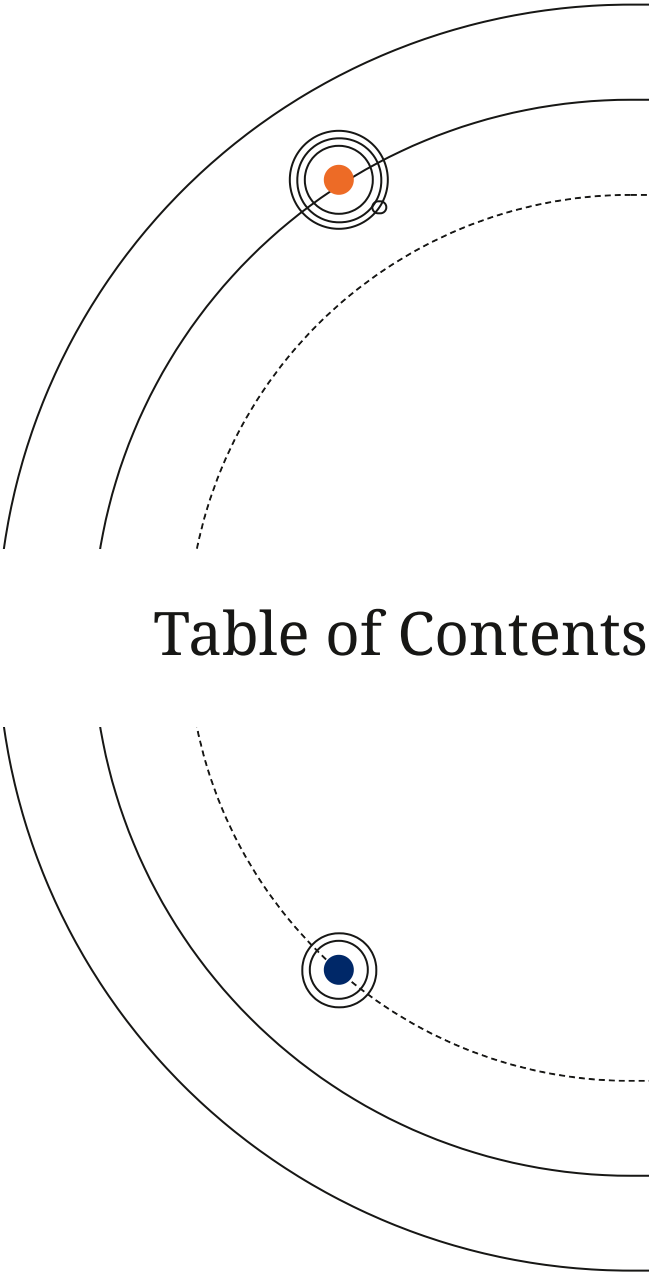


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SECTION 1
Property
Information

EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$850,000
LEASE RATE:	\$13.55 SF/yr
AVAILABLE SF:	6,428 SF
LEASE TYPE:	NNN
PRICE / SF:	\$130.93
YEAR BUILT:	1999
MARKET:	Pittsburgh
SUBMARKET:	Center Township

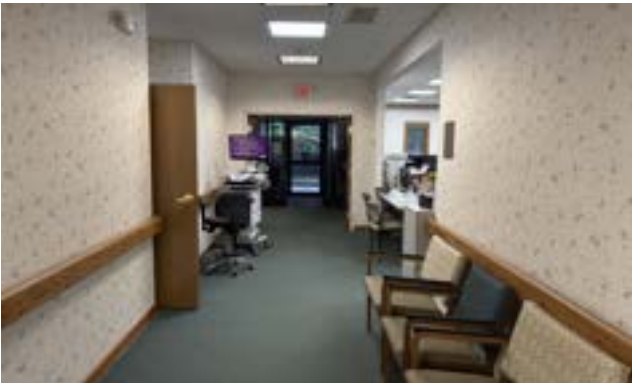
PROPERTY OVERVIEW

SVN | Three Rivers Commercial Advisors is pleased to present for lease this 6,428 square-foot stand alone professional office building located in Center Township on busy Brodhead Rd in Beaver County. This well maintained building built in 1999 consists of a main floor which is approx. 5,543 square feet and features multiple private offices, exam rooms, a full kitchen, and a spacious waiting area—ideal for medical, dental, or wellness practices. The lower level offers 885 SF of clean, dry space, well-suited for storage or support operations. Spacious 1.5 acre lot with 34 surface parking spaces. For more information or to schedule a tour, please contact us. Property Available For Sale as well.

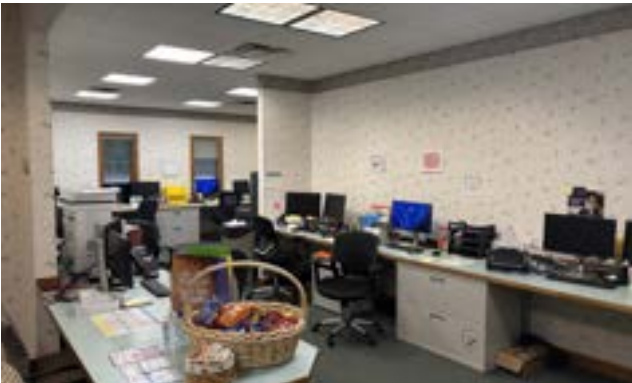
PROPERTY HIGHLIGHTS

- Office space is approx. 6,428 SF
- NNN PSF is approximately \$2.45
- TI allowance available
- Spacious waiting room
- Large business office
- Nine exam rooms
- Ample staff offices
- Employee lounge with a fully equipped kitchen
- Available for Immediate Occupancy

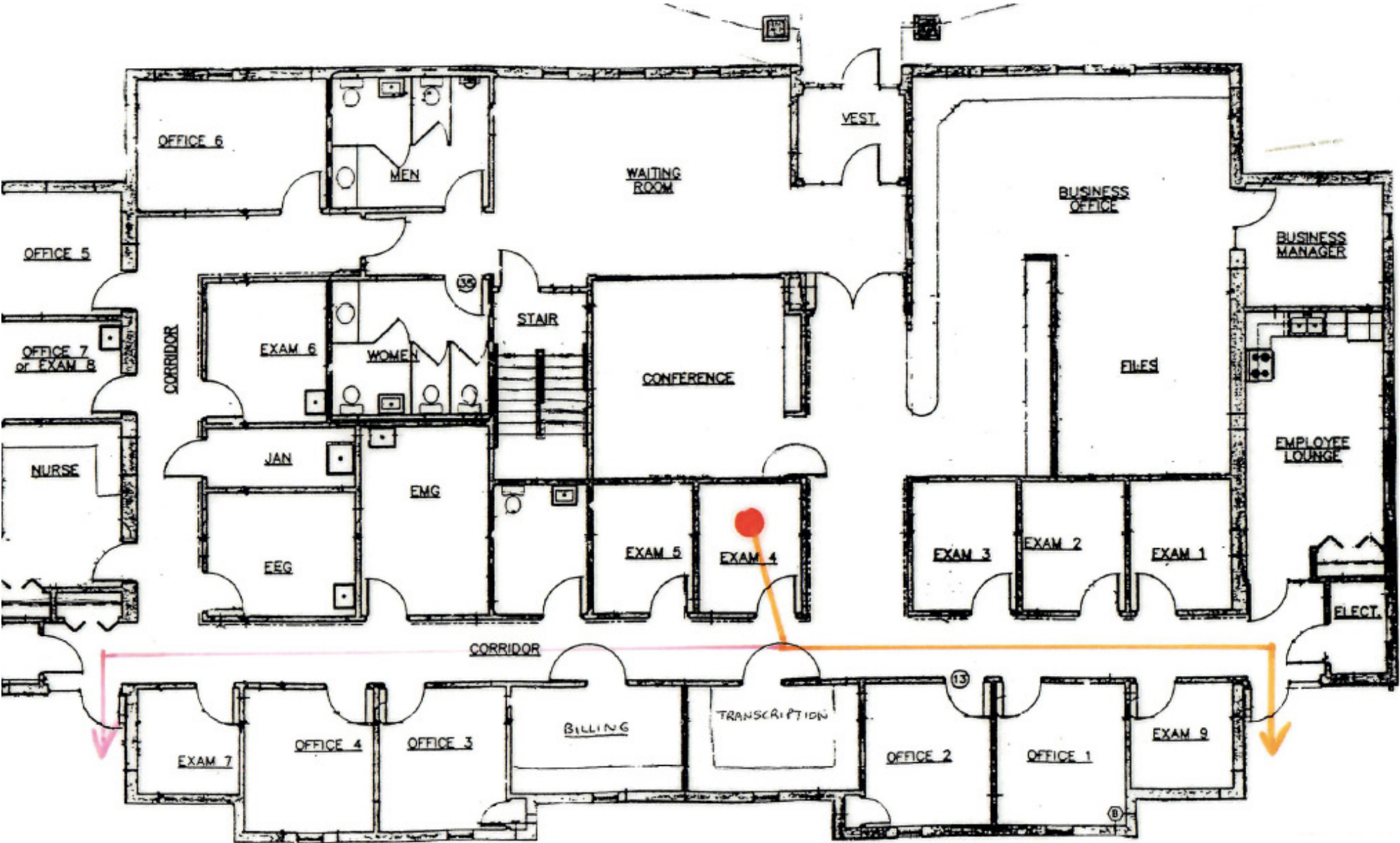
ADDITIONAL PHOTOS



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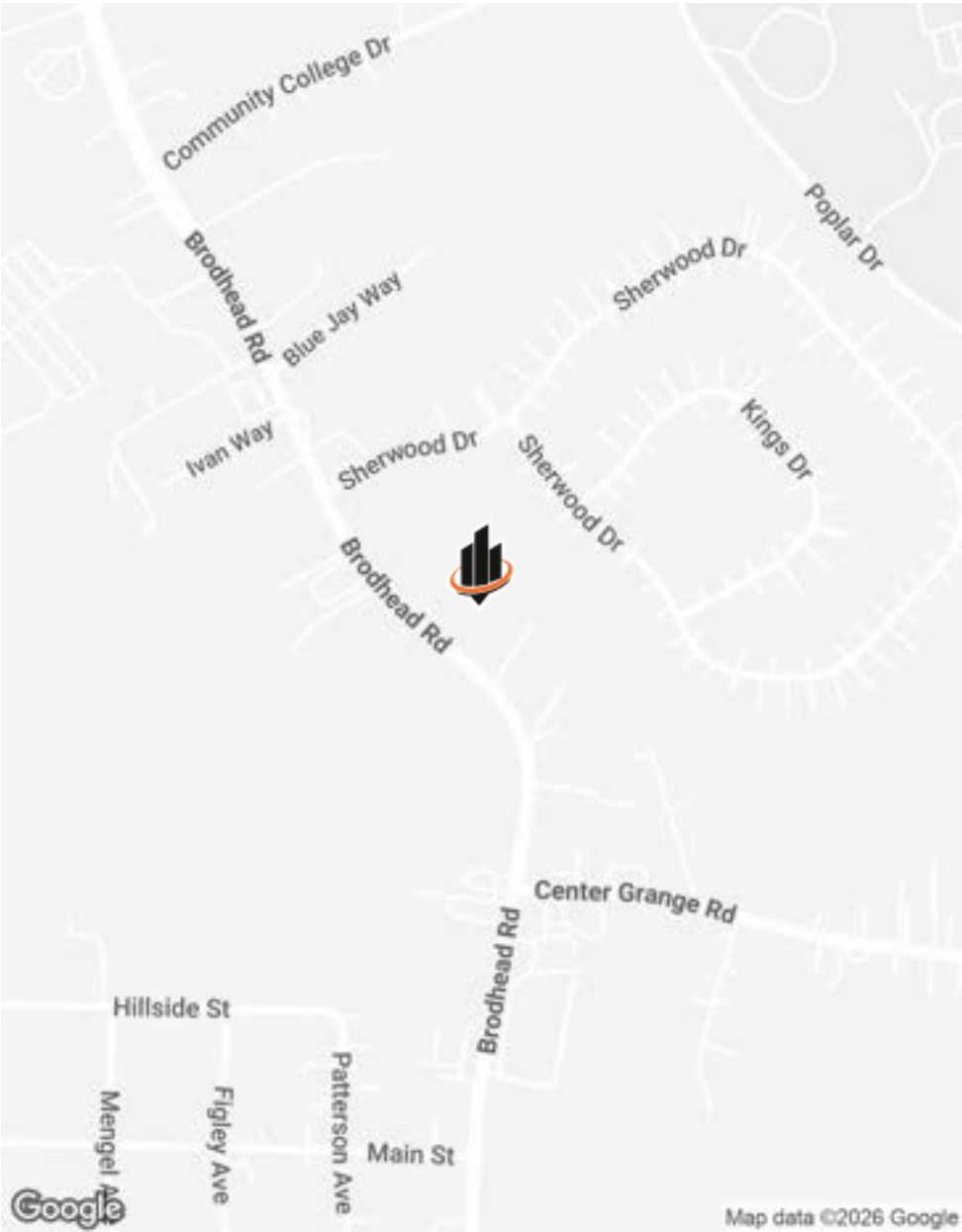
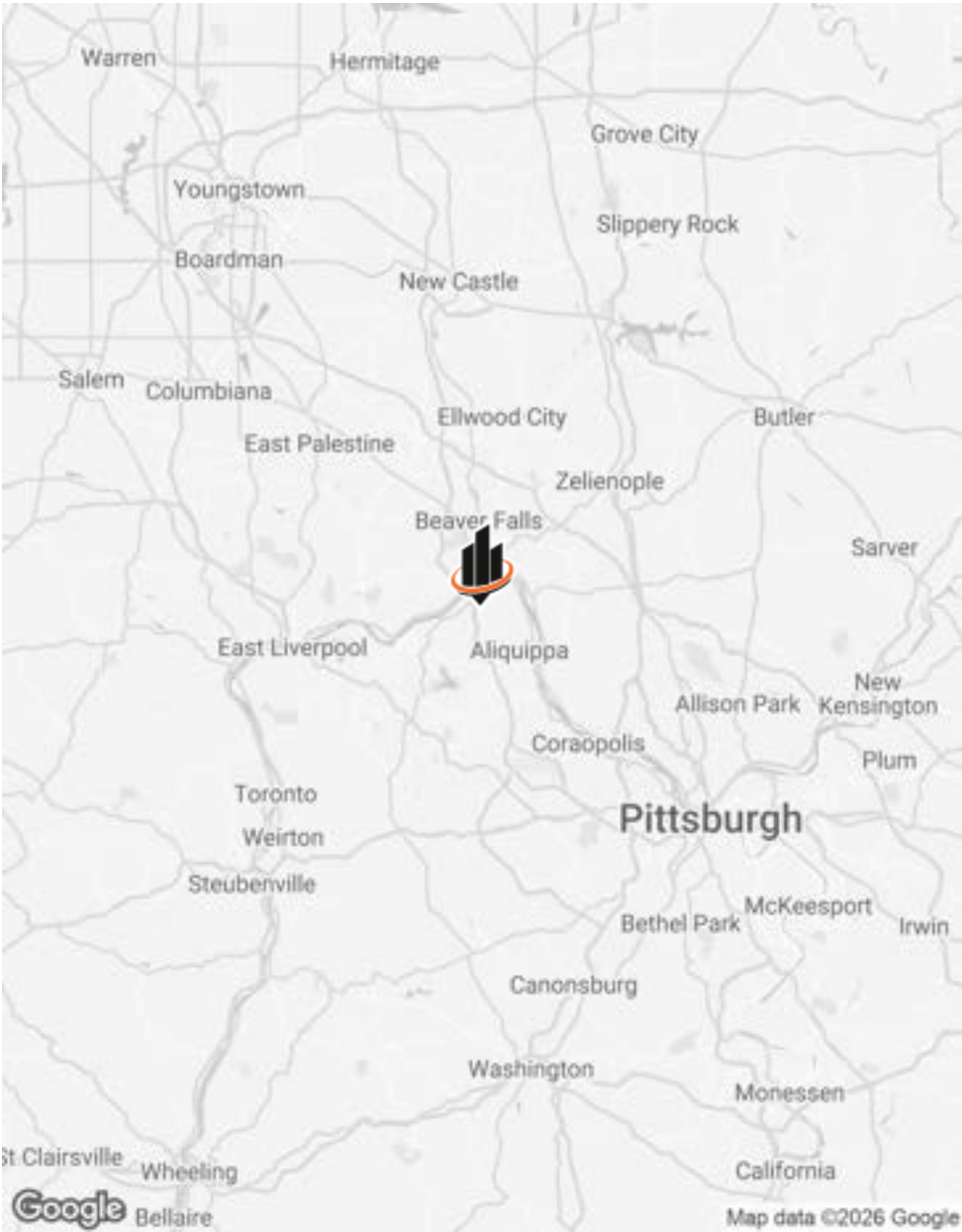


FLOOR PLAN



SECTION 2
Location
Information

LOCATION MAPS



RETAILER MAP



PARCEL MAP



DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	418	1,116	3,419
AVERAGE AGE	46	46	45
AVERAGE AGE (MALE)	44	44	44
AVERAGE AGE (FEMALE)	47	48	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	176	475	1,421
# OF PERSONS PER HH	2.4	2.3	2.4
AVERAGE HH INCOME	\$102,235	\$104,125	\$110,458
AVERAGE HOUSE VALUE	\$245,384	\$244,127	\$264,930

2020 American Community Survey (ACS)



LOCATION DESCRIPTION



BEAVER COUNTY

Beaver County is located in southwest Pennsylvania northwest of the city of Pittsburgh. The County is bordered on the west by the States of Ohio and the panhandle of West Virginia; the south by Washington County; the east by Allegheny and Butler counties; and the north by Lawrence County. The predominate feature of the County is the Ohio River which enters from the southeast and flows to the center of the county before turning southwest and exiting the state to form the boundary between Ohio and West Virginia. The remainder of the County is characterized by gently rolling foothills and valleys of the Appalachian Mountain Range. Beaver County is comprised of 2 incorporated, third class cities (Aliquippa and Beaver Falls), and 52 boroughs and townships.



CENTER TOWNSHIP

Center Township is a township located in Beaver County, Pennsylvania, known for its suburban-rural character. It offers a blend of residential communities, small businesses, and scenic green spaces, making it an appealing place for families and individuals seeking a quieter lifestyle while still having access to nearby urban amenities. The township is part of the Pittsburgh metropolitan area, allowing residents to enjoy both the tranquility of rural living and the convenience of city life. Center Township has several parks and recreational facilities, providing opportunities for outdoor activities such as hiking, picnicking, and sports. It is also home to the Beaver Valley Mall, a regional shopping destination that serves as a hub for commerce in the area. The township is served by the Central Valley School District, which offers educational opportunities for students in the region. Its proximity to major highways, such as Interstate 376, makes it easy for residents to commute to nearby cities like Pittsburgh for work or entertainment. Overall, Center Township is a growing community with a strong sense of local pride, offering a comfortable and family-friendly environment.



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