

**OFFERING MEMORANDUM**  
**Two Retail or Office  
Spaces For Lease**

**4091 STATE ROUTE 8**

Allison Park, PA 15101

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**PRESENTED BY:**

**GARRETT CHERAN**

Senior Advisor

C: 724.759.5164

[garrett.cheran@svn.com](mailto:garrett.cheran@svn.com)

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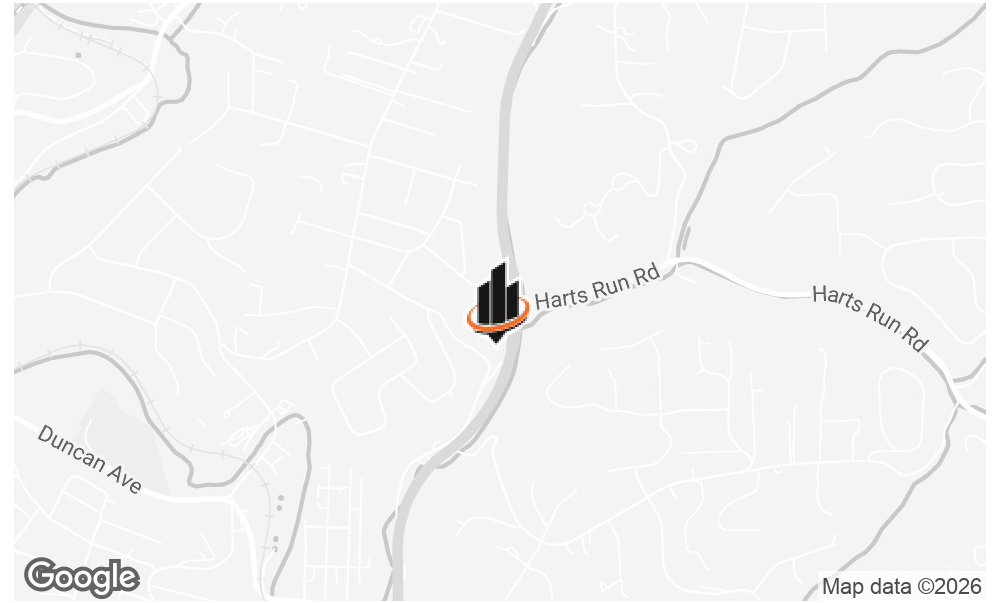
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**SECTION 1**  
Property  
Information

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

<b>LEASE RATES:</b>	\$1,800 per month (+ utilities & CAM)
<b>BUILDING SIZE:</b>	8,000 SF
<b>AVAILABLE SF:</b>	1,159 - 2,318 SF
<b>LOT SIZE:</b>	1.048 Acres
<b>ZONING:</b>	Highway Commercial
<b>MARKET:</b>	Pittsburgh
<b>SUBMARKET:</b>	Hampton Township

## PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present two spaces for retail or office use for lease. Conveniently located in Route 8, this property boasts premier signage and excellent visibility with a daily traffic count of over 19,000 vehicles.

## PROPERTY HIGHLIGHTS

- Premier signage
- 19,000+ daily vehicle traffic count
- One space is currently built out as office
- One space is built out as a retail space with plenty of plumbing and mezzanine
- Separate utilities and bathrooms
- Ceiling Heights - 14'8"
- Plenty of parking

**SUITE 100 - FORMER BRAZILIAN GROCERY STORE AND CAFE**



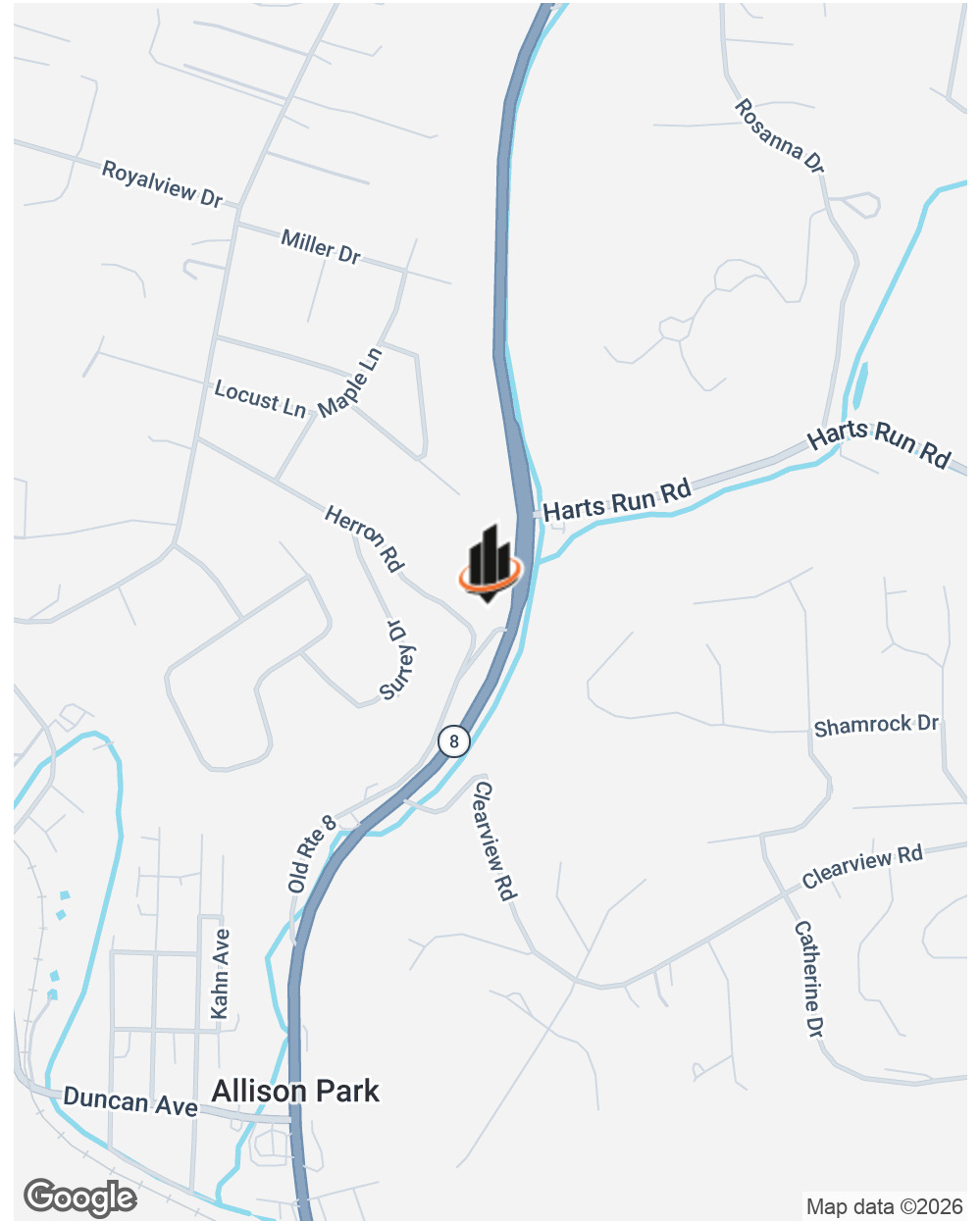
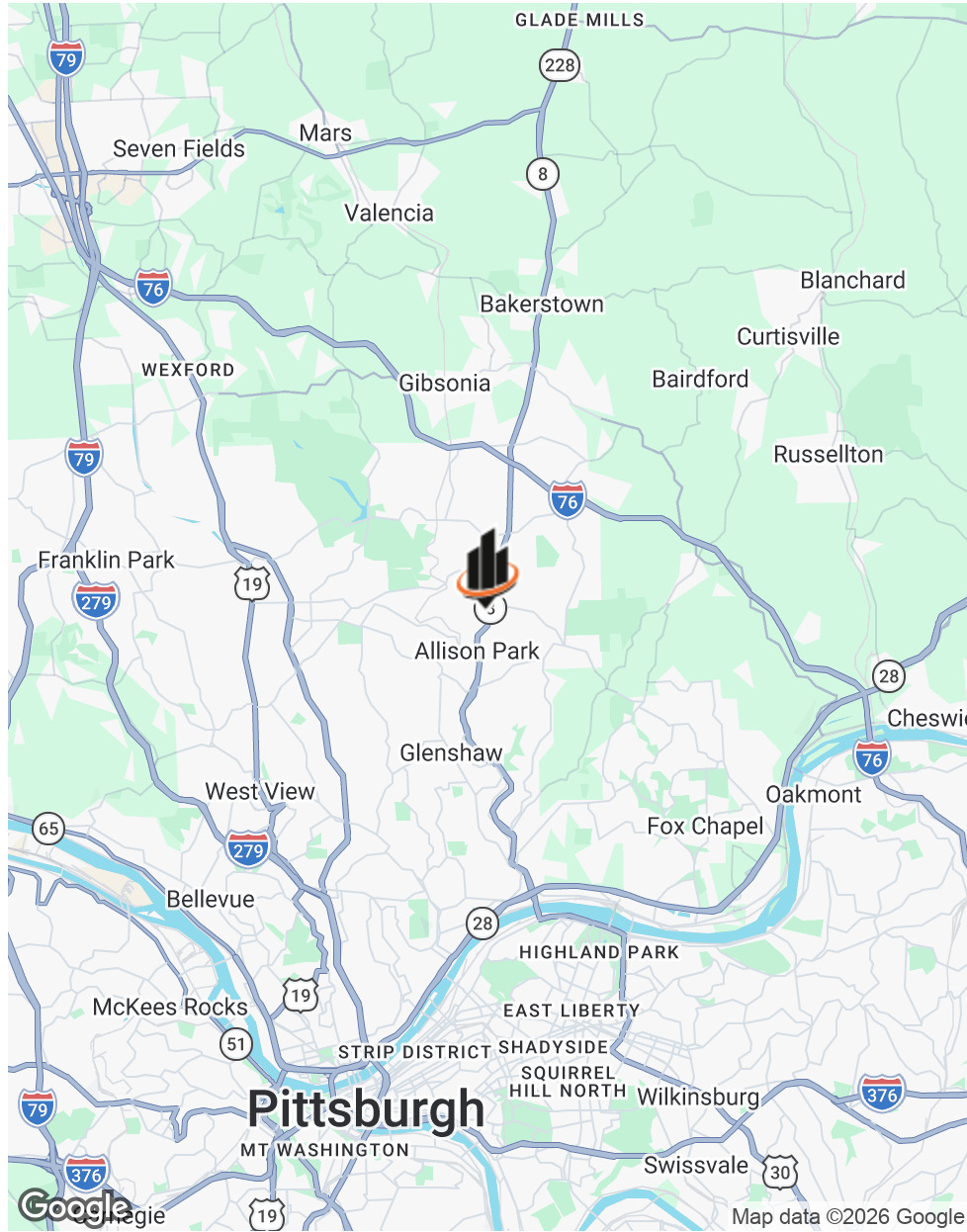
**SUITE 200 - FLEXIBLE OFFICE / RETAIL SPACE**





**SECTION 2**  
Location  
Information

# LOCATION MAPS



# RETAILER MAP



# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.25 MILES 0.5 MILES 1 MILE

	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	254	981	3,720
AVERAGE AGE	42.4	42.3	44.4
AVERAGE AGE (MALE)	43.4	43.1	44.9
AVERAGE AGE (FEMALE)	31.6	31.9	36.4

## HOUSEHOLDS & INCOME

0.25 MILES 0.5 MILES 1 MILE

	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	92	359	1,394
# OF PERSONS PER HH	2.8	2.7	2.7
AVERAGE HH INCOME	\$164,260	\$165,963	\$162,409
AVERAGE HOUSE VALUE	\$370,272	\$368,468	\$368,819

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.



### HAMPTON TOWNSHIP

Hampton Township is a township in Allegheny County, PA. The Township is bordered by Richland Township to the north, West Deer Township to the northeast, Indiana Township to the east and southeast, Shaler Township to the south and McCandless to the west. Hampton Township has a total area of 16 square miles and consists of the communities of Allison Park, Elfinwild, Hardy, Pheasant Creek, Sample, Sutter Heights, Talley Cavey, Wildwood, Wynham Gulch, and Gibsonia.

The Township was first settled in the 18th century and in 1861 it became a municipal entity. Throughout the 19th century it saw steady immigration from the Pittsburgh settlement area at the confluence of the Allegheny and Monongahela Rivers.

**PRESENTED BY:**

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