

SALE OR LEASE Opportunity

Sale or lease opportunity in the Western PA region featuring a 20,212-square-foot building on 8.81 acres of land in LindenPointe Business Park, a business campus situated north of Pittsburgh in scenic Hermitage, Pennsylvania.



3182 Innovation Way

HERMITAGE, PA

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3182 Innovation Way

MARKET AREA

Hermitage, PA is located an hour north of the Pittsburgh metro, one hour south of Erie, PA, and is a 90-minute drivetime from Cleveland, Ohio.

EXECUTIVE SUMMARY

Colliers is pleased to present the opportunity to own or lease 3182 Innovation Way and a neighboring parcel, located in LindenPointe Business Park: a business campus situated in Hermitage, PA, featuring 14 buildings (6 office, 7 medical, 1 flex) and 115 acres. This investment opportunity includes two parcels totaling 8.81 acres of land, one of which hosts a 20,200 square-foot building. Both parcels are zoned B2 (Business 2 District Use), presenting investors with a wide variety of commercial development options.



AREA ATTRACTIONS



BUHL MANSION GUEST HOUSE & DAY SPA

A historic venue offering luxury hotel accommodations, massage therapy and treatments, and multiple event spaces.



BUHL PARK

An award-winning park spanning 270 acres, offering the nation's only free golfcourse, playgrounds, fitness trails, and recreational spaces.



AVENUE OF 444 FLAGS

A historic tributory site dedicated to veterans, located next to the renowned War on Terror Veteran Memorial.



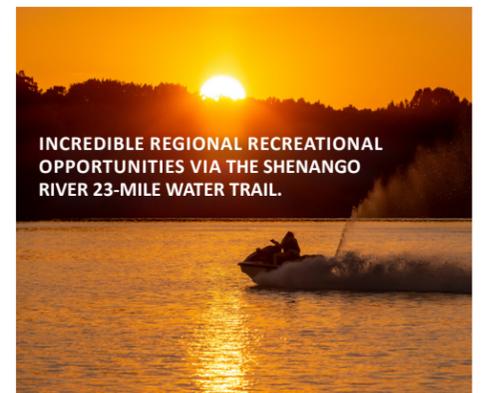
AVALON GOLF & COUNTRY CLUB

A clubhouse at Buhl Park, featuring a salon, spa, resort-style pool, fitness center, cigar store and lounge, and multiple dining options.



THE CASINO AT BUHL PARK

A beautiful lakeside venue, featuring a ballroom and conference center, available for rental and community events.



INCREDIBLE REGIONAL RECREATIONAL OPPORTUNITIES VIA THE SHENANGO RIVER 23-MILE WATER TRAIL.



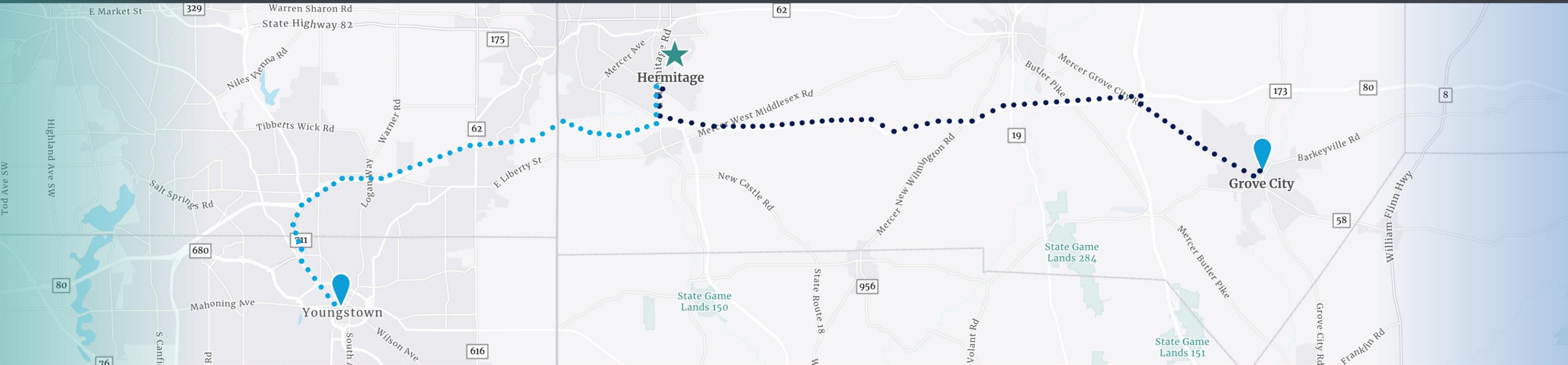
TWO STATE PARKS LOCATED WITHIN THE COUNTY, FEATURING HIKING AND BIKING TRAILS.

OFFER SUMMARY

- **Sales Price:** \$2,650,000
- **Lease Price:** \$10.00 RSF, NNN
- **Parcel IDs:** Parcel 1: 12 158 330 001 012 | Parcel 2: 12 158 330 001 027
- **County:** Mercer County
- **Municipality:** Hermitage City
- **Building Area:** 20,212 SQ FT
- **Zoning:** B2 – Business 2 District

3182
INNOVATION
WAY

HERMITAGE
PA
16148



MARKET AREA

NEIGHBORING ATTRACTIONS

BUTLER INSTITUTE OF AMERICAN ART

The nation's first museum dedicated exclusively to American Art, the Butler Institute of American Art features celebrated works by Normal Rockwell and Winslow Homer.



YOUNGSTOWN OH

GROVE CITY PA



OLD TOWNE GROVE CITY

Grove City's historic main street offers visitors a variety of shopping, dining, and entertainment experiences, including multiple antique shops, salons, spas, craft stores, fitness centers, specialty shops, and wellness centers.

MILL CREEK PARK

A metropolitan park stretching from the west side of Youngstown to the southern borders of the city, the park encompasses approximately 4,400 acres and features a variety of bridges, ponds, streams, and gardens.



Situated twenty-five minutes from Hermitage, Youngstown is the 11th-most populous city in Ohio, located in the neighboring Mahoning County. Youngstown is home to notable attractions including Mill Creek Park, Youngstown State University, Stambaugh Auditorium, and the Butler Institute of American Art. The area is home to multiple museums, recreational areas, and historical institutions and landmarks.

Nestled in Mercer County just thirty minutes from Hermitage, Grove City is a charming borough in Southwestern PA and part of the Hermitage micropolitan area. The city is known for its vibrant shopping culture, and is home to the open-air retail center Grove City Premium Outlets. Residents and visitors in the area also enjoy numerous recreational opportunities in the community's various parks, trails, playgrounds and pools.



KEYSTONE SAFARI

A 144-acre, interactive animal and adventure park featuring over 100 different animals, a zip-line course, and open-air bus tours. Seasonal attractions are offered throughout the year, and event spaces are also available for rental.

TYLER HISTORY CENTER

A community gathering place with a historical focus, the Tyler History Center showcases historical figures and events from Mahoning Valley through exhibits, programs, and events.



GROVE CITY PREMIUM OUTLETS

An open-air outlet mall that's renowned as western Pennsylvania's premiere shopping destination, featuring over 120 name brand stores including Kate Spade New York, Coach, Michael Kors, The North Face, and more.



3 1 8 2 INNOVATION WAY DEMOGRAPHICS REPORT



POPULATION

1-Mile Radius: 2,837
5-Mile Radius: 47,815
10-Mile Radius: 86,849



AVG. HH INCOME

1-Mile Radius: \$86,054
5-Mile Radius: \$71,087
10-Mile Radius: \$75,477



OF BUSINESSES

1-Mile Radius: 144
5-Mile Radius: 1,842
10-Mile Radius: 2,934



OF EMPLOYEES

1-Mile Radius: 1,807
5-Mile Radius: 25,632
10-Mile Radius: 37,529



NOTABLE RETAILERS

- 1 Walmart Supercenter
- 2 Petco, Sally Beauty
- 3 Goodwill, Planet Fitness, Supercuts
- 4 Lowe's Home Improvement
- 5 The Home Depot, Staples
- 6 Kohl's, Deer Creek Winery, Spectrum

HICKORY SQUARE

Shopping center comprised of major retailers Giant Eagle, Big Lots, Gabe's, TJ Maxx, Dunham's Sports, and Pet Supplies Plus. Other businesses in the plaza include Great Clips, Fine Wine & Good Spirits, Kobe Japanese Restaurant & Sushi Bar, and The Exchange.

SHENANGO VALLEY MALL

Area mall comprised of JC Penney, JC Penney Salon, Unique Eyebrow & Spa, King's Jewelry, Leana's Books & More, Regis Salon, Maurices, and Auntie Anne's, and Firestone.

FNB OFFICE TOWERS

First National Bank's corporate office is located along 1 FNB Boulevard, adjacent to the FNB office building in Hermitage Square.

MARKET AREA

HERMITAGE RETAIL MAP

LINDENPOINTE INNOVATIVE BUSINESS CAMPUS

STRATEGIC LOCATION

Easy, commuter-friendly access to major thoroughways including Route 62, Route 18, I-80, and I-79. The campus' convenient location enhances connectivity and accessibility for businesses operating within the park.

COLLABORATIVE ENVIRONMENT

LindenPointe is the joint effort of Pennsylvania, KAKE Development Inc., Hermitage City, and Penn Northwest Development Corp. Supported by a \$2.5M commonwealth investment, it provides a premium, mixed-use technical park, showcasing a \$6M public-private economic initiative model.

DEVELOPMENT CAPABILITIES

Spanning over 100 acres, LindenPointe offers fully developed infrastructure with utilities readily available at the lot line, including power, sewage, telecommunications, and cable. Additionally, integrated stormwater management facilities reduce the need for extra land and minimize installation costs for developers. At LindenPointe, businesses benefit from continuous support via the business outreach program led by Penn Northwest Development Corporation and the City of Hermitage.

NOTABLE CAMPUS NEIGHBORS

- eCenter at LindenPointe
- Sharon Regional Health System
- Legacy Financial Strategies, Inc.
- UPMC Children's Community Pediatrics
- Medicaid Consultants, Hermitage PA
- Wallace Pancher Group
- Penn Northwest Development Corporation



3182 INNOVATION WAY

ZONING & PERMITTED USES

B2 zoning, commonly referred to as "General Business District," is a zoning classification that is typically designated for areas featuring a wide range of commercial activities and services permitted.

B2: BUSINESS DISTRICT ZONING

PARCEL IDs

Parcel 1: 12 158 330 001 012
Parcel 2: 12 158 330 001 027

MERCER COUNTY PROPERTY ADDRESS	PARCEL NUMBER	ZONING INFORMATION	LOT SIZE
3182 Innovation Way	12 158 330 001 012	B2- Business District	233,525 SF
Innovation Way	12 158 330 001 027	B2- Business District	150,326 SF

LINDENPOINTE
INNOVATIVE
BUSINESS CAMPUS

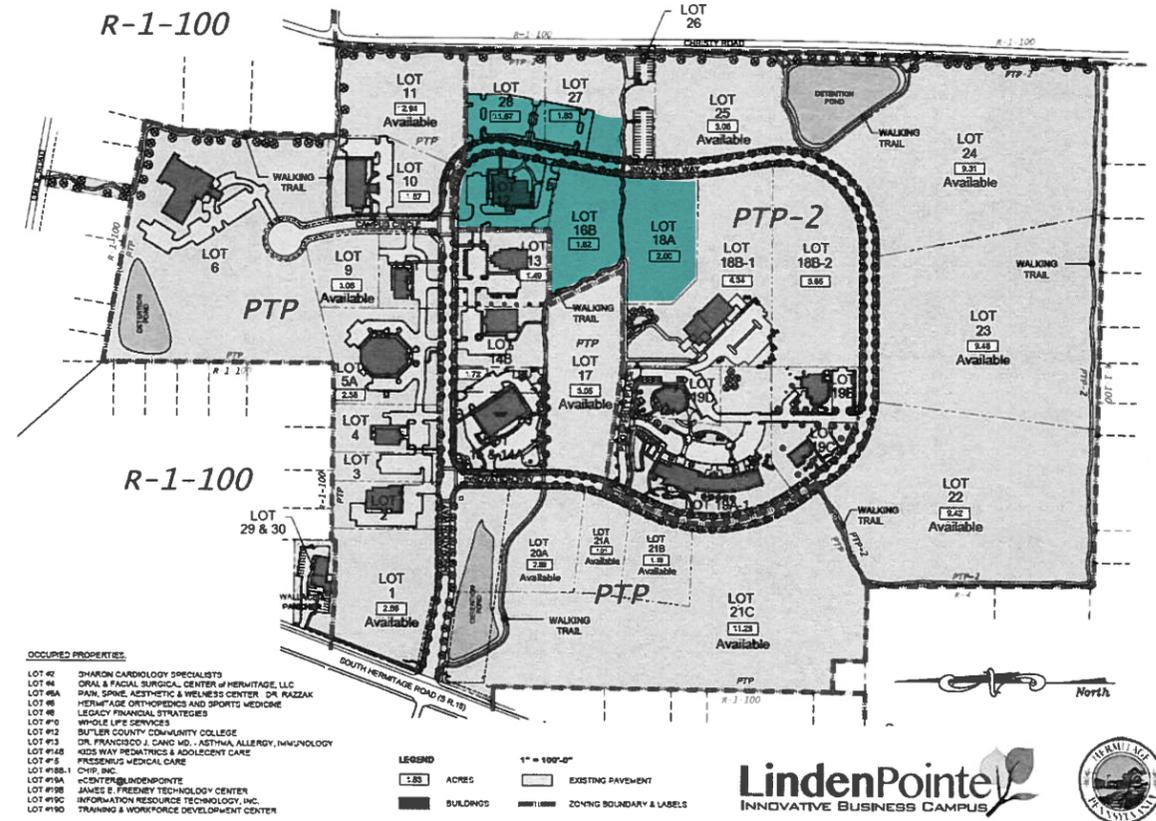
SITE PLAN



PERMITTED USES OF LAND

3182 Innovation Way allows for a range of land use, including but not limited to:

- Data Centers
- Flex Space
- Hotel / Motel
- Medical Space
- Office Space
- Restaurants
- Retail



BUILDING OVERVIEW 3182 INNOVATION WAY

First level of building includes three classroom spaces, reception area, boardroom, student lounge, a kitchen, and multiple offices.



BUILDING OVERVIEW 3182 INNOVATION WAY

Building's second story contains two computer classrooms, a conference room, science lab, an office, and a general classroom.



11 rooftop HVAC units:
all 10 years or *newer*.

Building power:
3 Phase, 800 AMP

Rubber roof installed
in 2010.



Elevator access
to second story
of the building.

Second story lounge
area with open seating.

3182 Innovation Way

Land Overview

Parcel 1 includes two lots of vacant land, while the adjacent Parcel 2 includes a parking lot that can accommodate up to 150 vehicles.

Both parcels feature direct access to the LindenPointe walking trail.



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Accelerating success.