



# 0.525 AC OUTPARCEL AT SOMERSET COMMONS PLAZA

1554 N CENTER AVENUE | SOMERSET, PA 15501



# TABLE OF CONTENTS

PROPERTY OVERVIEW	03
.....	
PROPERTY PHOTOS	04
.....	
SITE PLANS	05
.....	
LOCATION OVERVIEW	07
.....	

**Andreas Kamouyerou**  
Senior Advisor  
andreas.kamouyerou@svn.com  
724.825.0888

**Michael Kamouyerou**  
Advisor  
michael.kamouyerou@svn.com  
724.986.8112

**SVN | Three Rivers Commercial Advisors**  
20 Stanwix Street Suite 500, Pittsburgh, PA 15222  
P: 412-535-8050 | F: 412-535-6855  
E: [threeriversadmin@svn.com](mailto:threeriversadmin@svn.com)  
[www.SVNThreeRivers.com](http://www.SVNThreeRivers.com)

All SVN® offices independently owned and operated.



## OFFERING SUMMARY

ADDRESS:	1554 N Center Ave Somerset, PA 15501
SALE PRICE:	\$229,000
GROUND LEASE RATE:	Negotiable
LOT SIZE:	0.525 AC
PARCEL:	420091020
USE:	Retail Development or Owner-User

## PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present for sale or lease the property located at 1554 N Center Avenue consisting of a 0.525 acre site in Somerset, PA. The property is currently used as a miniature golf course. The neighboring 0.528 AC vacant lot is also available for sale.

## PROPERTY HIGHLIGHTS

- 0.525 Acre Outparcel at Somerset Commons Plaza
- Retail development or owner-user opportunity
- Located at a traffic light intersection along the main retail corridor
- Prime frontage on N Center Ave / State Route 601
- Great visibility with 11,768 ADT on N Center Ave / State Route 601



# PROPERTY PHOTOS

## MINIATURE GOLF COURSE





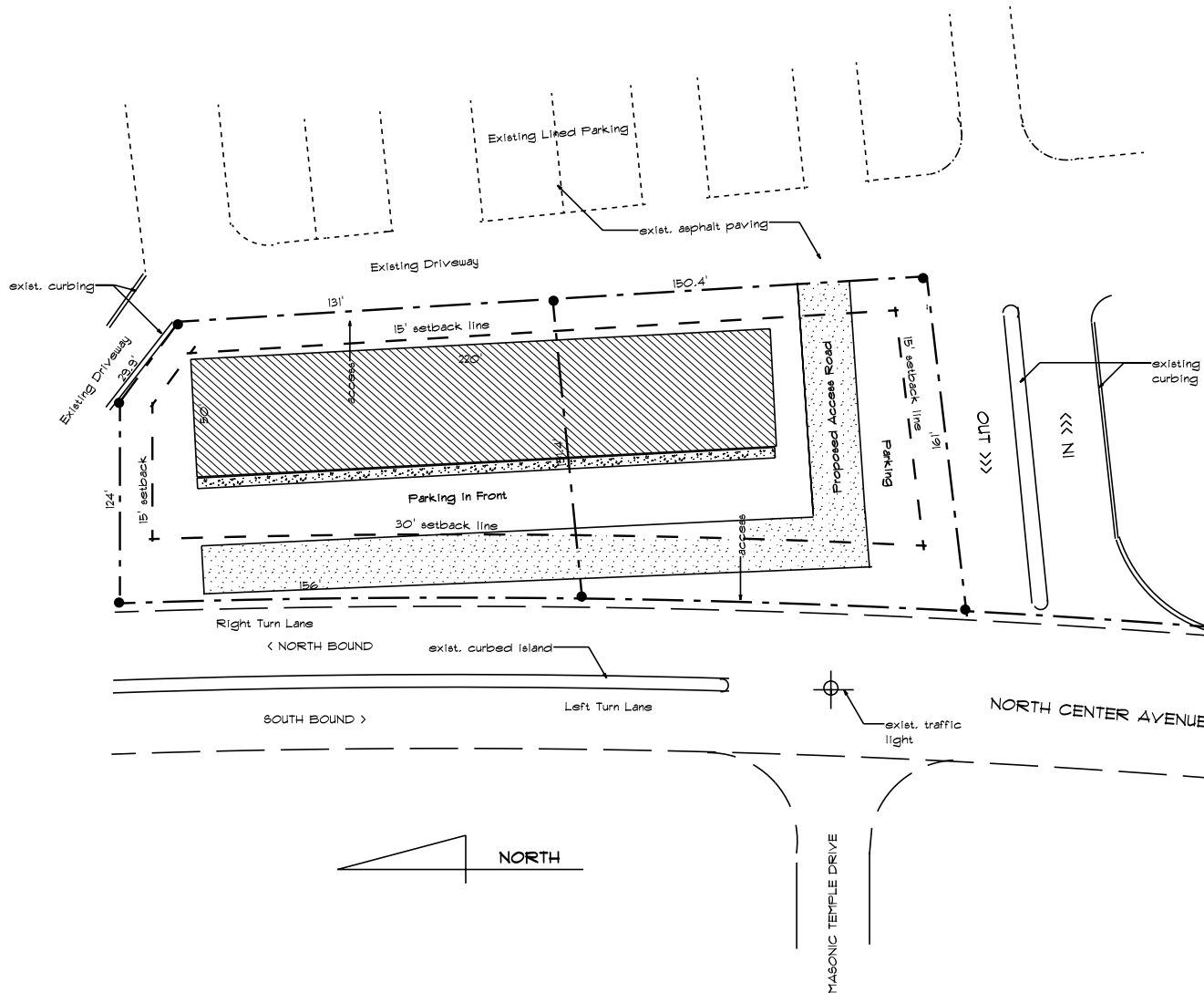
# SITE PLANS

# REDEVELOPMENT OPTIONS

## NOTES

APPROX. 46,281 SQ. OF PROPERTY  
WITH BOTH LOTS COMBINED - 1.06 ACRES.

APPROX. 306' OF ROAD FRONTAGE.



## PRELIMINARY SITE PLAN

0 100  
APPROXIMATE SCALE IN FEET

JOB TITLE: OPTION 1 - REDEVELOPMENT Mollys Ice Cream & Jakes Mini-Golf Site North Center Ave. Somerset, PA	DWG TITLE: preliminary site plan DRN BY: Roy W. Kemp DATE: Feb. 2021 SCALE: As Noted
--	--

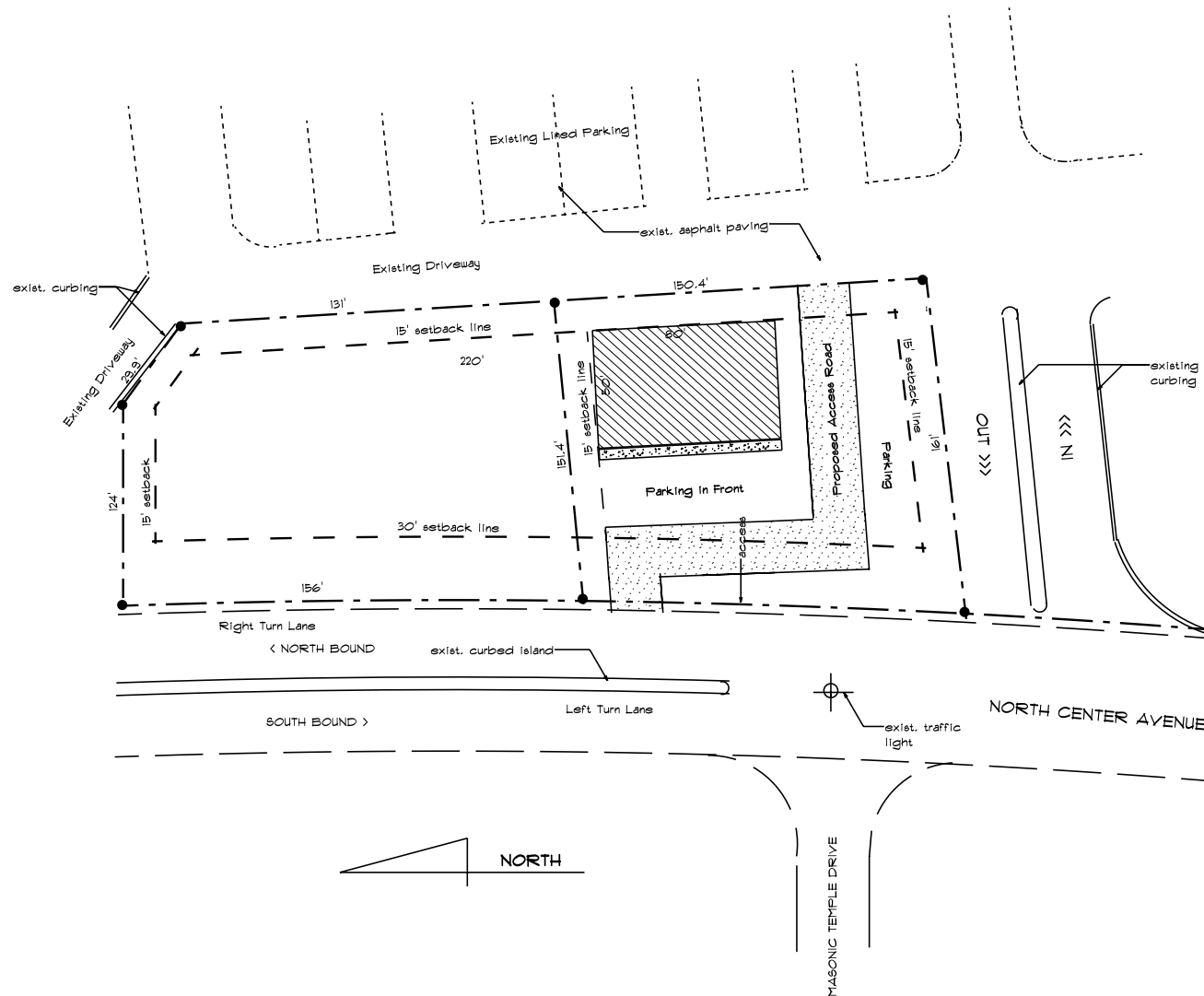
# REDEVELOPMENT OPTIONS

# SITE PLANS

## NOTES

APPROX. 46,281 SQ. OF PROPERTY  
WITH BOTH LOTS COMBINED - 1.06 ACRES.

APPROX. 306' OF ROAD FRONTAGE.



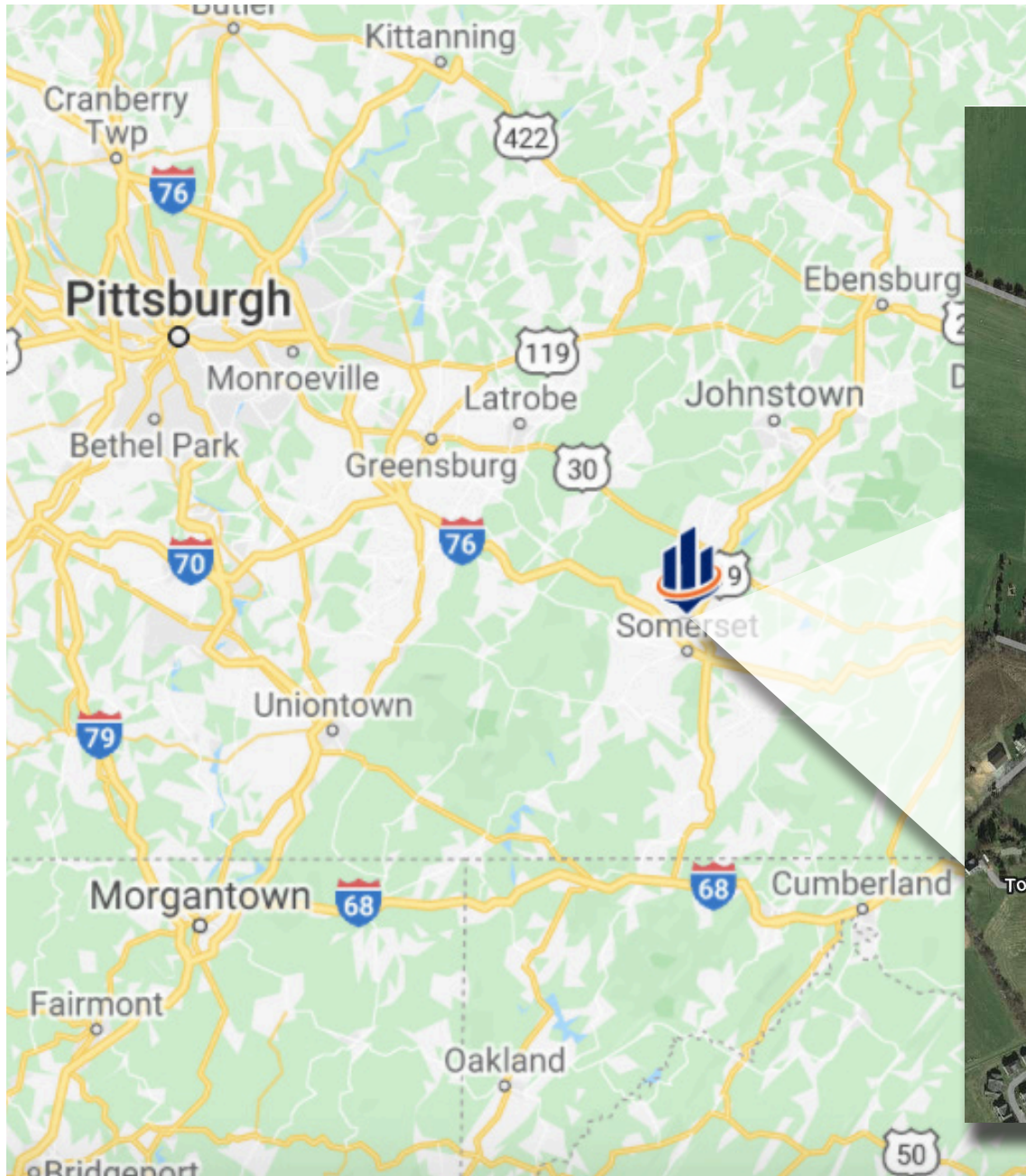
## PRELIMINARY SITE PLAN



JOB TITLE:		DWG TITLE:	
OPTION 2 - REDEVELOPMENT		preliminary site plan	
Mollys Ice Cream Site		DRN. BY: Roy W. Kemp	
North Center Avenue		DATE: Feb. 2021	
Somerset, PA		SCALE: As Noted	
		PAGE: 1 of 1	

# LOCATION OVERVIEW

## REGIONAL MAP | RETAILER MAP

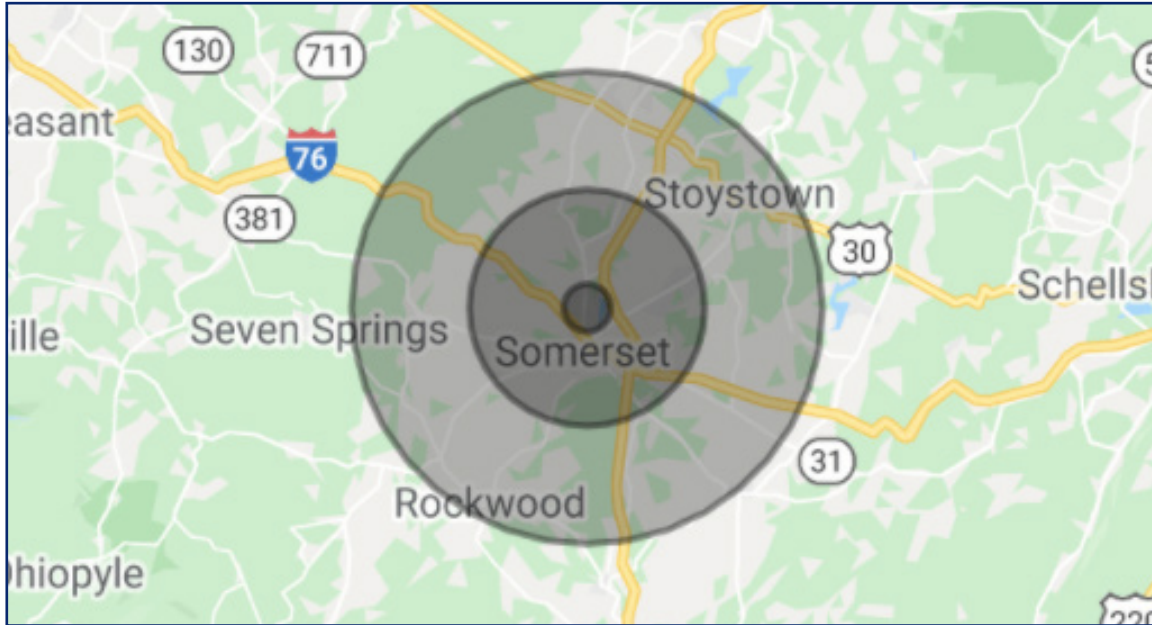


Map data ©2025 Imagery ©2025

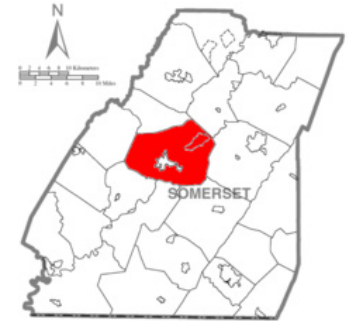


# SOMERSET TOWNSHIP, PA

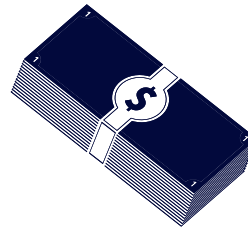
## LOCATION OVERVIEW



**Somerset Township**, a rural farming and residential community, is located in Somerset county and is approx. 70 miles southeast of Pittsburgh. Somerset was the central stage for the Whiskey Rebellion of 1794, and several rebellion leaders lived in Somerset. Somerset has a humid continental climate that is affected by the high elevation, and is the only place in Pennsylvania to ever receive accumulations of snow in June.



DAYTIME EMPLOYEES  
**14,937**  
\* 5 Mile Radius



AVERAGE HOUSEHOLD  
**INCOME**  
**\$64,566**  
\* 5 Mile Radius



AVERAGE  
**AGE**  
**44.5**  
\* 5 Mile Radius

POPULATION	1 MILE	5 MILES	10 MILES	HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
2024 Total population	651	18,054	32,453	Total households	217	6,650	12,670
2029 Projected population	632	17,722	31,848	# of persons per HH	2.1	2.1	2.2
Average age	47.7	44.5	44.5	Average HH income	\$58,136	\$64,566	\$66,309
Median home value	\$141,463	\$134,878	\$131,175	Median HH income	\$53,970	\$53,087	\$53,227





**Andreas Kamouyerou**

Senior Advisor

[andreas.kamouyerou@svn.com](mailto:andreas.kamouyerou@svn.com)

724.825.0888

**Michael Kamouyerou**

Advisor

[michael.kamouyerou@svn.com](mailto:michael.kamouyerou@svn.com)

724.986.8112

20 Stanwix Street Suite 500 | Pittsburgh, PA 15222

(412) 535-8050 | [threeriversadmin@svn.com](mailto:threeriversadmin@svn.com)

[www.svnthreerivers.com](http://www.svnthreerivers.com)