

# OFFERING MEMORANDUM FOR SALE OR LEASE



## 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](mailto:andreas.kamouyerou@svn.com)  
724.825.0888

**Michael Kamouyerou**  
Advisor  
[michael.kamouyerou@svn.com](mailto: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.

# 1554 N CENTER AVE

## PROPERTY OVERVIEW



### 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

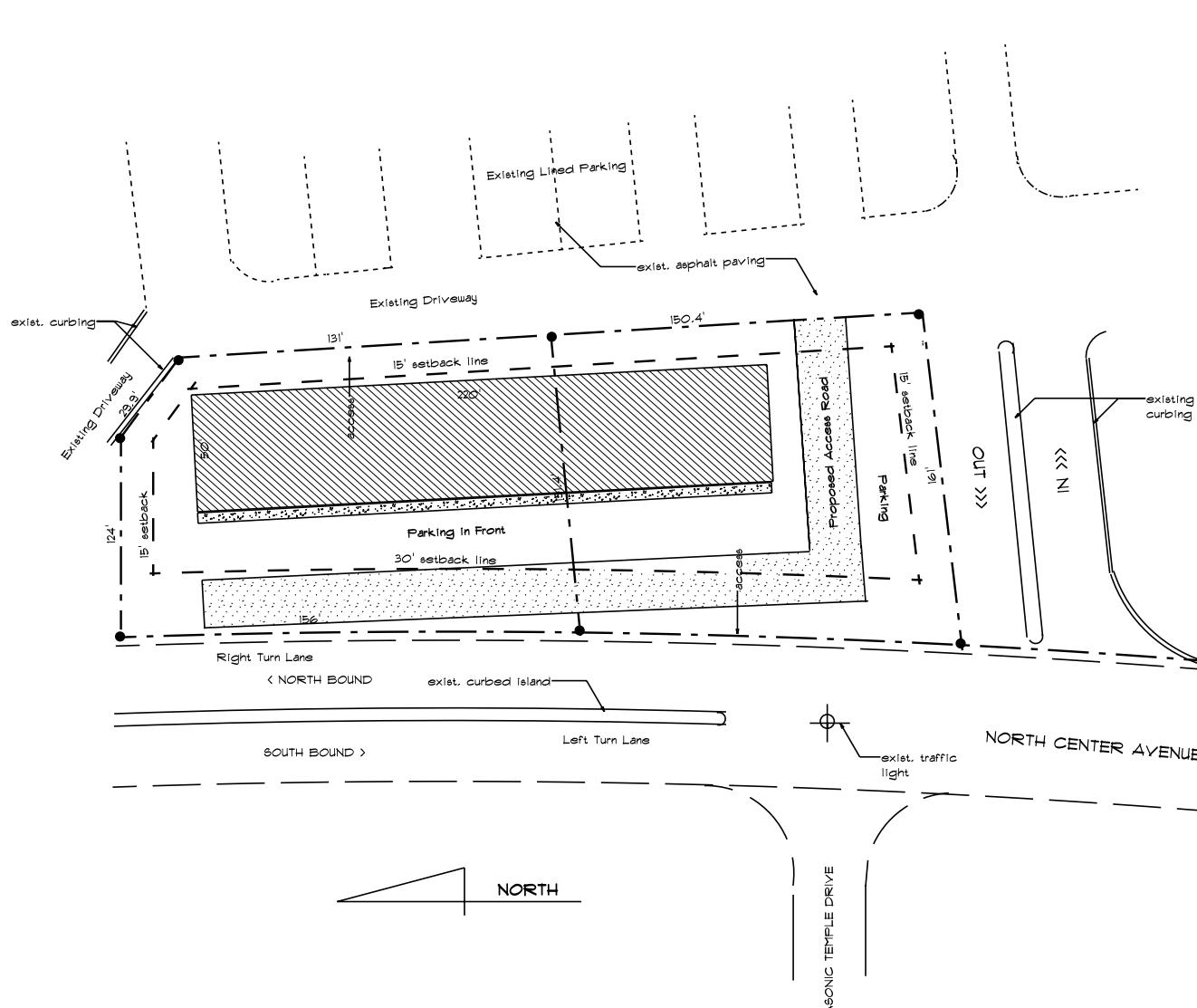
# PROPERTY PHOTOS

## MINIATURE GOLF COURSE



# SITE PLANS

# REDEVELOPMENT OPTIONS



**PRELIMINARY SITE PLAN**

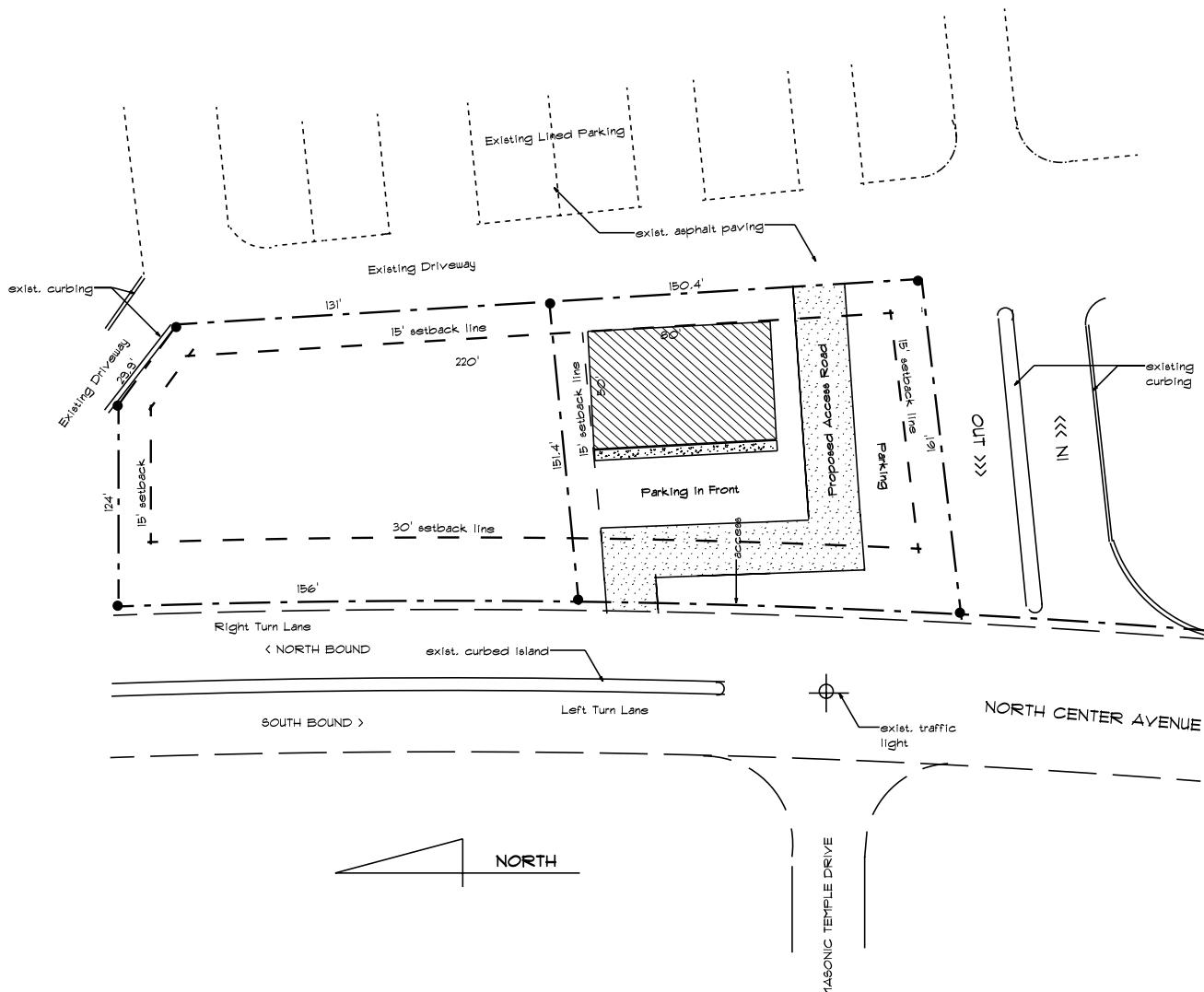
JOB TITLE:	DWG TITLE:
OPTION 1 - REDEVELOPMENT	preliminary site plan
Molly's Ice Cream & Jakes Mini-Golf Site	
North Center Ave.	
Somerset, PA	
DRN. BY: Roy W. Kamp	PAGE:
DATE: Feb. 2021	
SCALE: As Noted	1 of 1

# REDEVELOPMENT OPTIONS

# SITE PLANS

## NOTES

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



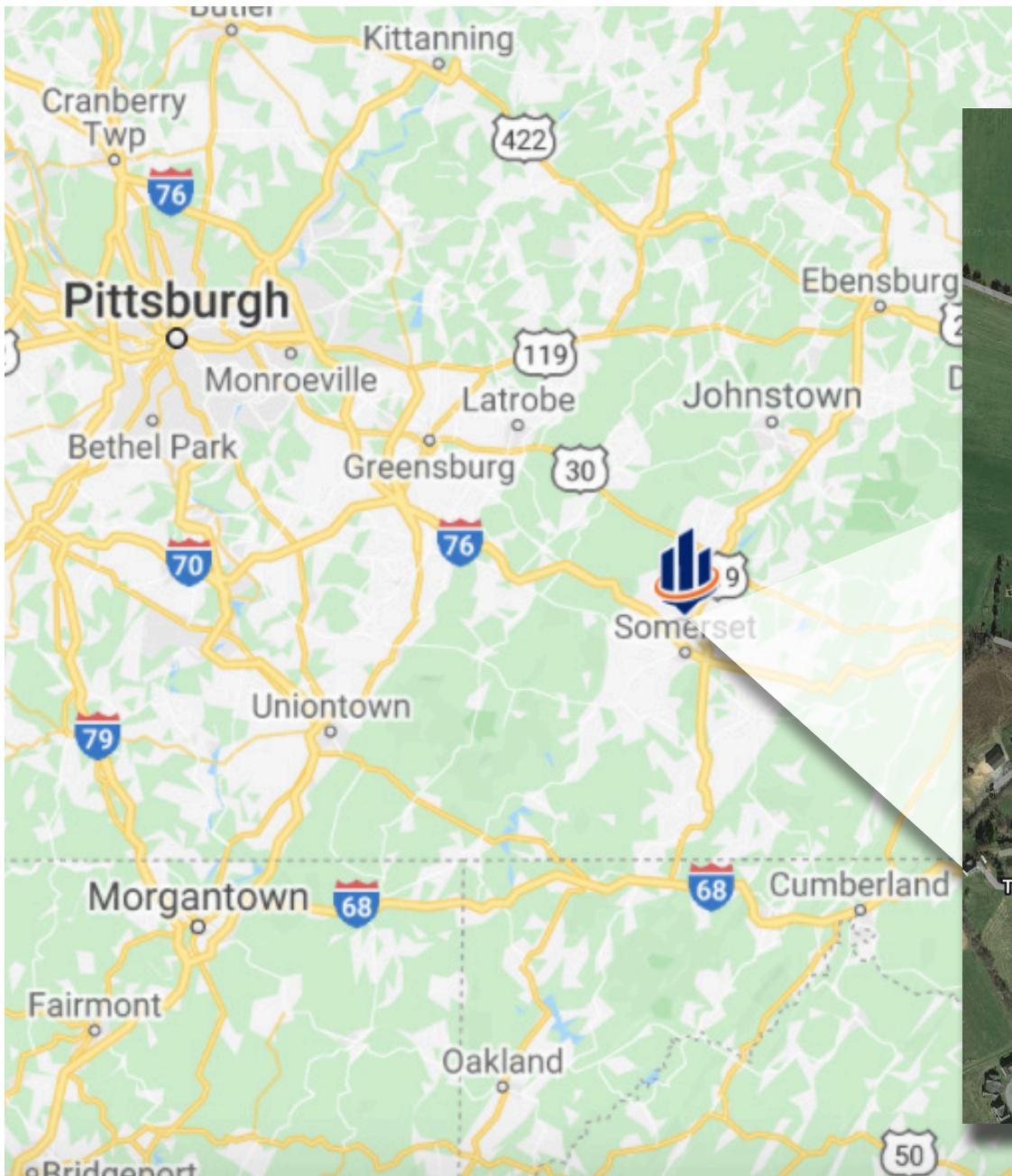
## PRELIMINARY SITE PLAN

A horizontal scale bar with a black line and a grey shaded segment. The number '0' is at the left end, and '100' is at the right end. Below the bar is the text 'APPROXIMATE SCALE IN FEET'.

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

# LOCATION OVERVIEW

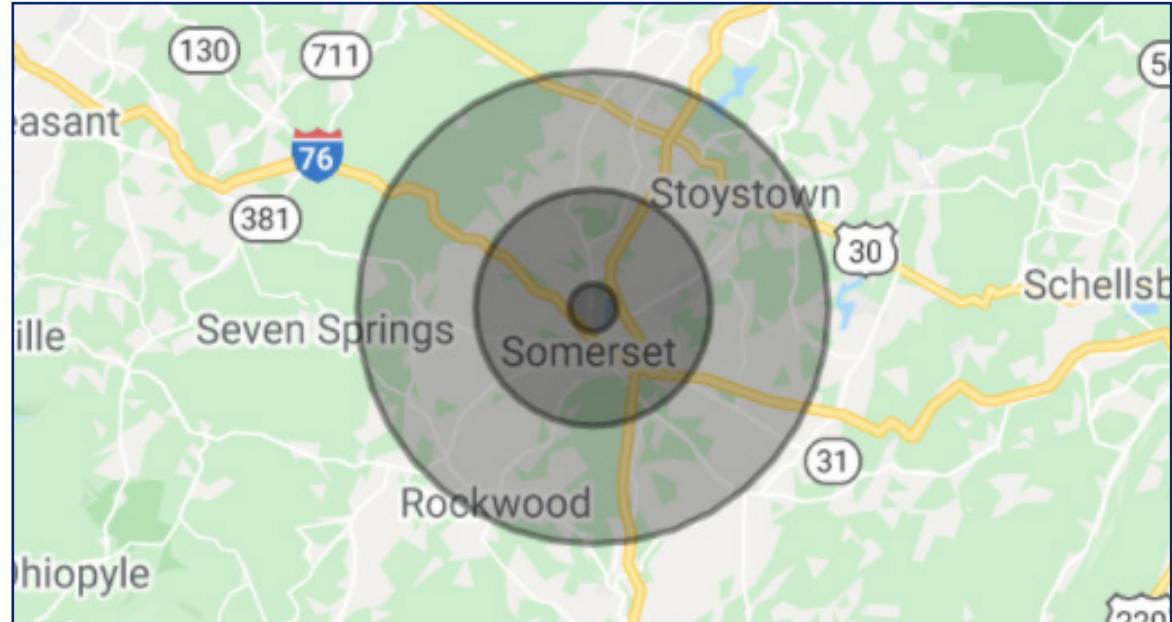
## REGIONAL MAP | RETAILER MAP



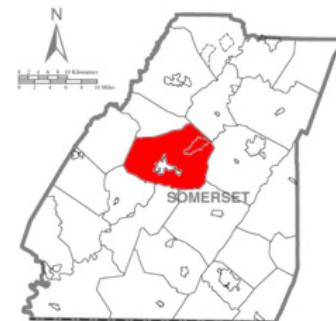
Map data ©2025 Imagery ©2025

# SOMERSET TOWNSHIP, PA

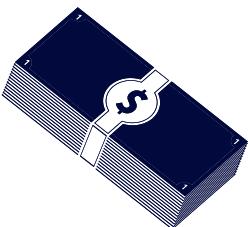
# LOCATION OVERVIEW



**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)