

Summary for South Hills Expansion: 929 Park Avenue

Developer Experience:

- Husband and wife development (side hustle)- Mike (is technology executive) and Dana Clements (formerly an event planner for CMU currently live in Mt. Lebanon). Both life-time Pittsburghers
- From past projects, school ties, 2 daughters (15 & 10), we have strong community ties.
- Completed ½ dozen real estate projects – target small/mid-size vacant building convert them into beautiful properties & Economic/Community Hubs for small, local businesses interested in entering new markets, increasing revenue and Pgh reach. Our projects include:
 - #1 Sushi - **Penn Avenue Fish Company** open 2nd/new downtown location
 - #1 French Bakery - **LaGourmandine** - open 2nd/new downtown location
 - #2 Greek Bakery - **Anthos Bakery** – open flagship location

New Project/Building Highlights:

- 5k+ square foot building (across the street from Anthos Bakery – Castle Shannon)
- Private parking paved lot in back (12 spaces)- great also for additional outdoor space
- Newly completed Façade and updated windows
- Upgrade Infrastructure (Electric, Gas, Plumbing, HVAC)
- Tons of natural light
- 2 New Patios Added in Front for additional seating
- Brand new street sidewalk and Accessibility Path to Building
- Possible Loading/Delivery Ramp from back parking lot to leased space
- Turnkey ready – Project ¾ completed = space will be white boxed ready for tenant customizations

Building Location/ Community:

- Building offers proximity (4-mile radius) to 7 large/family-based communities with easy access via Rt. 88 (Mt. Lebanon, Castle Shannon, Whitehall, South Park, Bethel Park, Peters Township, and Upper St. Clair)
- Via *Castle Shannon Streetscape Improvement Project* - millions of dollars have been invested in the ongoing streetscape project – the area is being revitalized with new shops openings (7 in the past year), enhanced sidewalks, modern signage, attractive planters, and comfortable benches. These significant improvements are driving increased foot traffic and business activity, making it an ideal spot
- The building sits less than a block away from the T line stop and from Ice Castle Arena. This location ensures high foot traffic from commuters and sports enthusiasts, providing a steady stream of potential customers throughout the day.

- Ice Castle Arena draws tens of thousands of families, athletes, and spectators, creating a diverse customer base and numerous opportunities for increased sales and community engagement.

Market Opportunity/Limited Competition:

- Great sandwiches/fast casual was the #1 requested tenant based on recent survey of Mt. Lebanon Parents Association.
- Wide open market opportunity -very few options and comparable in the area
- Residents in South Hills on average **spend 30% more on dining/entertainment** than the city average.

Lease Options

BUILDING SIZE: The building is an approximately 5,000 square foot building.

ADDITIONAL SPACE: 2 new outdoor concrete seating areas in front each: 17'x 12' **OK**

AVAILABLE 10-12 space private parking lot with back entrance accessibility

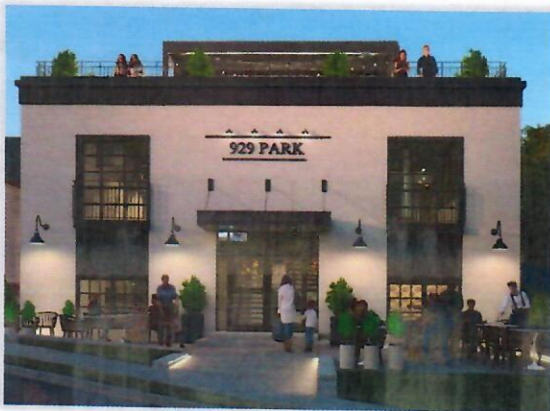
FLEXIBLE USE OPTIONS:

- 5,000 square feet (entire building)
- 3,750 square feet (3/4 quarters of building)
- 2,500 square feet per level
- 1,250 square feet (1/2 the floor)

} 2500^{SF} OR 5000^{SF} Available

FLEXIBLE TERMS: 3 or 5 years

PLANNED



CONSTRUCTION PROGRESS



KRIS:
USE WHATEVER
DATA YOU
WANT OR
HAVE.

ADDENDUM:

Mt. Lebanon

- **Population:** 33,000
- **Median Income:** \$113,750
- **Median Age:** 42.7 years
- **Benefits:** Affluent community with a high disposable income, ideal for premium café offerings.

Castle Shannon

- **Population:** 8,300
- **Median Income:** \$55,000
- **Median Age:** 41.3 years
- **Benefits:** Growing community with potential for increasing demand for quality café experiences.

Whitehall

- **Population:** 13,000
- **Median Income:** \$70,000
- **Median Age:** 44 years
- **Benefits:** Middle-income community with a strong sense of local support for businesses.

Bethel Park

- **Population:** 32,000
- **Median Income:** \$80,000
- **Median Age:** 45.4 years
- **Benefits:** Large, family-oriented community with high potential for repeat customers.

Upper St. Clair

- **Population:** 20,000
- **Median Income:** \$123,000
- **Median Age:** 45 years
- **Benefits:** Wealthy community with a preference for premium products and services.

