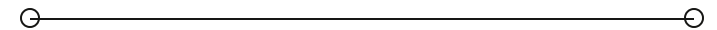


LEASE OFFERING MEMORANDUM

Champion Plaza - Lower Level Space

4112-4120 BROWNSVILLE RD

Bethel Park, PA 15129



PRESENTED BY:

**ANDREAS KAMOYEROU,
CCIM**

O: 412.535.8062
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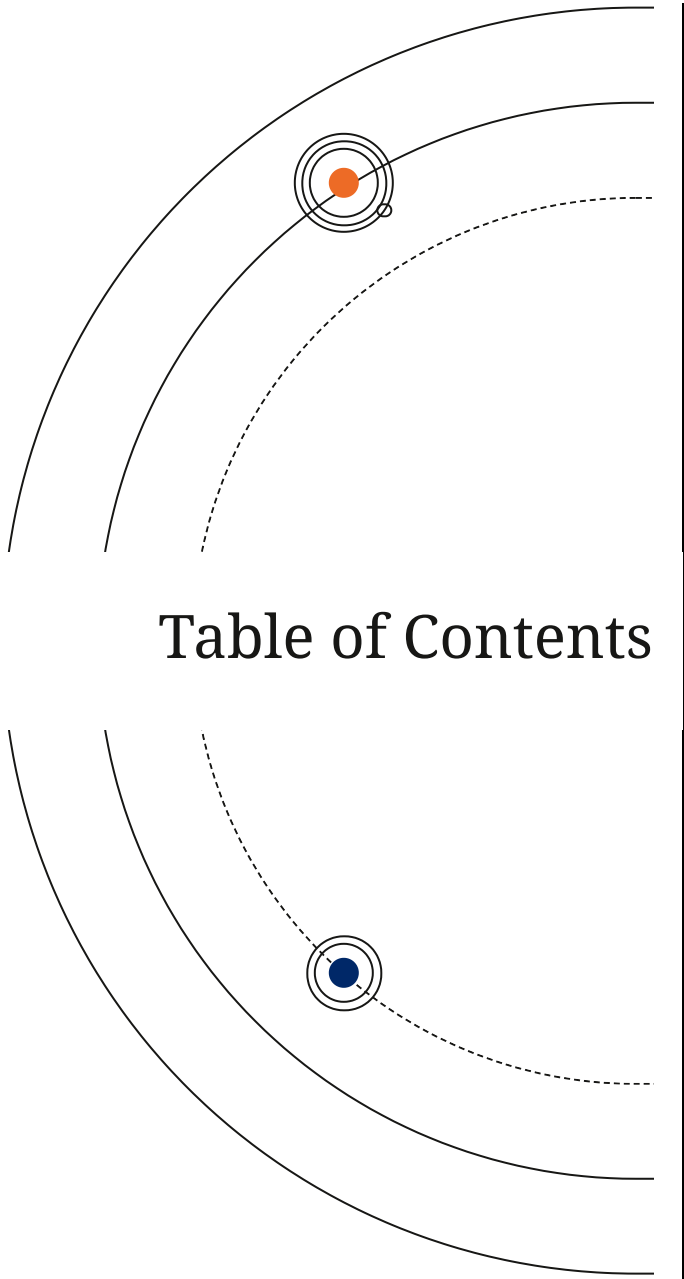


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DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

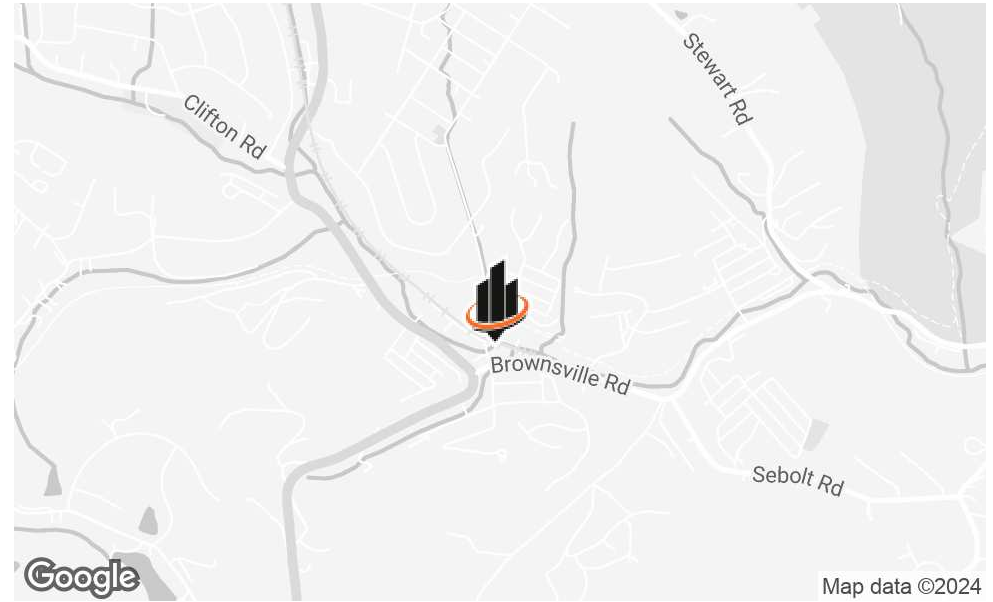
To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



SECTION 1
Property
Information



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable
BUILDING SIZE:	17,000 SF
AVAILABLE SF:	16,500 SF
LOT SIZE:	1.23 Acres
ZONING:	Commercial
MARKET:	Pittsburgh
SUBMARKET:	South Park
APN:	1010-C-00178-0000-00

PROPERTY OVERVIEW

SVN | Three Rivers Commercial Advisors is pleased to present space for lease at Champion Plaza. The property offers excellent visibility and traffic as it sits on a hard corner, and is located next to the light rail transit trolley terminal.

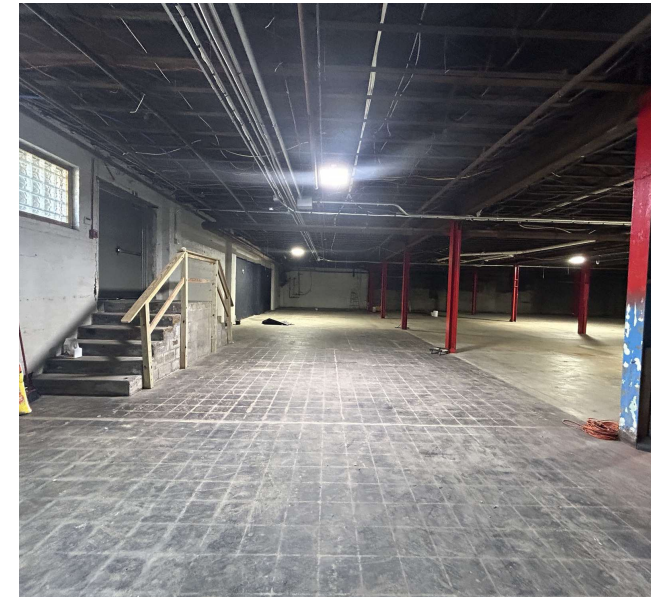
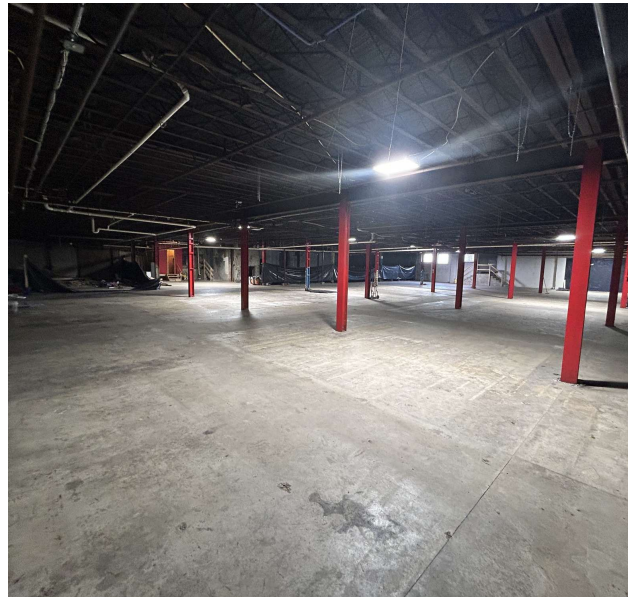
PROPERTY HIGHLIGHTS

- 16,500 Lower level space available
- Landlord willing to subdivide
- Trolley stop location and parking lot directly behind plaza
- Adequate parking
- Excellent visibility and traffic
- Strong demographics and excellent surrounding areas

LOWER LEVEL | 16,500 SF

HIGHLIGHTS

- 122'7" L x 129'7" W x 12'8" H
- Open floors
- High ceilings
- Double door access from parking lot
- Landlord willing to subdivide

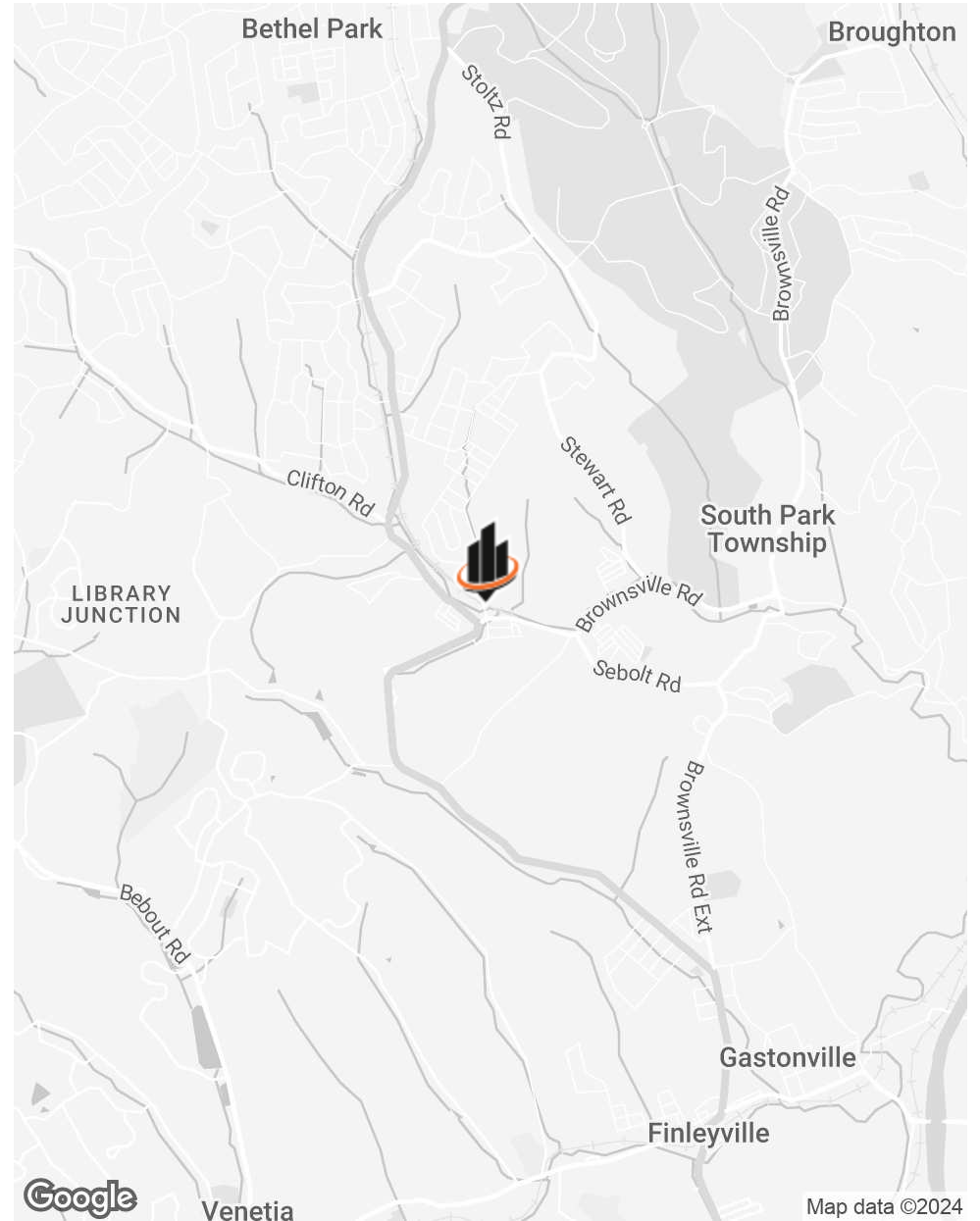
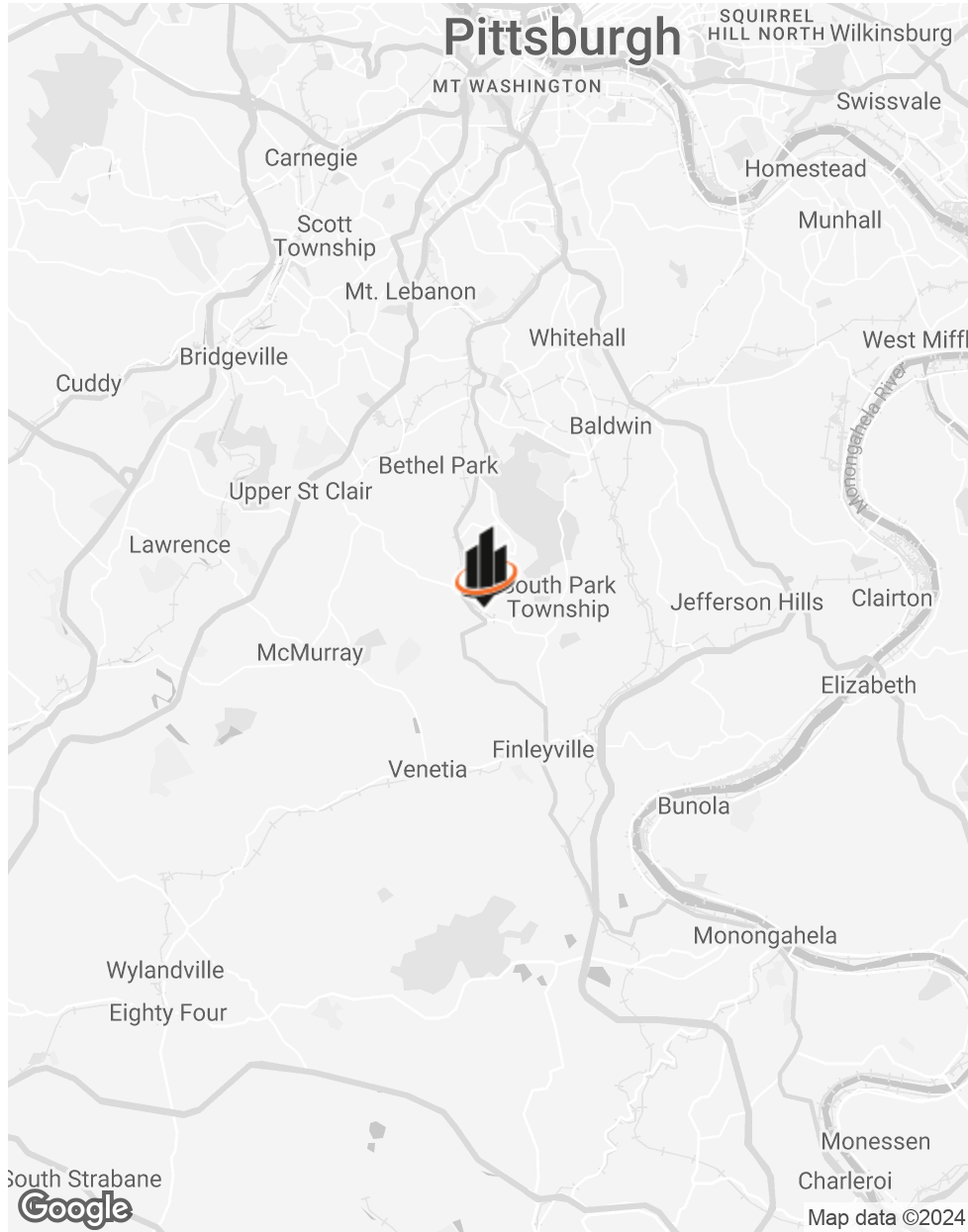




SECTION 2
Location
Information



REGIONAL MAP



PARCEL MAP



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 followed by 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.



SOUTH PARK

South Park is a township in the South Hills area of Pittsburgh totaling approximately 9.2 sq. miles. Most of the township is residential with park-like neighborhoods. South Park is also a county park in the township with a wave pool, golf course, ice skating rink, picnic groves, tennis courts, and miles of trails.

DEMOGRAPHICS MAP & REPORT

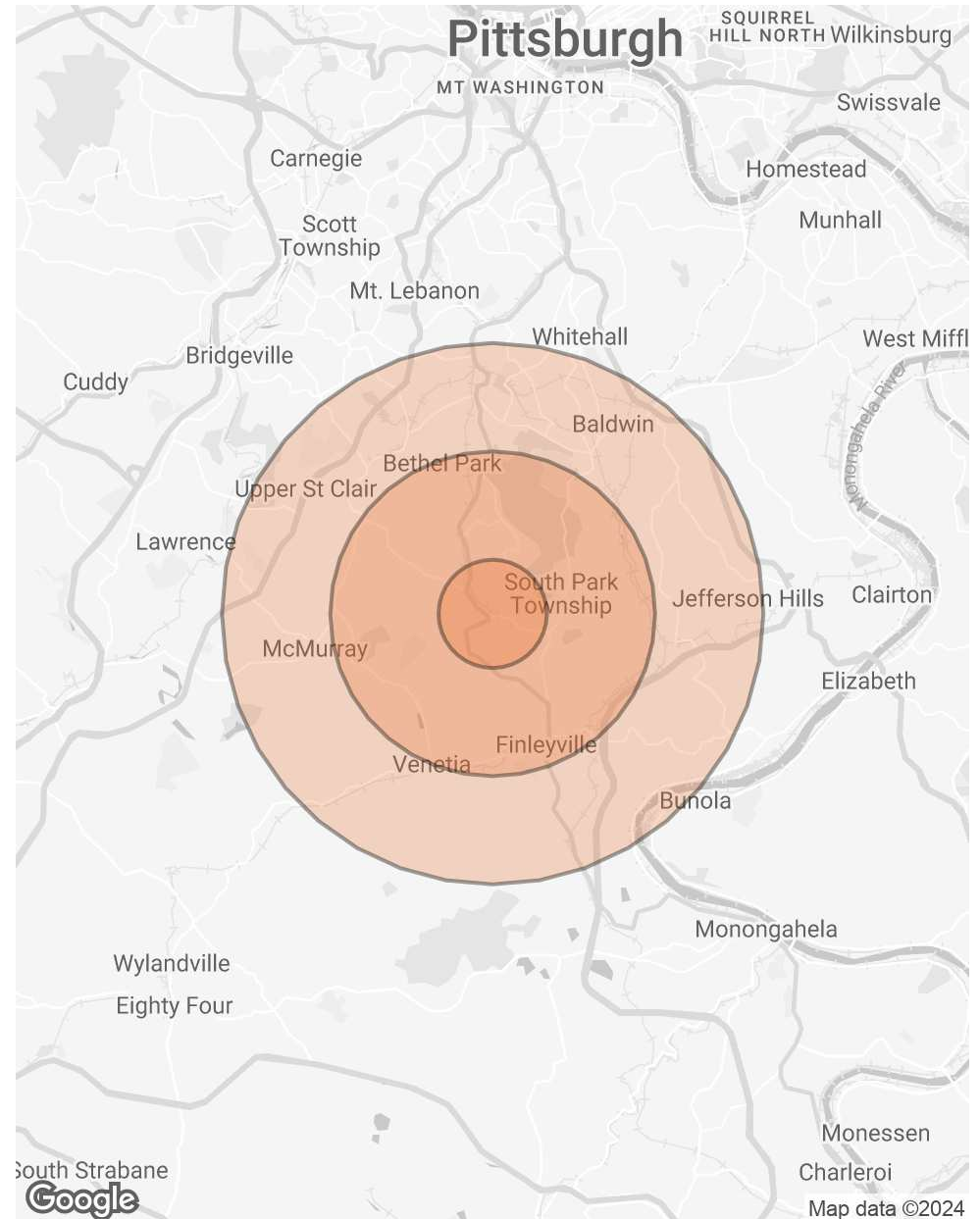
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,420	41,475	112,796
AVERAGE AGE	43.7	43.2	43.8
AVERAGE AGE (MALE)	41.3	41.5	42.3
AVERAGE AGE (FEMALE)	44.3	43.8	44.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,863	16,314	44,304
# OF PERSONS PER HH	2.4	2.5	2.5
AVERAGE HH INCOME	\$64,180	\$78,098	\$83,419
AVERAGE HOUSE VALUE	\$156,979	\$194,226	\$201,521

* Demographic data derived from 2020 ACS - US Census





SECTION 3
Advisor Bios

ADVISOR BIO 1



ANDREAS KAMOYEROU, CCIM

Senior Advisor

andreas.kamouyerou@svn.com

Direct: 412.535.8062 | **Cell:** 724.825.0888

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PROFESSIONAL BACKGROUND

Andreas serves as a Senior Advisor with SVN Three Rivers Commercial Advisors. Andreas joined SVN TRCA in 2017 specializing in retail assets and has since facilitated transactions ranging from commercial investment sales, developments, redevelopments, owner-occupied investments, and retail leasing. He has also successfully facilitated and is proficient in 1031 tax deferred exchanges. Andreas has developed the retail sector of the SVN Pittsburgh office, which is currently in the process of expanding its footprint in the Greater Pittsburgh Area. In 2017 he relocated from the South Hills of Pittsburgh to the CBD and has since formed many great relationships with local investors, business owners/operators, affiliated professionals and brokers alike. Andreas is a licensed real estate agent in Pennsylvania and has recently attained the Commercial Certified Investment Member (CCIM) designation.

Professional Affiliations / Accreditations:

- Pennsylvania Association of Realtors
- National Association of Realtors
- SVN International Corp. Achievers Award 2019
- SVN International Corp. President's Circle Award 2020, 2021, 2022, 2023
- SVN International Corp. Retail Specialist Certification 2019, 2020, 2021, 2022, 2023
- Commercial Certified Investment Member (CCIM) designation

SVN | Three Rivers Commercial Advisors

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ADVISOR BIO 2



MICHAEL KAMOUYEROU

Advisor

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Direct: 412.535.8064 | **Cell:** 724.986.8112

PA #RS366486

PROFESSIONAL BACKGROUND

Michael serves as an Advisor for SVN | Three Rivers Commercial Advisors. His team specializes in the acquisition and disposition of investment properties and has facilitated transactions ranging from commercial investment sales, ground lease and land sales, developments and redevelopments, owner-occupied investments, and retail leasing. Michael is a licensed real estate agent in Pennsylvania and joins us with over 15 years of management/sales experience. In his free time, Michael enjoys spending time with his family, watching the UFC and going fishing with his two daughters.

SVN | Three Rivers Commercial Advisors

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