

OFFERING MEMORANDUM

Ground Lease | 0.57 AC

818 OHIO RIVER BLVD

Pittsburgh, PA 15202

PRESENTED BY:

ANDREAS KAMOYEROU,
CCIM

O: 412.535.8062

C: 724.825.0888

andreas.kamouyerou@svn.com

PA #RS340004

MICHAEL KAMOYEROU

O: 412.535.8064

C: 724.986.8112

michael.kamouyerou@svn.com

PA #RS366486

GARRETT CHERAN

O: 412.536.5035 x1021

C: 724.759.5164

garrett.cheran@svn.com



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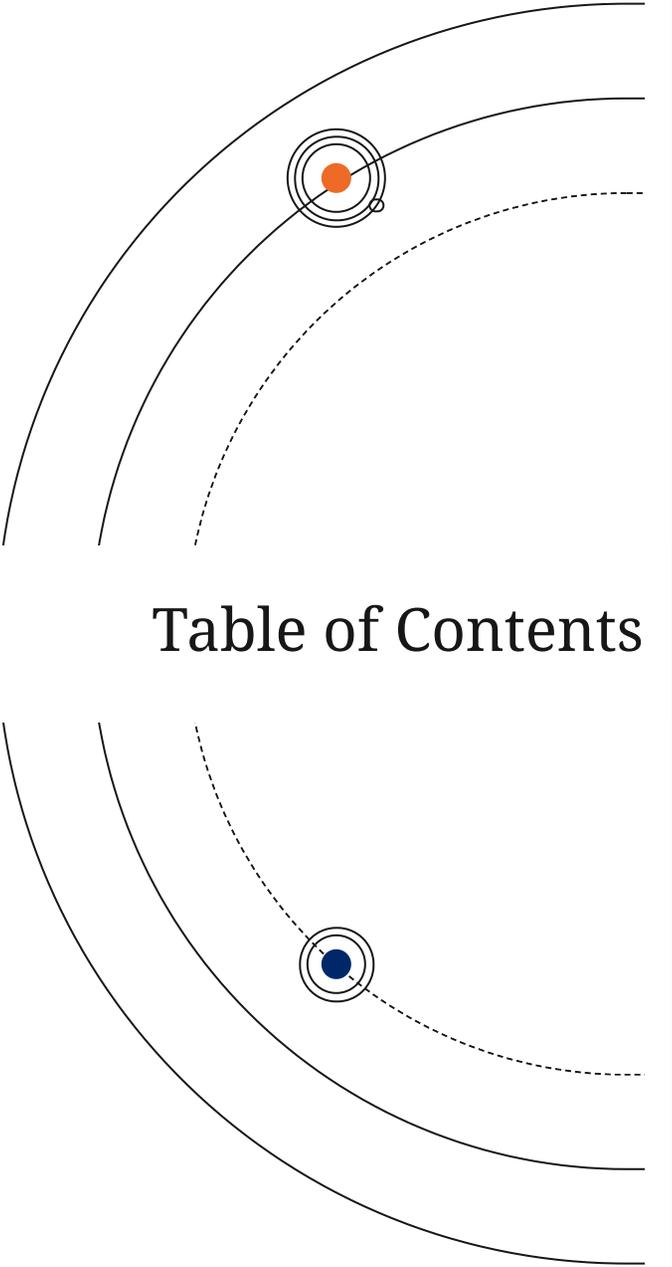


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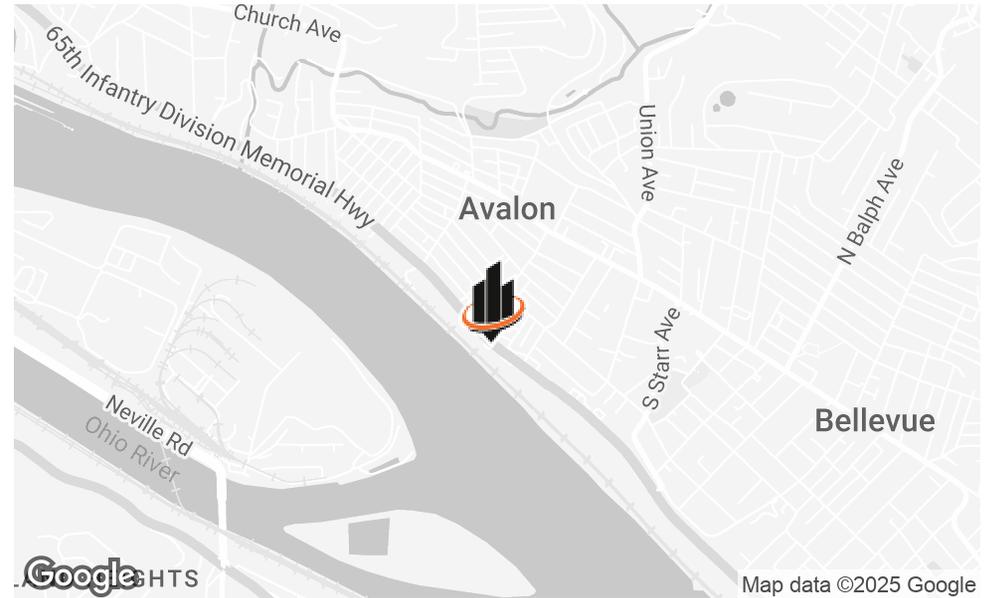
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An aerial photograph of a riverfront property. In the foreground, there are residential rooftops. A cracked asphalt road runs horizontally across the middle. To the right, a parking lot contains an ATM kiosk and a few cars. In the background, a wide river flows, with a large industrial facility on the opposite bank. The facility includes a prominent white spherical water tower with 'WVA' on it, several tall chimneys, and various industrial buildings. The far bank is covered in dense trees with autumn foliage. A large white circular graphic with a dashed border and two small circular icons (one orange, one blue) is overlaid on the left side of the image.

SECTION 1
Property
Information

EXECUTIVE SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable
AVAILABLE:	0.57 Acres
LOT SIZE:	0.64 Acres
PARCELS:	159-M-57 and 159-M-63
ZONING:	C-HC Highway Commercial
MARKET:	Pittsburgh
SUBMARKET:	I-279/I-79 Northwest

PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present this prime ground lease opportunity at 818 Ohio River Blvd in Avalon, PA, featuring a 0.57-acre lot currently improved with a drive-thru ATM. Positioned along Ohio River Blvd (Route 65), the property benefits from strong visibility and traffic counts of approximately 17,800 ADT, providing excellent exposure for service-oriented and retail users.

Given the site's frontage, access, traffic volume, and surrounding automotive and quick-service retail tenancy, the property lends itself well to automotive-oriented uses such as an oil change or automotive service facility, while also being suitable for service-oriented and specialty retail users. With its strategic location and flexible Highway Commercial zoning, the property presents a compelling opportunity for tenants seeking a high-traffic infill Pittsburgh location.

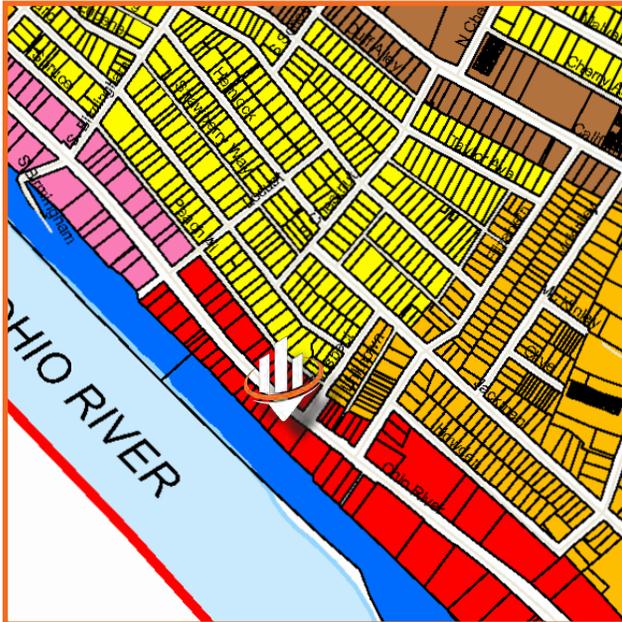
PROPERTY HIGHLIGHTS

- 0.57-acre ground lease opportunity
- 17,800 ADT along Ohio River Blvd / Route 65
- Site attributes support automotive-oriented uses, including oil change and automotive service facilities
- Zoning allows for a variety of automotive, retail, and service-oriented uses
- Surrounded by established national and regional retailers including Starbucks, BP, Burger King, Dunkin', Red White and Blue Thrift Store, Subway, Monroe Auto Service, Advance Auto Parts, AutoZone, Eat'n Park, and Wendy's
- Approximately 8 parking spaces allocated for Starbucks parking requirements

ADDITIONAL PHOTOS



ZONING MAP



C-HC - HIGHWAY COMMERCIAL DISTRICT

PURPOSE - The purpose of this District is to provide sufficient space for safe, convenient and efficient vehicular access from Rt. 65 necessary to accommodate larger community-scale retail business, restaurant and office uses catering to the needs of the community.

PRINCIPAL USE PERMITTED BY RIGHT

- Nursing Home/Life Care
- Automobile Rental
- Automobile Sales (car, truck, motorcycle, boat or trailer)
- Automotive Services
- Bakery
- Business Services
- Car Wash
- Catering Service
- Cemetery
- Communications Antenna
- Conference Center
- Consignment Store
- Convenience Store
- Day Care Center (adult or child)
- Day Care Home (adult or child)
- Dry Cleaning Customer Services
- Essential Services
- Exercise/Fitness Facility
- Farmers Market
- Financial Institution
- Forestry
- Funeral Home/Mortuary
- Gallery
- Grocery Store
- Hardware Store
- Hotel/Motel
- Laundromat
- Library
- Massage Therapy Establishment
- Medical Clinic
- Museum
- Nursery
- Office, Medical
- Office, Professional/Administrative
- Park
- Parking Surface Lot, Public
- Parking Structure, Public
- Performance Studio
- Personal Services
- Pet Cemetery
- Pharmacy
- Place of Assembly
- Place of Worship
- Professional Services
- Public Facility
- Public Safety Facility (fire, police, emergency services etc.)
- Public Works Facility

PRINCIPAL USE PERMITTED BY RIGHT

- Recreation, Indoor (bowling, paintball, billiards, arcades, etc.)
- Repair Shop (electrical and household appliances, etc.)
- Restaurant, with Drive-Thru
- Restaurant, without Drive-Thru
- Retail Business <5,000 SF; >5,000 - 20,000 SF; >20,000 SF
- School, Commercial
- School, Kindergarten, Pre-, Nursery
- Social Club
- Theater
- Veterinary Office (no overnight boarding)

PRINCIPAL USE PERMITTED BY CONDITIONAL USE

- Cinema
- Crematorium
- Food Processing Facility
- School, Academic
- Tavern/Bar
- Tower Non-communications

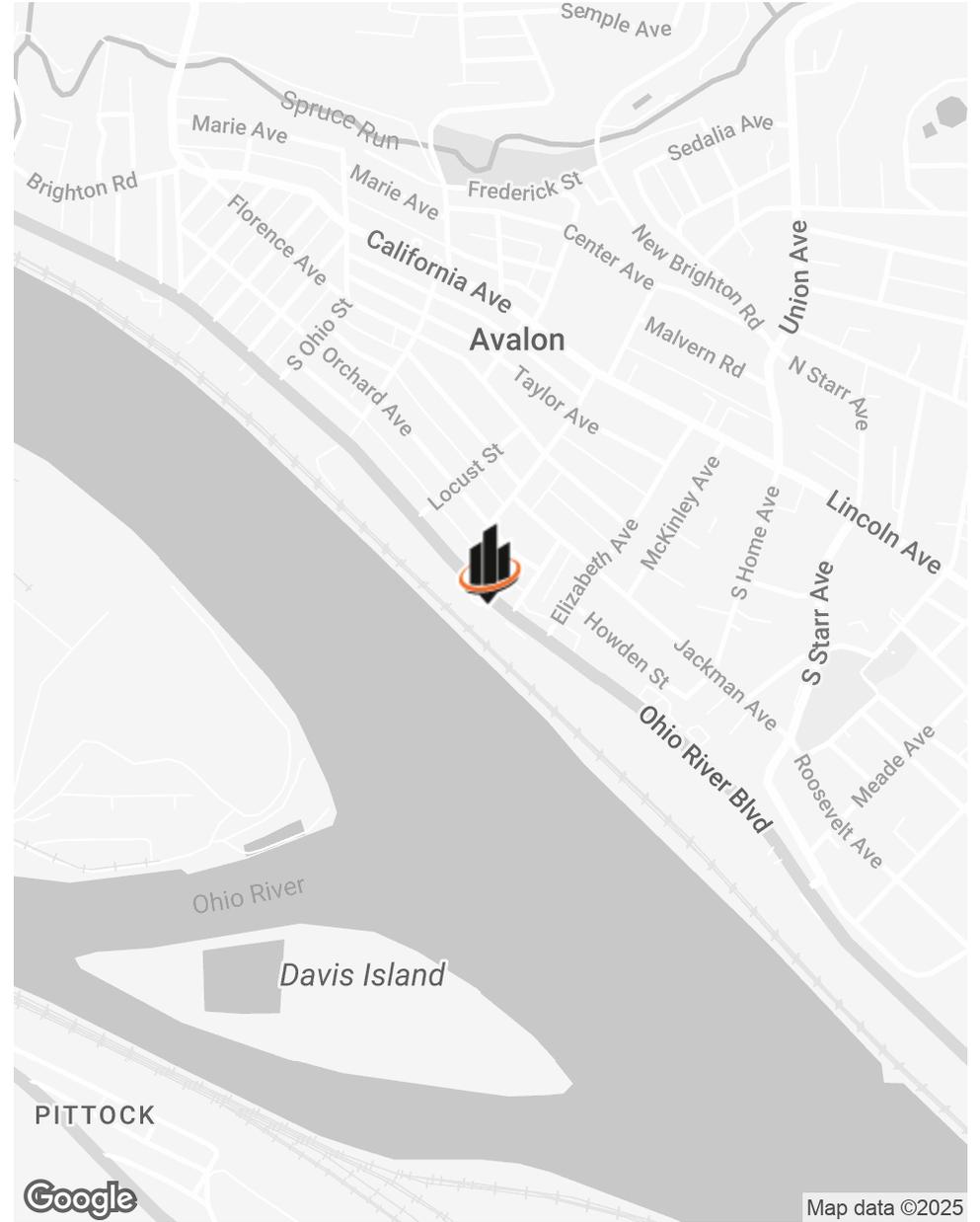
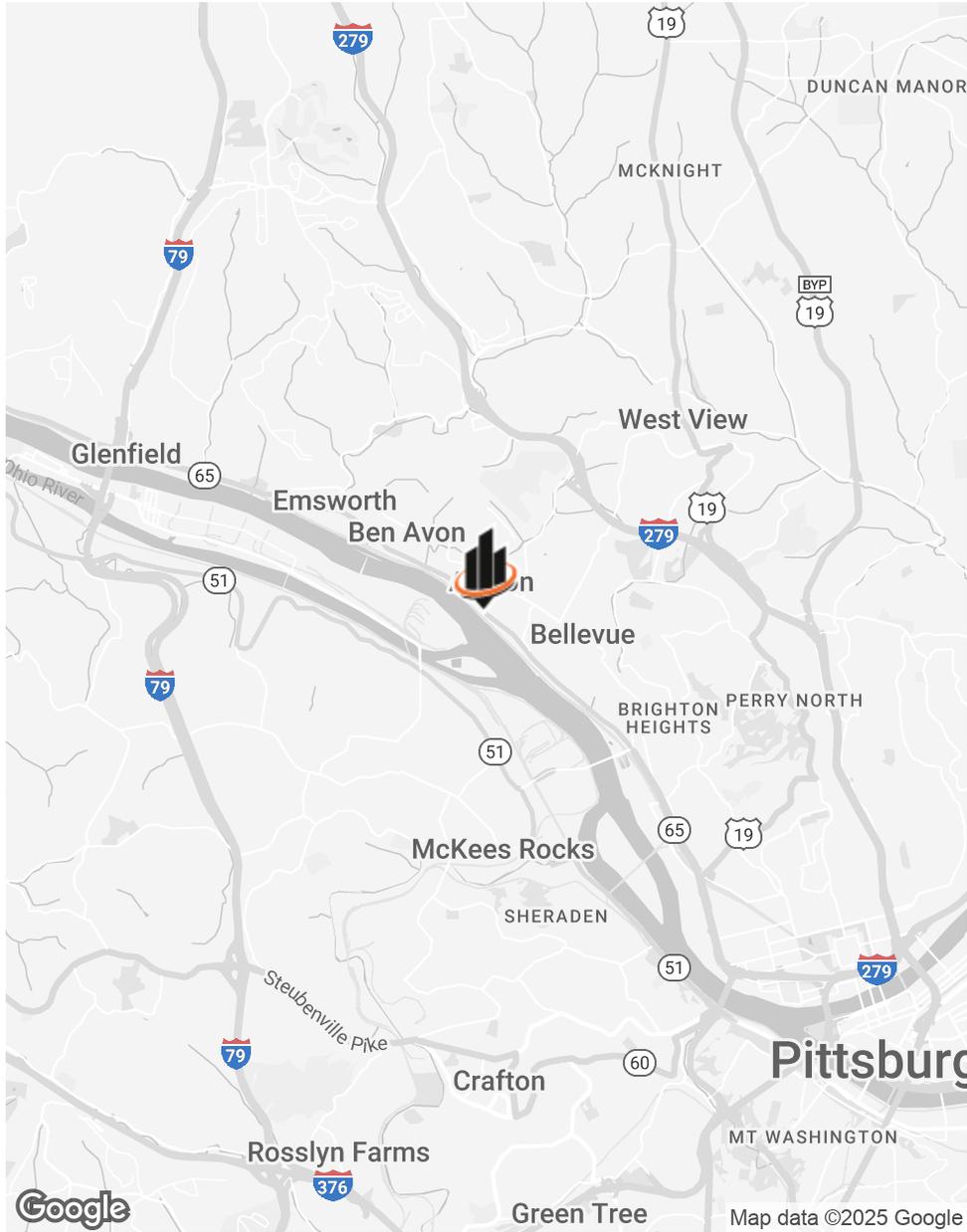
PRINCIPAL USE PERMITTED BY SPECIAL EXCEPTION

- Single-Family Dwelling
- Check Cashing Establishment
- Dry Cleaning Facility
- Feed Store
- Food Packaging Facility
- Gasoline/Energy Recharge Station
- Kennel
- Municipal Facility
- Parking Surface Lot, Private
- Parking Structure, Private
- Post Office
- Research Facility
- Roadside Stand
- Storage Facility, Self-Service
- Storage, Outside
- Swimming Pool, Public
- Tattoo/Piercing Establishment
- Terminal, Freight
- Terminal, Passenger
- Wholesale Business

An aerial photograph of a town situated along a wide river. The river flows from the background towards the foreground, where it is dammed. On the left bank, there is an industrial area with several large white storage tanks and a tall smokestack. The right bank is densely packed with residential houses, many with colorful autumn foliage. A multi-lane road runs parallel to the river, with a large green field and a parking lot in the foreground. A large white circular graphic with a dashed border and two small circular icons (one orange, one blue) is overlaid on the left side of the image.

SECTION 2
Location
Information

LOCATION MAPS



RETAILER MAP



PARCEL MAP



DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

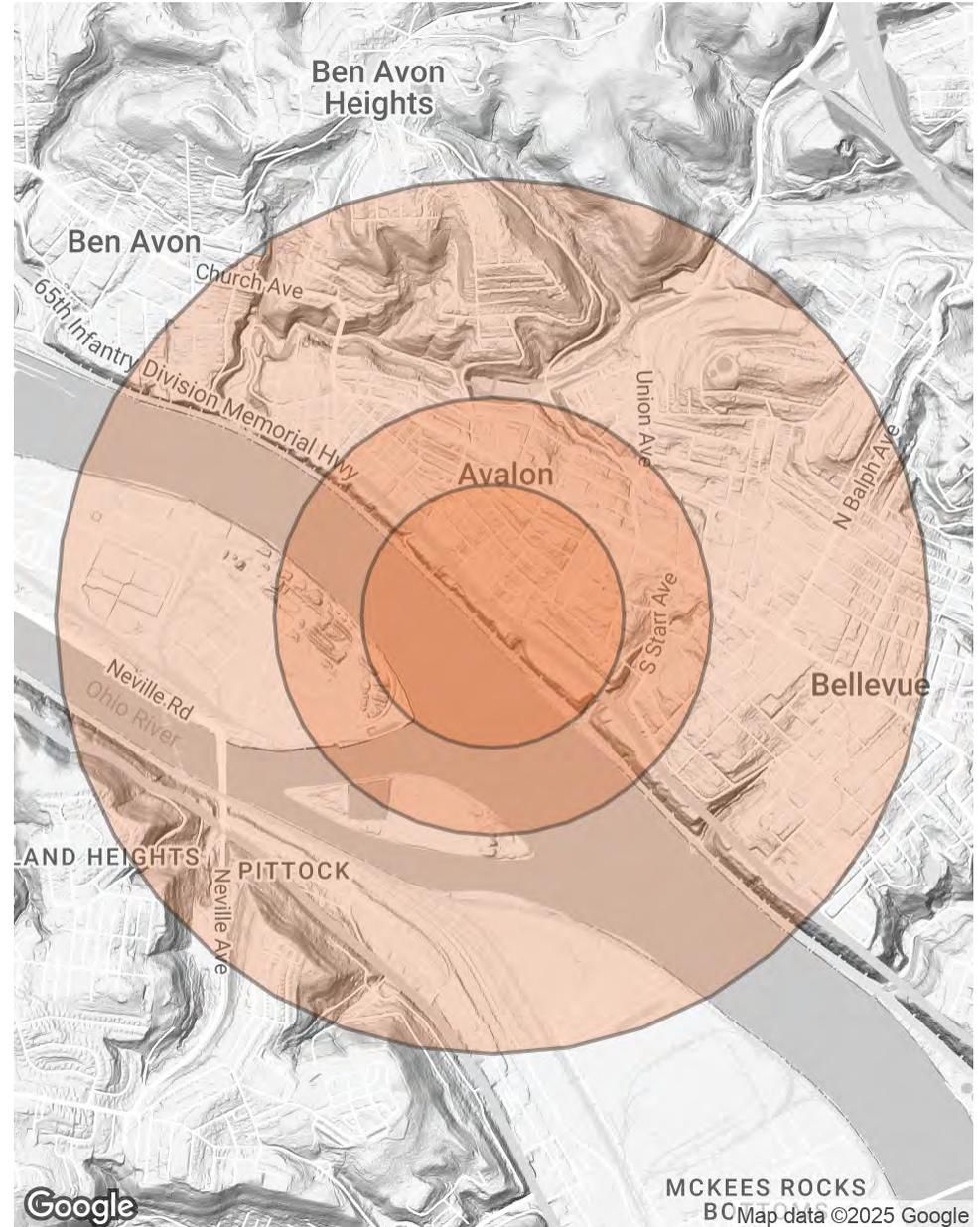
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,203	4,312	12,529
AVERAGE AGE	43	45	42
AVERAGE AGE (MALE)	41	42	41
AVERAGE AGE (FEMALE)	45	47	44

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	643	2,381	6,415
# OF PERSONS PER HH	1.9	1.8	2
AVERAGE HH INCOME	\$66,742	\$69,032	\$85,393
AVERAGE HOUSE VALUE	\$187,638	\$183,699	\$215,936

Demographics data derived from AlphaMap



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Andreas Kamouyerou,
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O: 412.535.8062
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andreas.kamouyerou@svn.com
PA #RS340004

Michael Kamouyerou

O: 412.535.8064
C: 724.986.8112
michael.kamouyerou@svn.com
PA #RS366486

Garrett Cheran

O: 412.536.5035 x1021
C: 724.759.5164
garrett.cheran@svn.com

