

**OFFERING MEMORANDUM**

# Retail Lease or Ground Lease/Build To Suit

**4200 WALNUT ST**

McKeesport, PA 15132



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THREE RIVERS  
COMMERCIAL ADVISORS

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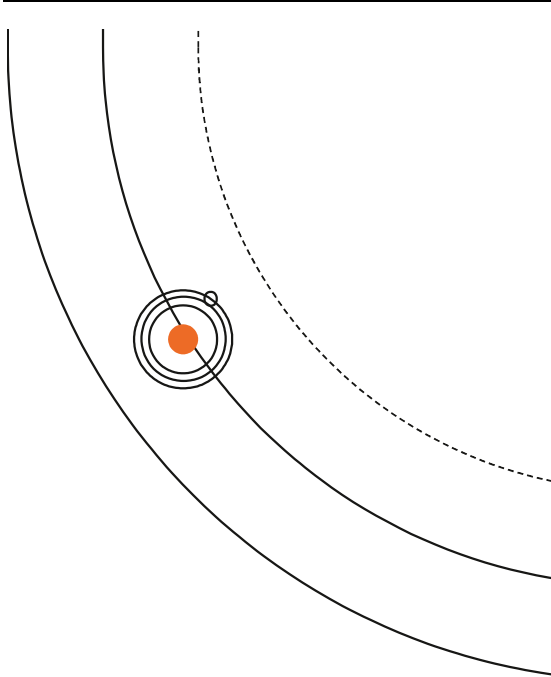
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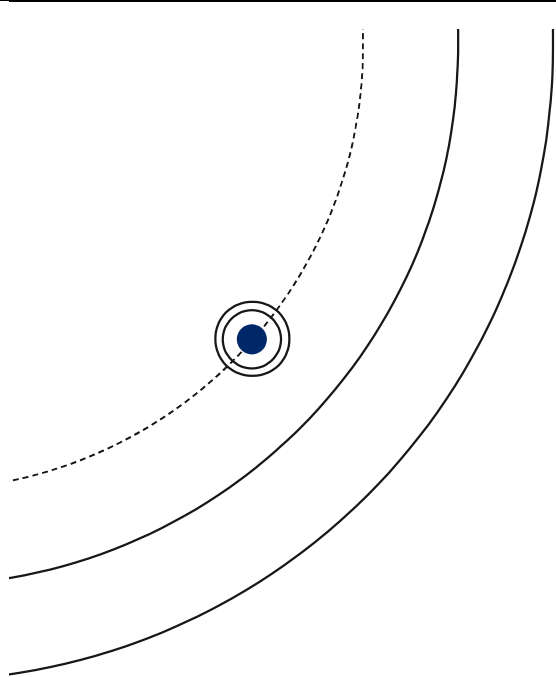
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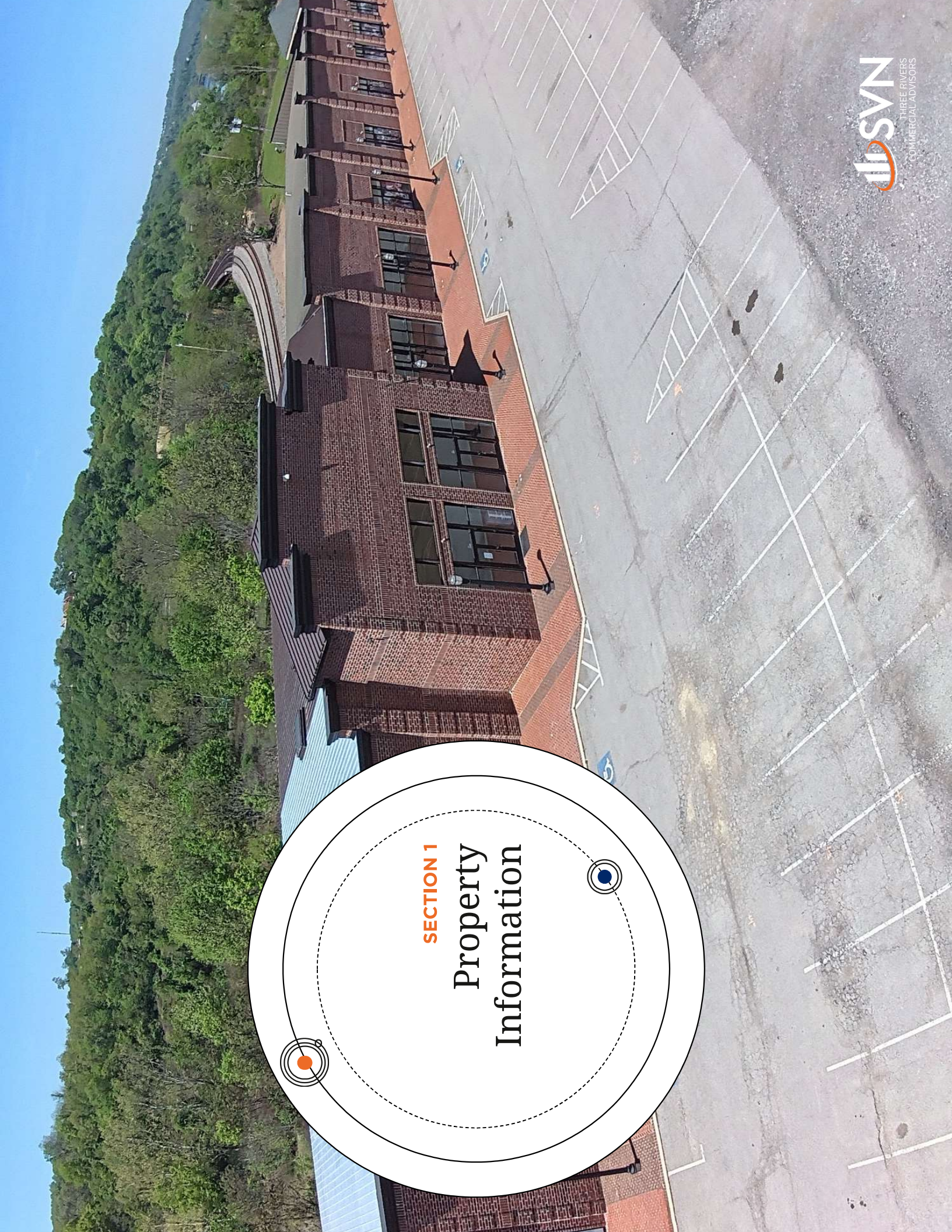
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**SECTION 1**  
**Property  
Information**



# EXECUTIVE SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$13.00 SF/yr (NNIN)
<b>BUILDING SIZE:</b>	21,630 SF
<b>AVAILABLE SF:</b>	1,800 - 16,994 SF
<b>LOT SIZE:</b>	4.041 Acres
<b>YEAR BUILT:</b>	2017
<b>MARKET:</b>	Pittsburgh
<b>SUBMARKET:</b>	Parkway East Corridor

## PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present 4200 Walnut St, a prime leasing opportunity at this exceptional property located in McKeesport, PA. This property offers versatile retail spaces with the option for outparcel built-to-suit. Ample parking with 50 spaces and an impressive 399' of frontage on Walnut St ensures excellent visibility and accessibility.

## PROPERTY HIGHLIGHTS

- 1,800-2,640 SF Retail space available
- Outparcel built to suit available from 13,556-15,716 SF
- 16' ceilings to the drop + 3' above
- All units are separately metered
- Convenient parking for customers and tenants with 50 spaces
- Spacious and versatile floor plans
- Customizable outparcel option for tailored spaces
- Located at a traffic light intersection
- High traffic area for maximum exposure - 13,100+ ADT on Walnut St/Rt 48
- 399' of frontage on Walnut St with 1 curb cuts

# LEASE SPACES

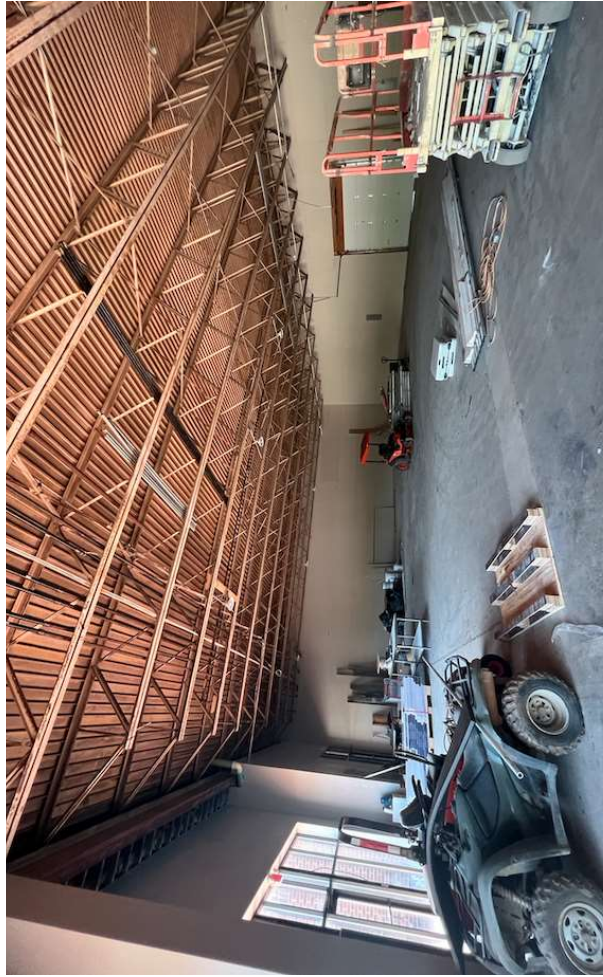
## LEASE INFORMATION

<b>LEASE TYPE:</b>	NNN	<b>LEASE TERM:</b>	Negotiable
<b>TOTAL SPACE:</b>	1,800 - 16,994 SF	<b>LEASE RATE:</b>	\$13.00 SF/yr

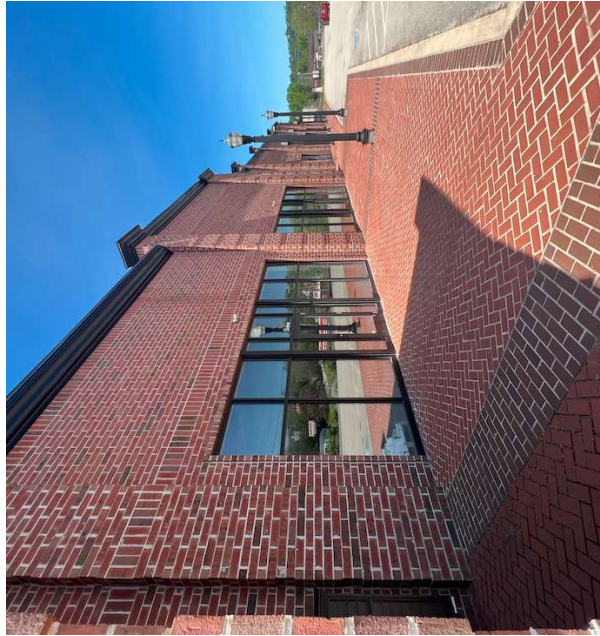
## AVAILABLE SPACES

TENANT SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Units 1-5	11,400 SF		Negotiable	-
Unit 6	2,640 SF	NNN	\$13.00 SF/yr	30x88
Unit 8	2,190 SF	NNN	\$13.00 SF/yr	30x73'
Unit 7	2,190 SF	NNN	\$13.00 SF/yr	30x73'
Unit 9	1,800 SF	NNN	\$13.00 SF/yr	30x60'
Unit 10	1,800 SF	NNN	\$13.00 SF/yr	30x60'
Unit 11	1,800 SF	NNN	\$13.00 SF/yr	30x60'
Ground Lease 1	13,556 SF	NNN	Negotiable	-
Ground Lease 2	15,716 SF	NNN	Negotiable	-
Ground Lease 3	16,994 SF	NNN	Negotiable	-

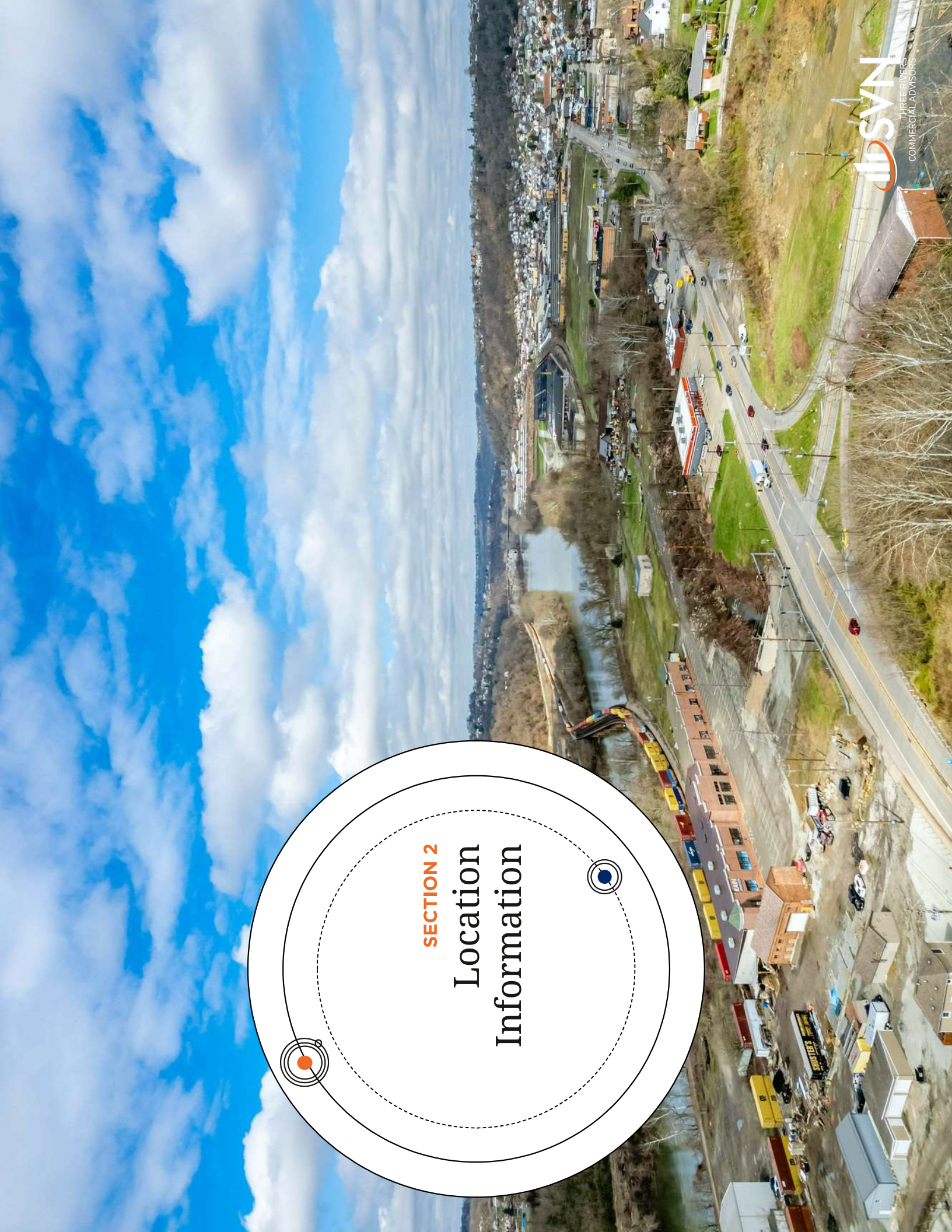
**ADDITIONAL PHOTOS**



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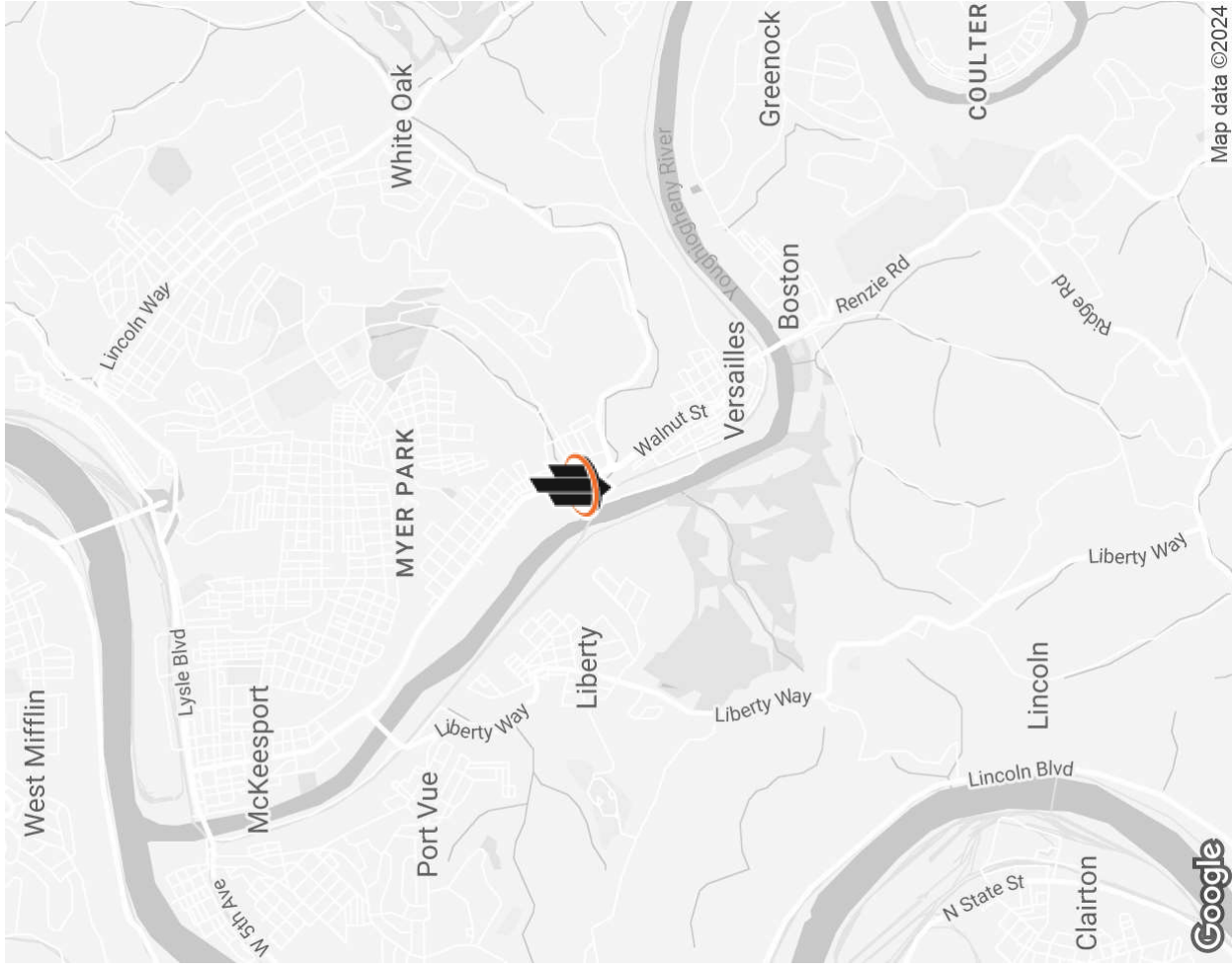
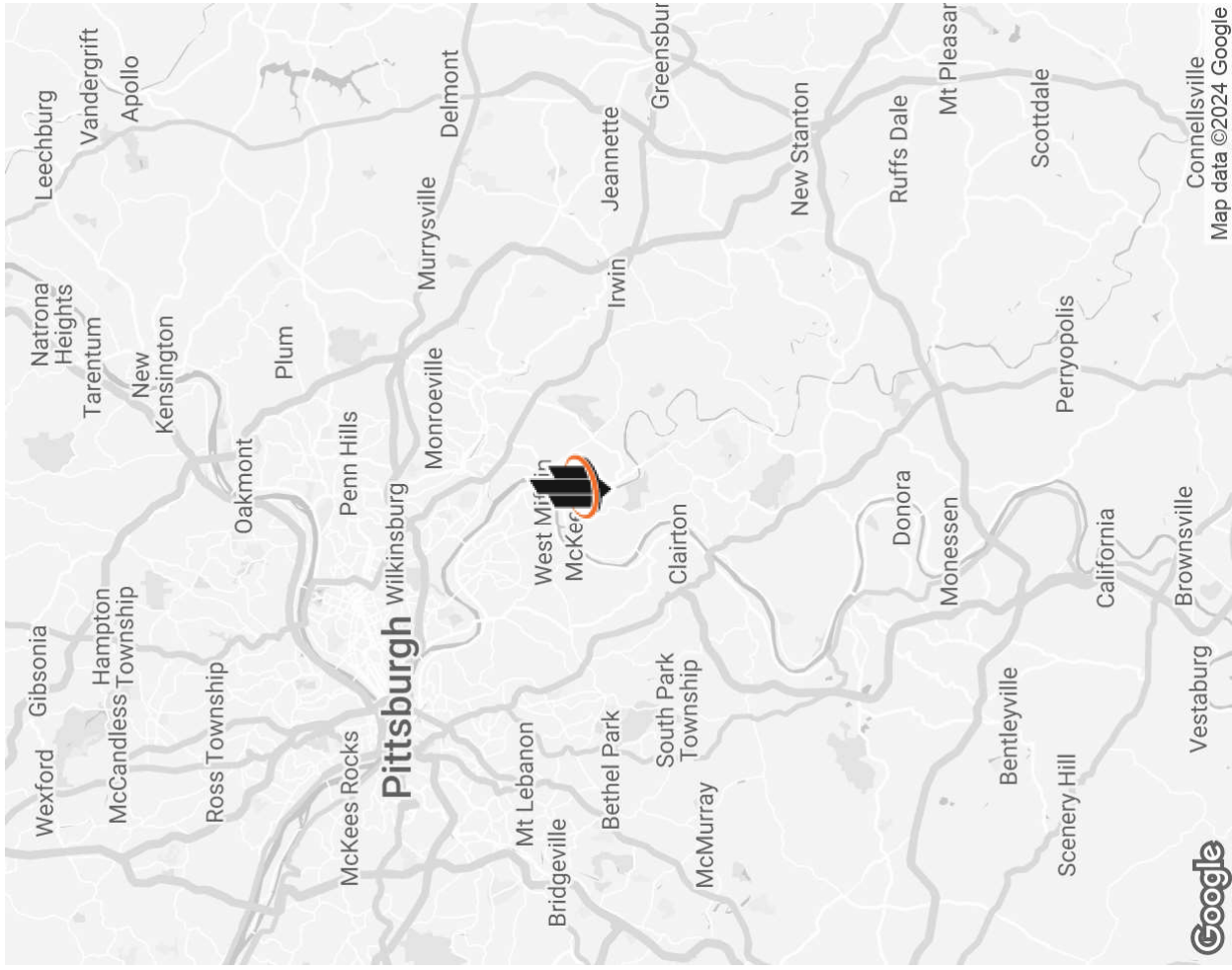




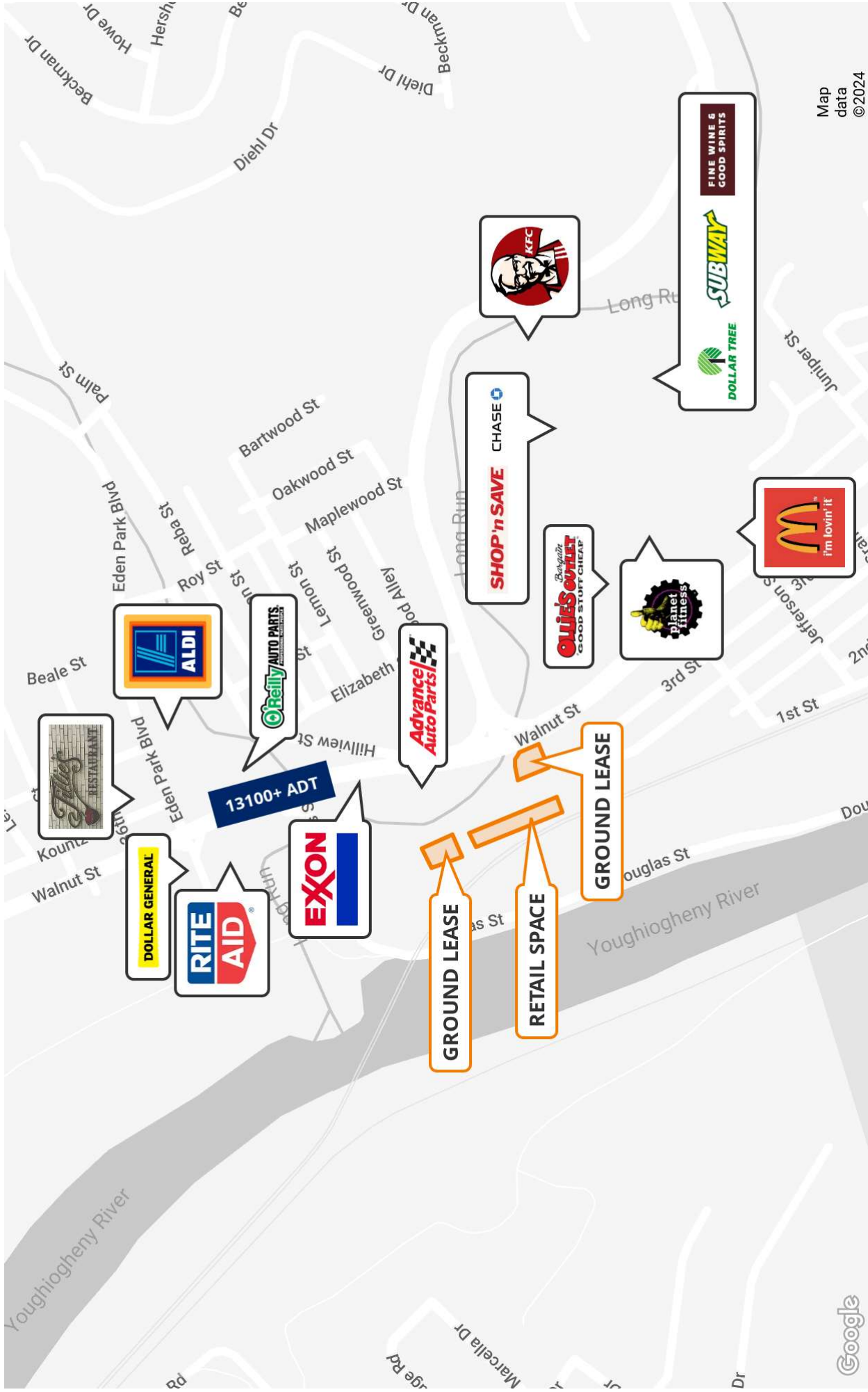
**SECTION 2**  
**Location  
Information**



# LOCATION MAPS



**RETAILER MAP**



PARCEL MAP



Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

Google

# DEMOGRAPHICS MAP & REPORT

## POPULATION 0.3 MILES 0.5 MILES 1 MILE

TOTAL POPULATION	387	1,617	5,832
AVERAGE AGE	44	44	45
AVERAGE AGE (MALE)	0	0	0
AVERAGE AGE (FEMALE)	0	0	0

## HOUSEHOLDS & INCOME 0.3 MILES 0.5 MILES 1 MILE

TOTAL HOUSEHOLDS	175	747	2,701
# OF PERSONS PER HH	2.2	2.2	2.2
AVERAGE HH INCOME	\$66,269	\$65,852	\$65,185
AVERAGE HOUSE VALUE	\$112,390	\$133,848	\$131,371

*Demographics data derived from AlphaMap*



## LOCATION DESCRIPTION



### ALLEGHENY COUNTY

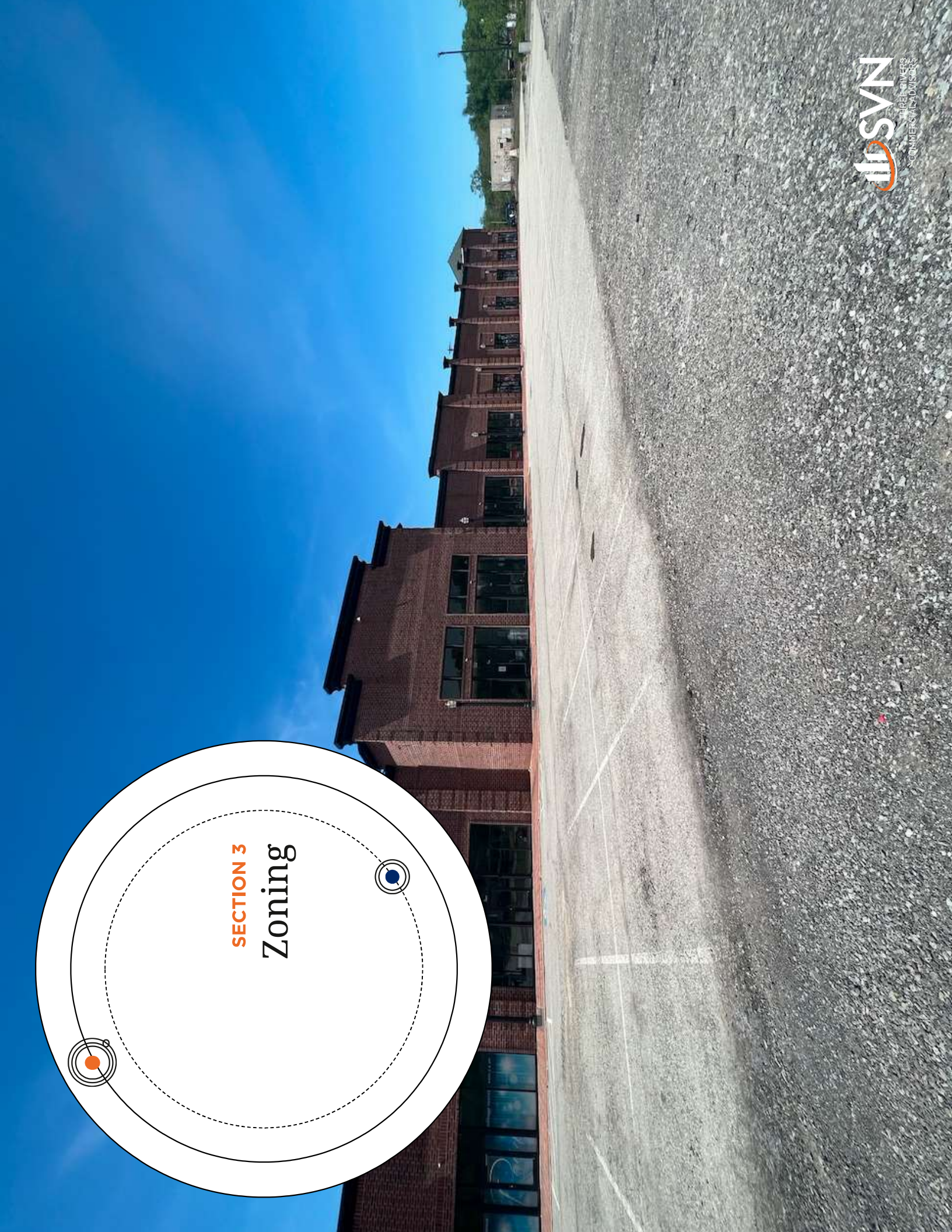
Allegheny County is a county in the southwestern part of Pennsylvania (PA). It is the second most populous county in PA following Philadelphia County. Allegheny County was the first in PA to be given a Native American name, being named after the Allegheny River. Allegheny County was created in September 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.



### MCKEESPORT

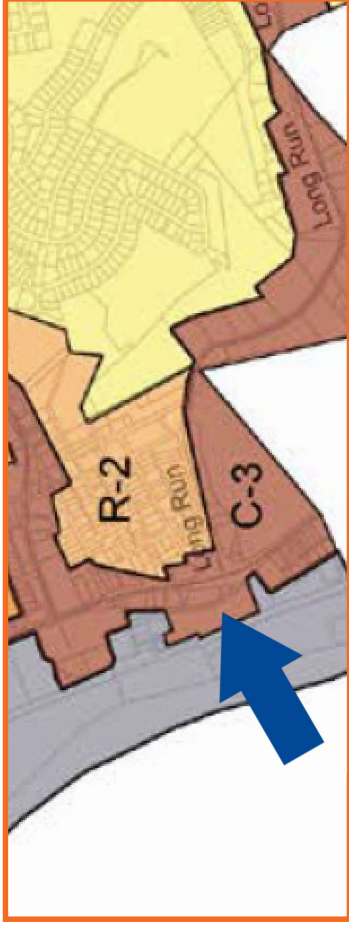
McKeesport is a city in Allegheny County, situated at the confluence of the Monongahela and Youghioghny rivers. Founded in 1795 and named in honor of John. McKee, its founder, McKeesport remained a village until 1830 when coal mining began in the region and became a borough in 1842 and a city in 1891. McKeesport is home to the UPMC McKeesport Hospital, the Carnegie Free Library, McKeesport Marina, Dead Man’s Hollow, Penn State University – Greater Allegheny Campus, and it has two fully staffed fire stations, along with the McKPD with 55 full time officers and 10 part time officers.

**SECTION 3**  
**Zoning**



# C-3 COMMERCIAL DISTRICT

## ZONING MAP



## C-3 COMMERCIAL DISTRICT

This District provides suitable locations for a variety of trail and service-commercial businesses as able to accommodate light industrial activities which complies with this Ordinance’s performance standards.

## C-3 COMMERCIAL DISTRICT PERMITTED USES

USE BY RIGHT	
Home-based business, no impact	Mixed use residential/non-residential
Animal hospital	Artisan workspace/sales
Civic use	Community garden
Convenience store	Doggie day care
Essential services	Financial institution
Laundry and/or dry cleaning establishment	Mortuary/Funeral home
Municipal public office	News and magazine store
Park, public	Personal services
Restaurant, standard	Retail, large
School, post-secondary	Shopping center, neighborhood
	Amusement arcade
	Business or Professional office
	Confectionery
	Emergency services, public
	Forestry
	Multiple-establishment center
	Other public administration
	Recreation facility, public
	Retail, small



# C-3 COMMERCIAL DISTRICT

CONDITIONAL USE	
dwellingCCCSR8Nursing home/assisted living facility	Personal care home Automobile rental
Automobile repair	Bar/Tavern/Microbrewery Club/lodge
Coffee shop	Communication tower Emergency services, private
Fuel/Energy recharge station	Garage, public Garden center Nursery/Greenhouse
Health/fitness-relates establishment	Hotel Kennel
Mechanical repair, small	Mini-warehouse Motel
Parking lot, commercial	Recreation facility, private Recreation open space

USE BY SPECIAL EXCEPTION	
Day-care center, adult/child	Nursery school/Preschool Restaurant, drive-thru
Restaurant, fast food	Telecommunications tower

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