

# SALE OR LEASE Opportunity

Sale or lease opportunity in the Western PA region featuring a 20,212-square-foot building on 8.81 acres of land in LindenPointe Business Park, a business campus situated north of Pittsburgh in scenic Hermitage, Pennsylvania.



# 3182 Innovation Way

HERMITAGE, PA

Patrick Sentner, SIOR, FRICS



Executive VP, Occupier Services | Pittsburgh

✉ patrick.sentner@colliers.com

☎ +1 412 759 4991

Cody Sharik



Sr. Associate, Occupier Services | Pittsburgh

✉ cody.sharik@colliers.com

☎ +1 724 875 2054

Meriel Curry



Associate, Occupier Services | Pittsburgh

✉ meriel.curry@colliers.com

☎ +1 412 515 8539



3182 Innovation Way

# MARKET AREA

Hermitage, PA is located an hour north of the Pittsburgh metro, one hour south of Erie, PA, and is a 90-minute drivetime from Cleveland, Ohio.

## EXECUTIVE SUMMARY

Colliers is pleased to present the opportunity to own or lease 3182 Innovation Way and a neighboring parcel, located in LindenPointe Business Park: a business campus situated in Hermitage, PA, featuring 14 buildings (6 office, 7 medical, 1 flex) and 115 acres. This investment opportunity includes two parcels totaling 8.81 acres of land, one of which hosts a 20,200 square-foot building. Both parcels are zoned B2 (Business 2 District Use), presenting investors with a wide variety of commercial development options.



## AREA ATTRACTIONS



### BUHL MANSION GUEST HOUSE & DAY SPA

A historic venue offering luxury hotel accommodations, massage therapy and treatments, and multiple event spaces.



### BUHL PARK

An award-winning park spanning 270 acres, offering the nation's only free golfcourse, playgrounds, fitness trails, and recreational spaces.



### AVENUE OF 444 FLAGS

A historic tributory site dedicated to veterans, located next to the renowned War on Terror Veteran Memorial.



### AVALON GOLF & COUNTRY CLUB

A clubhouse at Buhl Park, featuring a salon, spa, resort-style pool, fitness center, cigar store and lounge, and multiple dining options.



### THE CASINO AT BUHL PARK

A beautiful lakeside venue, featuring a ballroom and conference center, available for rental and community events.



INCREDIBLE REGIONAL RECREATIONAL OPPORTUNITIES VIA THE SHENANGO RIVER 23-MILE WATER TRAIL.



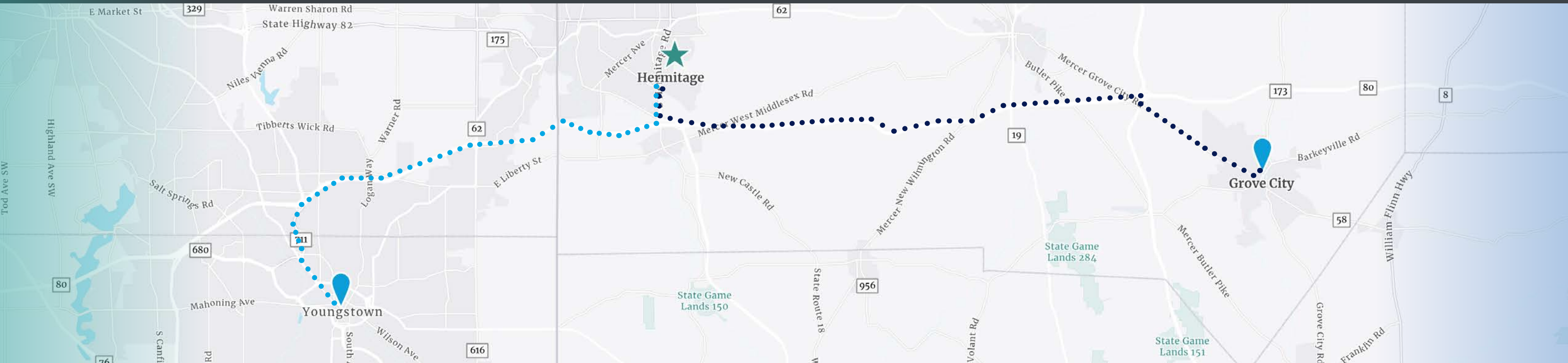
TWO STATE PARKS LOCATED WITHIN THE COUNTY, FEATURING HIKING AND BIKING TRAILS.

## OFFER SUMMARY

- **Sales Price:** \$3,100,000
- **Lease Price:** \$10.00 RSF, NNN
- **Parcel IDs:** Parcel 1: 12 158 330 001 012 | Parcel 2: 12 158 330 001 027
- **County:** Mercer County
- **Municipality:** Hermitage City
- **Building Area:** 20,212 SQ FT
- **Zoning:** B2 – Business 2 District

**3182**  
INNOVATION  
WAY

HERMITAGE  
PA  
**16148**



# MARKET AREA

# NEIGHBORING ATTRACTIONS

### BUTLER INSTITUTE OF AMERICAN ART

The nation's first museum dedicated exclusively to American Art, the Butler Institute of American Art features celebrated works by Normal Rockwell and Winslow Homer.



### OLD TOWNE GROVE CITY

Grove City's historic main street offers visitors a variety of shopping, dining, and entertainment experiences, including multiple antique shops, salons, spas, craft stores, fitness centers, specialty shops, and wellness centers.

### MILL CREEK PARK

A metropolitan park stretching from the west side of Youngstown to the southern borders of the city, the park encompasses approximately 4,400 acres and features a variety of bridges, ponds, streams, and gardens.



Situated twenty-five minutes from Hermitage, Youngstown is the 11th-most populous city in Ohio, located in the neighboring Mahoning County. Youngstown is home to notable attractions including Mill Creek Park, Youngstown State University, Stambaugh Auditorium, and the Butler Institute of American Art. The area is home to multiple museums, recreational areas, and historical institutions and landmarks.

Nestled in Mercer County just thirty minutes from Hermitage, Grove City is a charming borough in Southwestern PA and part of the Hermitage micropolitan area. The city is known for its vibrant shopping culture, and is home to the open-air retail center Grove City Premium Outlets. Residents and visitors in the area also enjoy numerous recreational opportunities in the community's various parks, trails, playgrounds and pools.



### KEYSTONE SAFARI

A 144-acre, interactive animal and adventure park featuring over 100 different animals, a zip-line course, and open-air bus tours. Seasonal attractions are offered throughout the year, and event spaces are also available for rental.

### TYLER HISTORY CENTER

A community gathering place with a historical focus, the Tyler History Center showcases historical figures and events from Mahoning Valley through exhibits, programs, and events.



### GROVE CITY PREMIUM OUTLETS

An open-air outlet mall that's renowned as western Pennsylvania's premiere shopping destination, featuring over 120 name brand stores including Kate Spade New York, Coach, Michael Kors, The North Face, and more.

# 3 1 8 2 INNOVATION WAY DEMOGRAPHICS REPORT



## POPULATION

1-Mile Radius: 2,837  
5-Mile Radius: 47,815  
10-Mile Radius: 86,849



## AVG. HH INCOME

1-Mile Radius: \$86,054  
5-Mile Radius: \$71,087  
10-Mile Radius: \$75,477



## # OF BUSINESSES

1-Mile Radius: 144  
5-Mile Radius: 1,842  
10-Mile Radius: 2,934



## # OF EMPLOYEES

1-Mile Radius: 1,807  
5-Mile Radius: 25,632  
10-Mile Radius: 37,529



## RESTAURANTS

Dozens of dining options are available within a 2-mile radius of LindenPointe, including:



## NOTABLE RETAILERS

- 1 Walmart Supercenter
- 2 Petco, Sally Beauty
- 3 Goodwill, Planet Fitness, Supercuts
- 4 Lowe's Home Improvement
- 5 The Home Depot, Staples
- 6 Kohl's, Deer Creek Winery, Spectrum

## HICKORY SQUARE

Shopping center comprised of major retailers Giant Eagle, Big Lots, Gabe's, TJ Maxx, Dunham's Sports, and Pet Supplies Plus. Other businesses in the plaza include Great Clips, Fine Wine & Good Spirits, Kobe Japanese Restaurant & Sushi Bar, and The Exchange.

## SHENANGO VALLEY MALL

Area mall comprised of JC Penney, JC Penney Salon, Unique Eyebrow & Spa, King's Jewelry, Leana's Books & More, Regis Salon, Maurices, and Auntie Anne's, and Firestone.

## FNB OFFICE TOWERS

First National Bank's corporate office is located along 1 FNB Boulevard, adjacent to the FNB office building in Hermitage Square.

# MARKET AREA

# HERMITAGE RETAIL MAP

## LINDENPOINTE INNOVATIVE BUSINESS CAMPUS

### STRATEGIC LOCATION

Easy, commuter-friendly access to major thoroughways including Route 62, Route 18, I-80, and I-79. The campus' convenient location enhances connectivity and accessibility for businesses operating within the park.

### COLLABORATIVE ENVIRONMENT

LindenPointe is the joint effort of Pennsylvania, KAKE Development Inc., Hermitage City, and Penn Northwest Development Corp. Supported by a \$2.5M commonwealth investment, it provides a premium, mixed-use technical park, showcasing a \$6M public-private economic initiative model.

### DEVELOPMENT CAPABILITIES

Spanning over 100 acres, LindenPointe offers fully developed infrastructure with utilities readily available at the lot line, including power, sewage, telecommunications, and cable. Additionally, integrated stormwater management facilities reduce the need for extra land and minimize installation costs for developers. At LindenPointe, businesses benefit from continuous support via the business outreach program led by Penn Northwest Development Corporation and the City of Hermitage.

### NOTABLE CAMPUS NEIGHBORS

- eCenter at LindenPointe
- Sharon Regional Health System
- Legacy Financial Strategies, Inc.
- UPMC Children's Community Pediatrics
- Medicaid Consultants, Hermitage PA
- Wallace Pancher Group
- Penn Northwest Development Corporation



3182 INNOVATION WAY

# ZONING & PERMITTED USES

B2 zoning, commonly referred to as "General Business District," is a zoning classification that is typically designated for areas featuring a wide range of commercial activities and services permitted.

**B2: BUSINESS DISTRICT ZONING**

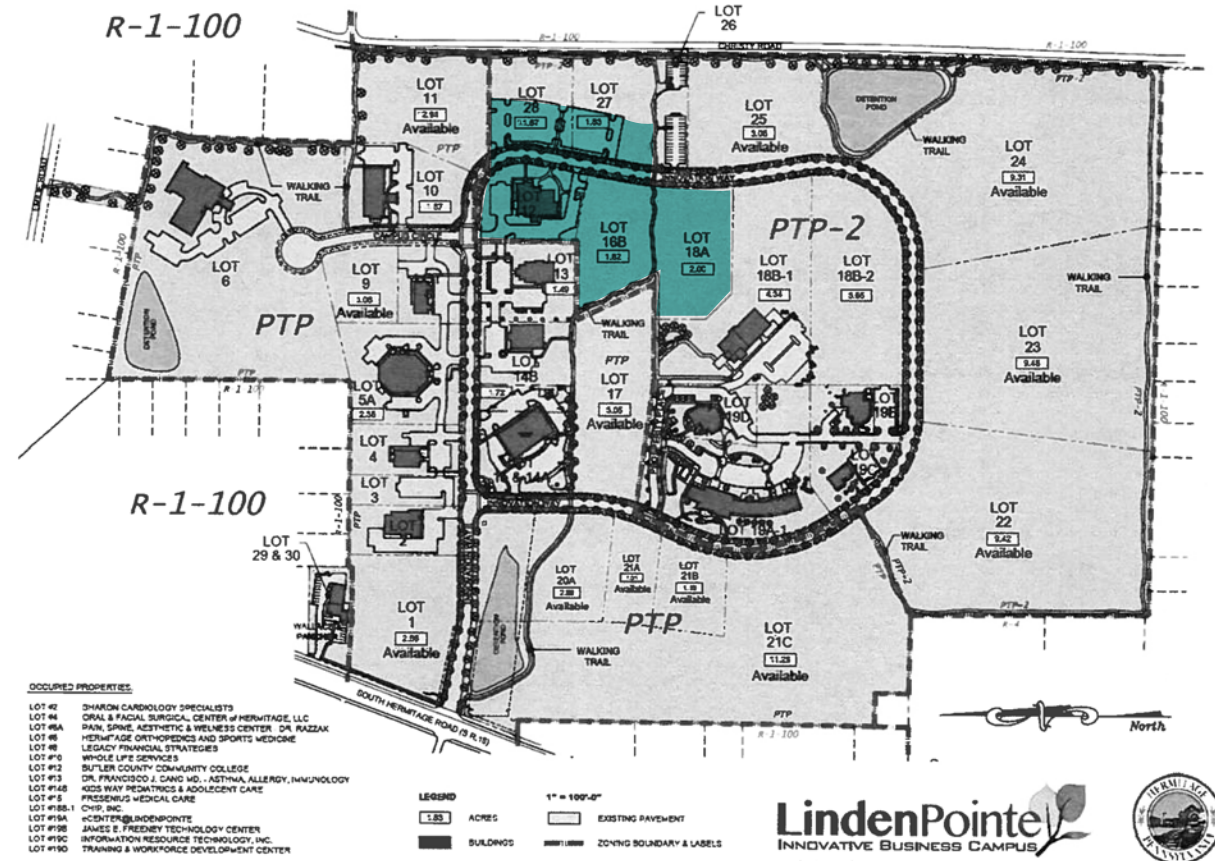
## PARCEL IDs

Parcel 1: 12 158 330 001 012  
Parcel 2: 12 158 330 001 027

MERCER COUNTY PROPERTY ADDRESS	PARCEL NUMBER	ZONING INFORMATION	LOT SIZE
3182 Innovation Way	12 158 330 001 012	B2- Business District	233,525 SF
Innovation Way	12 158 330 001 027	B2- Business District	150,326 SF

LINDENPOINTE  
**INNOVATIVE**  
BUSINESS CAMPUS

# SITE PLAN



## PERMITTED USES OF LAND

3182 Innovation Way allows for a range of land use, including but not limited to:

- Data Centers
- Flex Space
- Hotel / Motel
- Medical Space
- Office Space
- Restaurants
- Retail



# BUILDING OVERVIEW 3182 INNOVATION WAY

First level of building includes three classroom spaces, reception area, boardroom, student lounge, a kitchen, and multiple offices.



# BUILDING OVERVIEW 3182 INNOVATION WAY

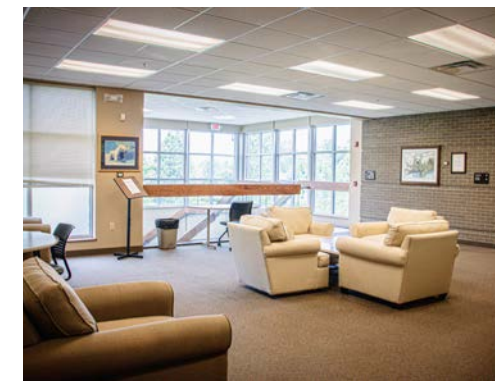
Building's second story contains two computer classrooms, a conference room, science lab, an office, and a general classroom.



**11 rooftop HVAC units:**  
all 10 years or *newer*.

**Building power:**  
3 Phase, 800 AMP

**Rubber roof installed**  
in 2010.



**Elevator access**  
**to second story**  
of the building.

**Second story lounge**  
area with open seating.

# BUILDING OVERVIEW 3182 INNOVATION WAY

## First Level Floor Plan



# BUILDING OVERVIEW 3182 INNOVATION WAY

## Second Level Floor Plan



# 3182 Innovation Way

## Land Overview

Parcel 1 includes two lots of vacant land, while the adjacent Parcel 2 includes a parking lot that can accommodate up to 150 vehicles.

Both parcels feature direct access to the LindenPointe walking trail.



# CONTACT OUR OCCUPIER SERVICES TEAM

Patrick Sentner, SIOR, FRICS



Executive VP, Occupier Services | Pittsburgh

✉ patrick.sentner@colliers.com

☎ +1 412 759 4991

Cody Sharik

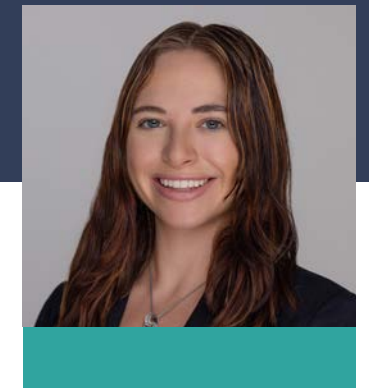


Sr. Associate, Occupier Services | Pittsburgh

✉ cody.sharik@colliers.com

☎ +1 724 875 2054

Meriel Curry



Associate, Occupier Services | Pittsburgh

✉ meriel.curry@colliers.com

☎ +1 412 515 8539



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.



# At Colliers, we are enterprising.

We maximize the potential of property and real assets to accelerate the success of our clients, our investors and our people.

Our expert advice to property occupiers, owners and investors leads the industry into the future. We invest in relationships to create enduring value. What sets us apart is not what we do, but how we do it. Our people are passionate, take personal responsibility and always do what's right for our clients, people and communities. We attract and develop industry leaders, empowering them to think and act differently to drive exceptional results. What's more, our global reach maximizes the potential of property, wherever our clients do business.

At Colliers, we **accelerate success.**

[colliers.com/pittsburgh](https://colliers.com/pittsburgh)

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification. This publication is the copyrighted property of Colliers and /or its licensor(s). Copyright © 2024. All rights reserved.



Accelerating success.