

EXECUTIVE SUMMARY

7170 STEUBENVILLE PIKE



OFFERING SUMMARY

PRICE:	\$550,000
LOT SIZE:	1.70 Acres
PRICE / ACRE:	\$323,529
ACCESS:	Steubenville Pike
FRONTAGE:	230'
ZONING:	Mixed Use
PERMITTED USES:	Day Care, Retail, Office
BUILDING:	2,275 SF
APN:	0412-N-00010

PROPERTY OVERVIEW

KW Commercial is pleased to present this 1.70 Acre Retail Development Opportunity in North Fayette Township. The property is located on Steubenville Pike above Target / Pool City. Great location with easy access to Parkway west and 22/30.

The building has a first floor 1,600 SF Salon (Retail/Office) Space with a lower level 675 SF Apartment. Space needs some updates.

PROPERTY HIGHLIGHTS

- Adjacent to large retails
- Easy access to 22/30 and I-376
- 2,275 SF building
- The Mall at Robinson - 1.8 miles
- Airport - 11 miles
- Pittsburgh -12 miles

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LAND DEVELOPMENT OPPORTUNITY

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BUSINESS MAP

7170 STEUBENVILLE PIKE



Industry Public House - North Fayette

The Home Depot

Wings

mavis MONRO J&J BURGER KING

Citizens

Lowe's Home Improvement

Sam's Club Cafe

Auto Care

M/W BRAVO! CUCINA ITALIANA

FIVE GUYS tropical SMOOTHIE CAFE

Walmart Walmart Supercenter

Target

Plaza at the Pointe

THE YARD

GAP Old Navy

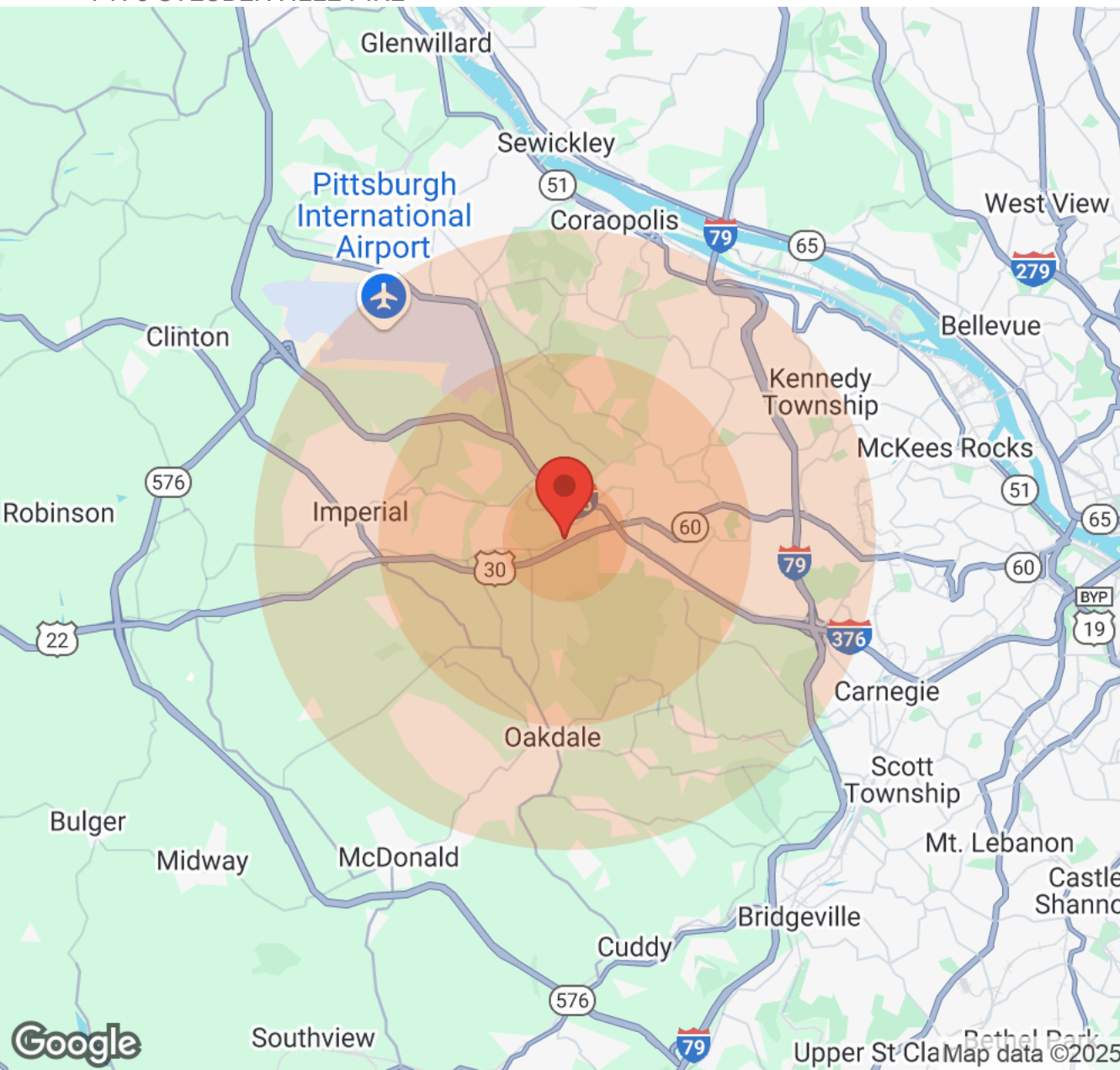
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Scoops & More Eatery

Google

DEMOGRAPHICS

7170 STEUBENVILLE PIKE



Population	1 Mile	3 Miles	5 Miles
Male	1,486	11,294	27,909
Female	1,493	11,942	29,577
Total Population	2,979	23,236	57,486

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	522	3,741	8,939
Ages 15-24	342	2,784	7,144
Ages 25-54	1,331	9,401	22,334
Ages 55-64	387	3,355	8,428
Ages 65+	397	3,955	10,641

Race	1 Mile	3 Miles	5 Miles
White	2,558	21,282	54,362
Black	187	642	1,138
Am In/AK Nat	N/A	2	3
Hawaiian	N/A	N/A	N/A
Hispanic	78	340	513
Multi-Racial	154	722	1,396

Income	1 Mile	3 Miles	5 Miles
Median	\$72,809	\$73,837	\$65,147
< \$15,000	77	430	1,642
\$15,000-\$24,999	93	801	2,383
\$25,000-\$34,999	86	652	2,071
\$35,000-\$49,999	142	1,093	3,242
\$50,000-\$74,999	266	2,237	4,778
\$75,000-\$99,999	313	1,564	3,756
\$100,000-\$149,999	230	1,762	4,096
\$150,000-\$199,999	63	568	1,118
> \$200,000	26	628	1,120

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,452	10,381	26,017
Occupied	1,320	9,707	24,399
Owner Occupied	726	7,035	18,954
Renter Occupied	594	2,672	5,445
Vacant	132	674	1,618

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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PRESENTED BY:

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