



OFFERING MEMORANDUM
**Medical Office Space
For Lease**

2311 BETHEL CHURCH RD

Bethel Park, PA 15102

PRESENTED BY:

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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.



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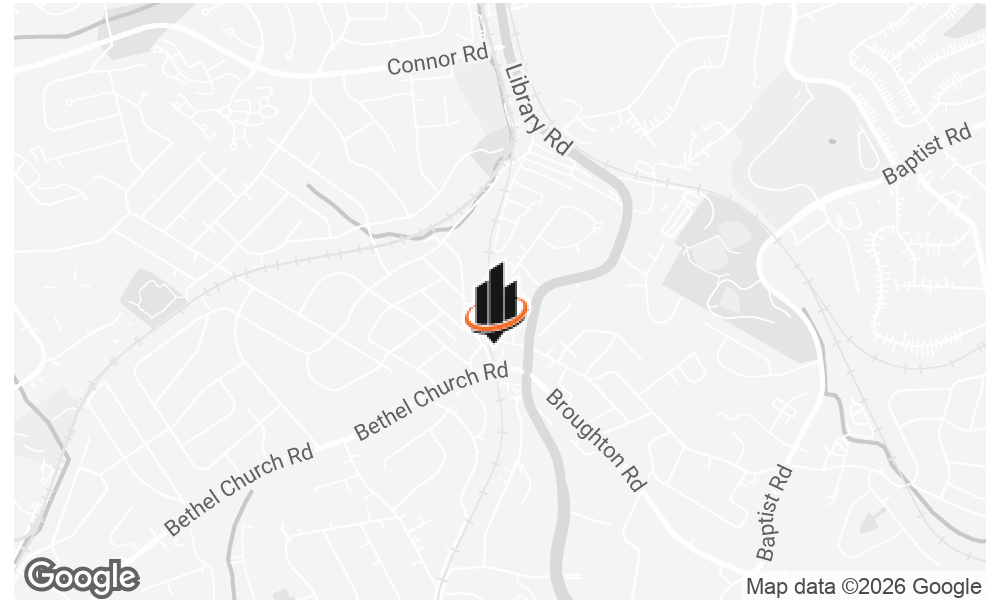
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SECTION 1
Property
Information

EXECUTIVE SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$17.50 SF/yr (MG)
BUILDING SIZE:	6,200 SF
AVAILABLE SF:	2,600 SF
LOT SIZE:	1.369 Acres
ZONING:	C
MARKET:	Pittsburgh
SUBMARKET:	South Pittsburgh/Rte 19

PROPERTY OVERVIEW

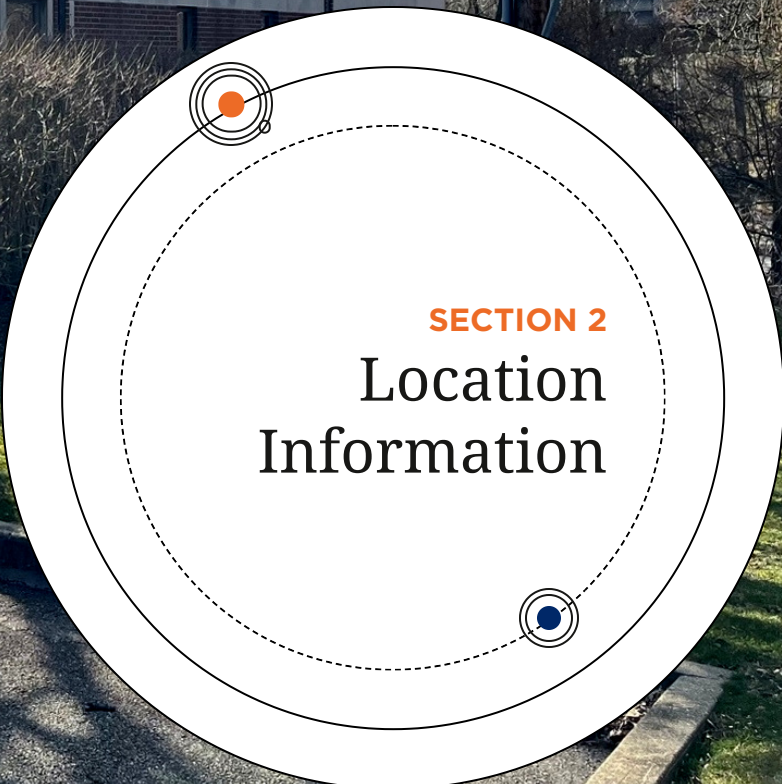
SVN Three Rivers Commercial Advisors is pleased to present this medical office space for lease located at 2311 Bethel Church Rd in Bethel Park, PA.

PROPERTY HIGHLIGHTS

- 2,600 SF Available on the first floor
- 4 patient rooms
- Waiting room
- 2 Private offices, conference room, three bathrooms
- Subway T stop just outside the back door
- Close to shopping and restaurants

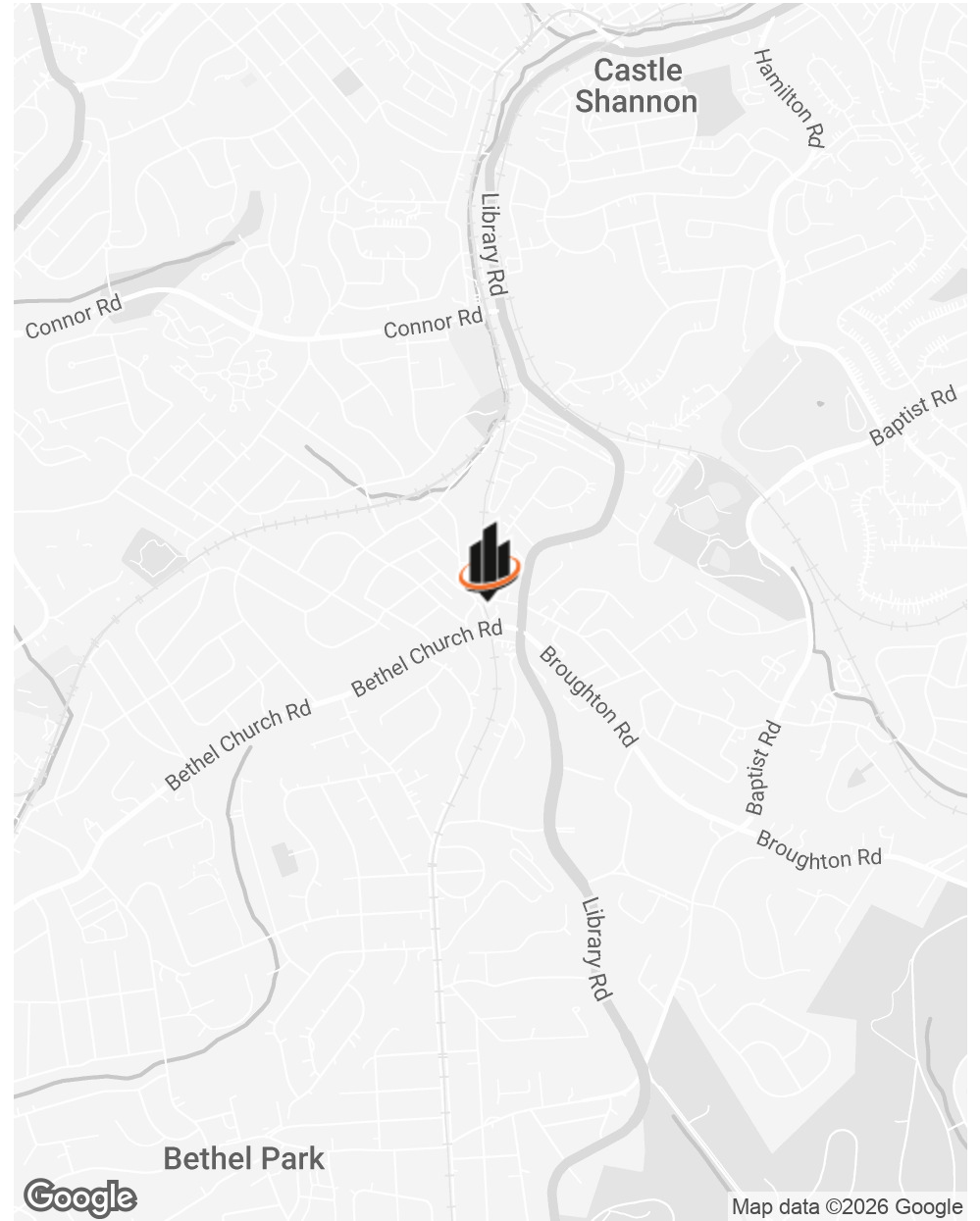
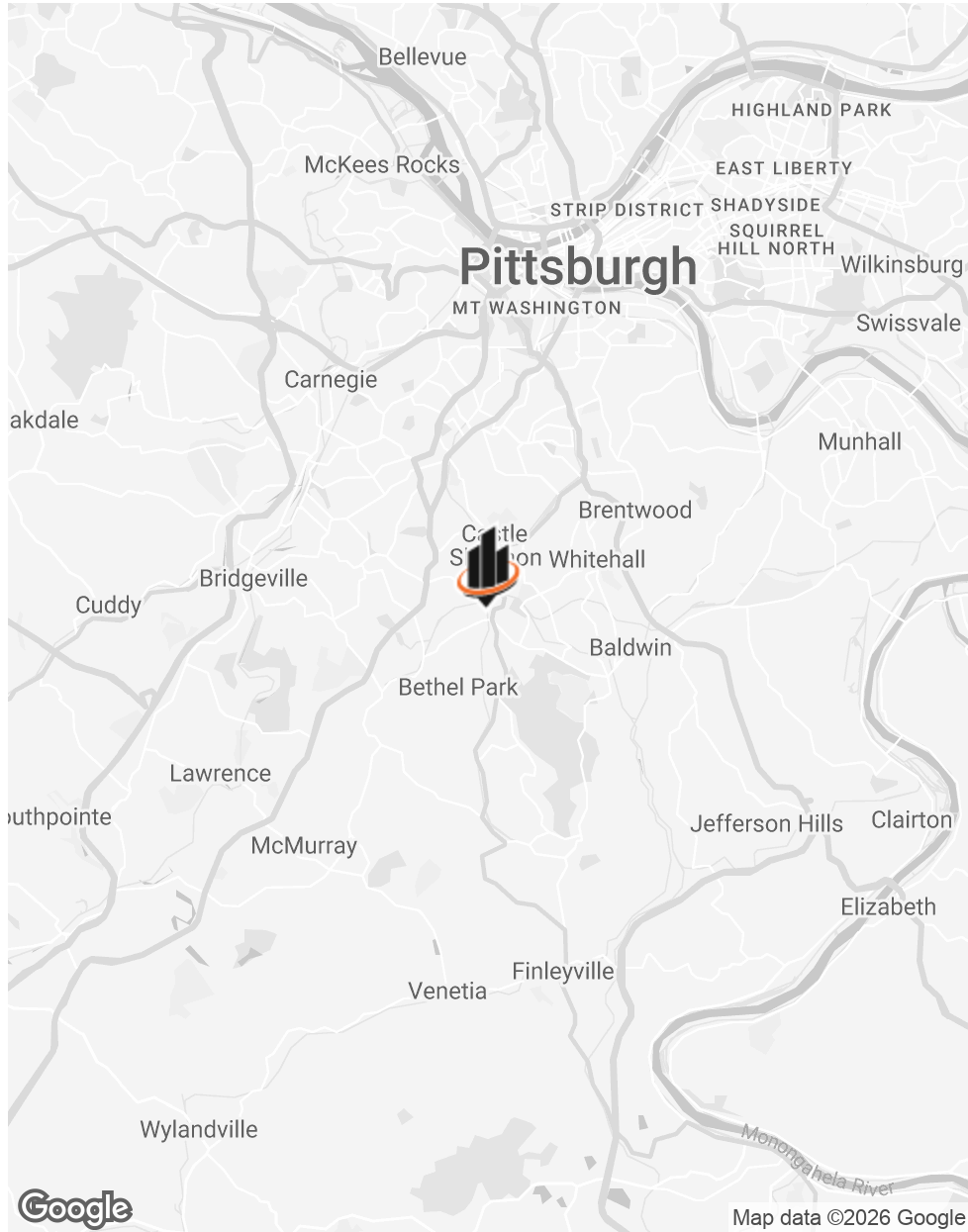
ADDITIONAL PHOTOS





SECTION 2
Location
Information

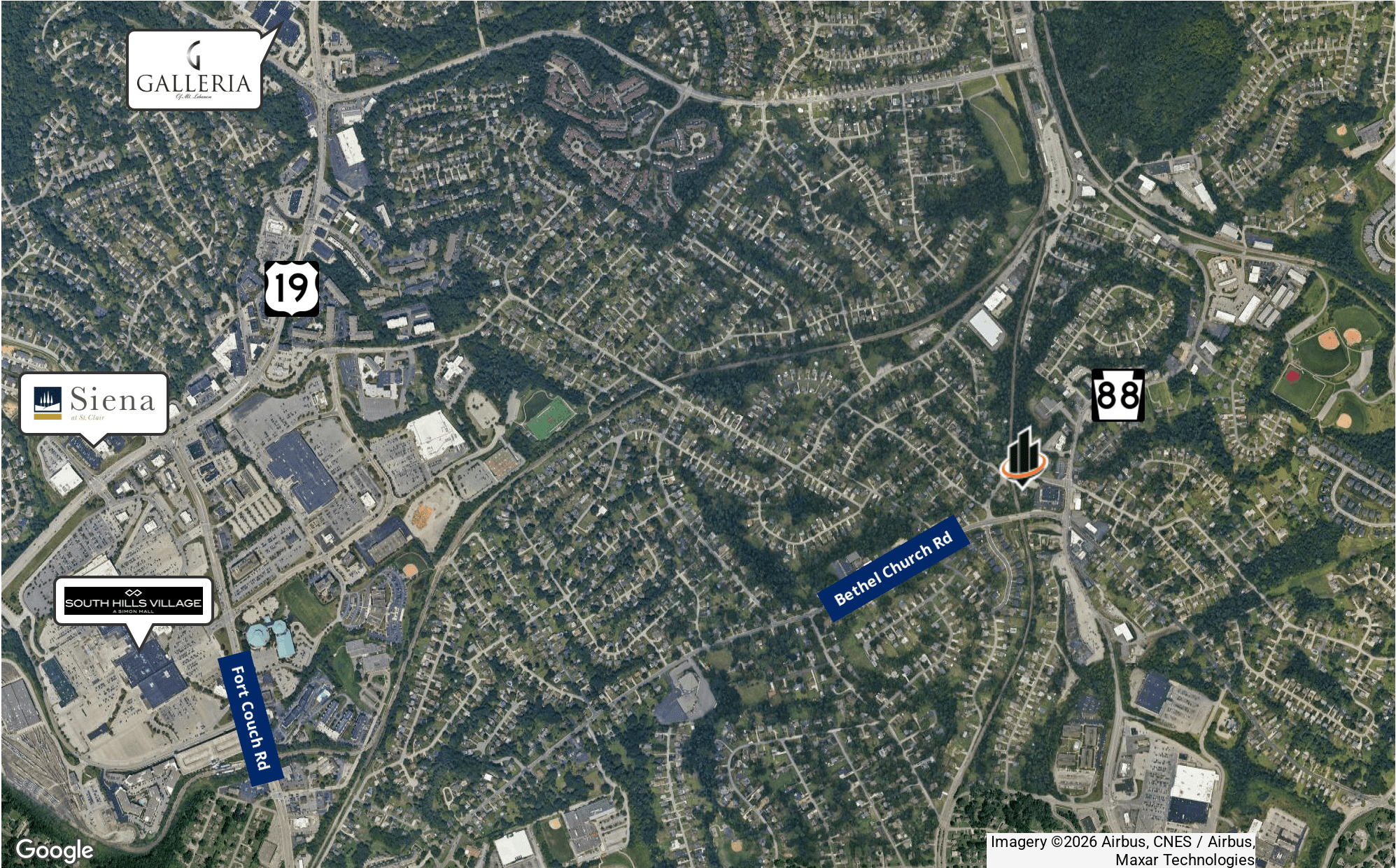
LOCATION MAPS



RETAILER MAP



AERIAL MAP



DEMOGRAPHICS MAP & REPORT

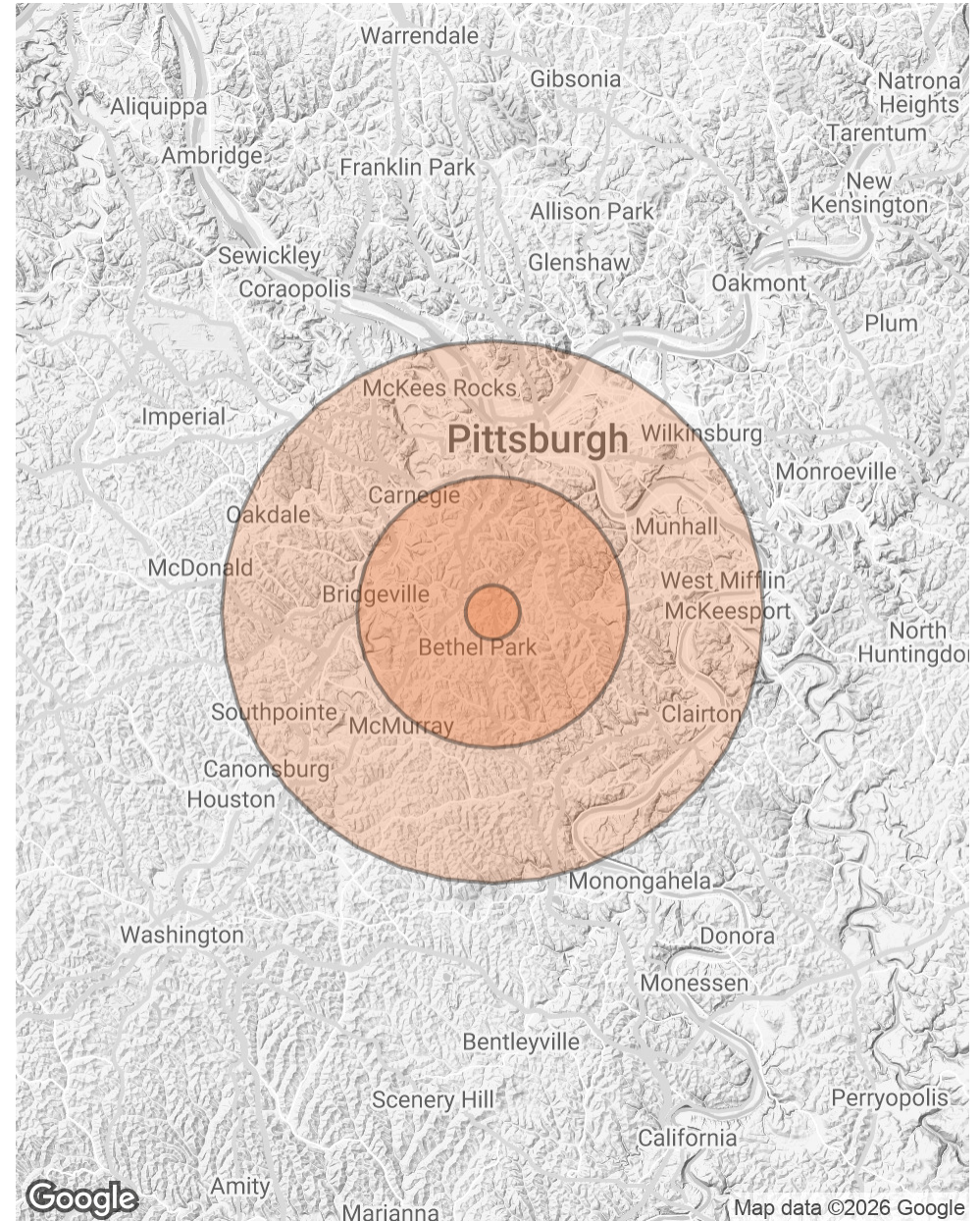
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	9,480	245,983	695,601
AVERAGE AGE	48.6	43.9	40.6
AVERAGE AGE (MALE)	45.4	41.9	38.8
AVERAGE AGE (FEMALE)	51.1	45.7	42.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	4,510	115,202	347,832
# OF PERSONS PER HH	2.1	2.1	2.0
AVERAGE HH INCOME	\$85,339	\$90,272	\$76,218
AVERAGE HOUSE VALUE	\$184,187	\$191,232	\$184,552

2020 American Community Survey (ACS)



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.



BETHEL PARK

Bethel Park is a borough located in Allegheny County, PA and within the South Hills community. Bethel Park is only 7 miles south of downtown Pittsburgh, many residents commute to downtown using Pittsburgh’s light rail system the “T.” It is an upscale community with easy access to shopping, dining, medical care and major highways. Bethel Park is home to the South Hills Village Mall, a Simon TM Mall. While the Galleria of Mt. Lebanon, another upscale mall, is in the neighboring township of Mt. Lebanon. Bethel Park is serviced by the Bethel Park School District.

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