



OFFERING MEMORANDUM
For Lease | Medical Office

142 CLEARVIEW CIR

Butler, PA 16001

PRESENTED BY:

JASON CAMPAGNA
Managing Director

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DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

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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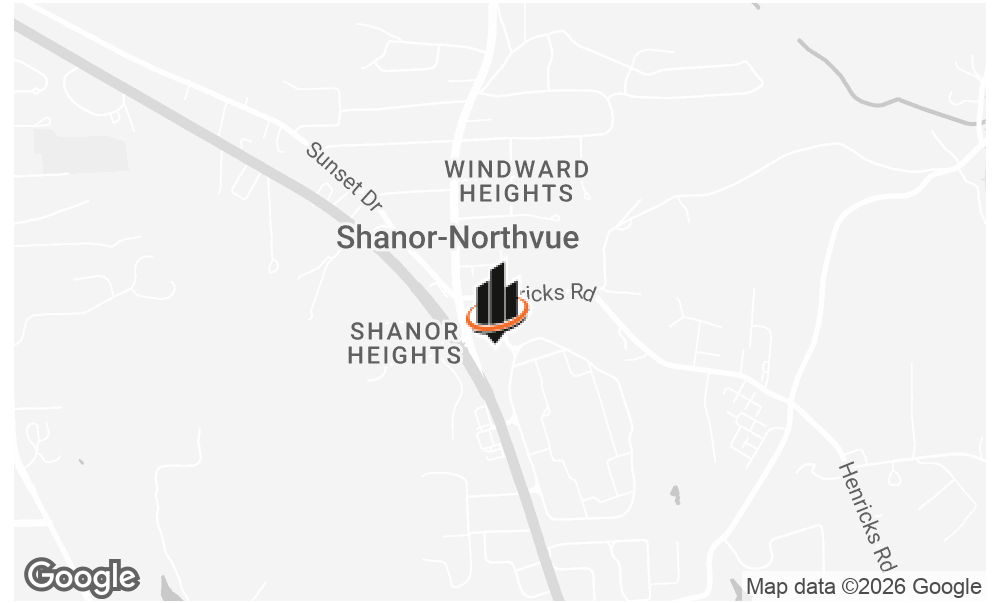


SECTION 1
Property
Information

RESERVED
PARKING

VAN
ACCESSIBLE

EXECUTIVE SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$14 SF/yr (NNN)
BUILDING SIZE:	10,116 SF
AVAILABLE SF:	3,884 SF
LOT SIZE:	1.81 Acres
ZONING:	C-1

PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present medical office space for lease at 142 Clearview Circle in Butler PA. This purpose-built medical office space is well suited for a variety of clinical and healthcare users. The space is equipped with a reception area, 4 plumbed exam rooms, and a staff break room. With ample on-site parking and convenient access to Route 8 and the Clearview Mall corridor, the property offers strong patient accessibility and visibility within the Butler medical community.

PROPERTY HIGHLIGHTS

- 4 Exam Rooms with plumbing
- Reception/Break area
- ADA Accessible
- 9,352 ADT on Route 8
- Ample free parking on site
- Convenient access to Route 8/N Main Street
- TIA Available

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



FLOORPLAN

Medical Center

Building Type: Rehab Services
 142 Clearview Circle
 Butler, PA 16001



Entrance



Entrance

Mechanical Access

MAIN FLOOR

Parking Lot



Parking



Clearview Circle

<p>3DFLOORPLANS.COM 412-677-7511 2-D AS-BUILT FLOOR PLANS 600 NW Gilman Blvd. Suite E Issaquah, WA 98027 Measured: December 2019 Project: C19-1070</p>	<p>0 16 32</p>	<p>Scale</p>
<p>Floor Plan</p>	<p>1</p>	<p>Floor</p>
<p>Rehab Center 142 Clearview Circle Butler, PA 16001</p>	<p>Subject</p>	<p>Client</p>
<p>Community Healthcare Trust 3326 Aspen Grove Drive Suite 150 Franklin, TN 37067</p>	<p>Client</p>	<p>Client</p>

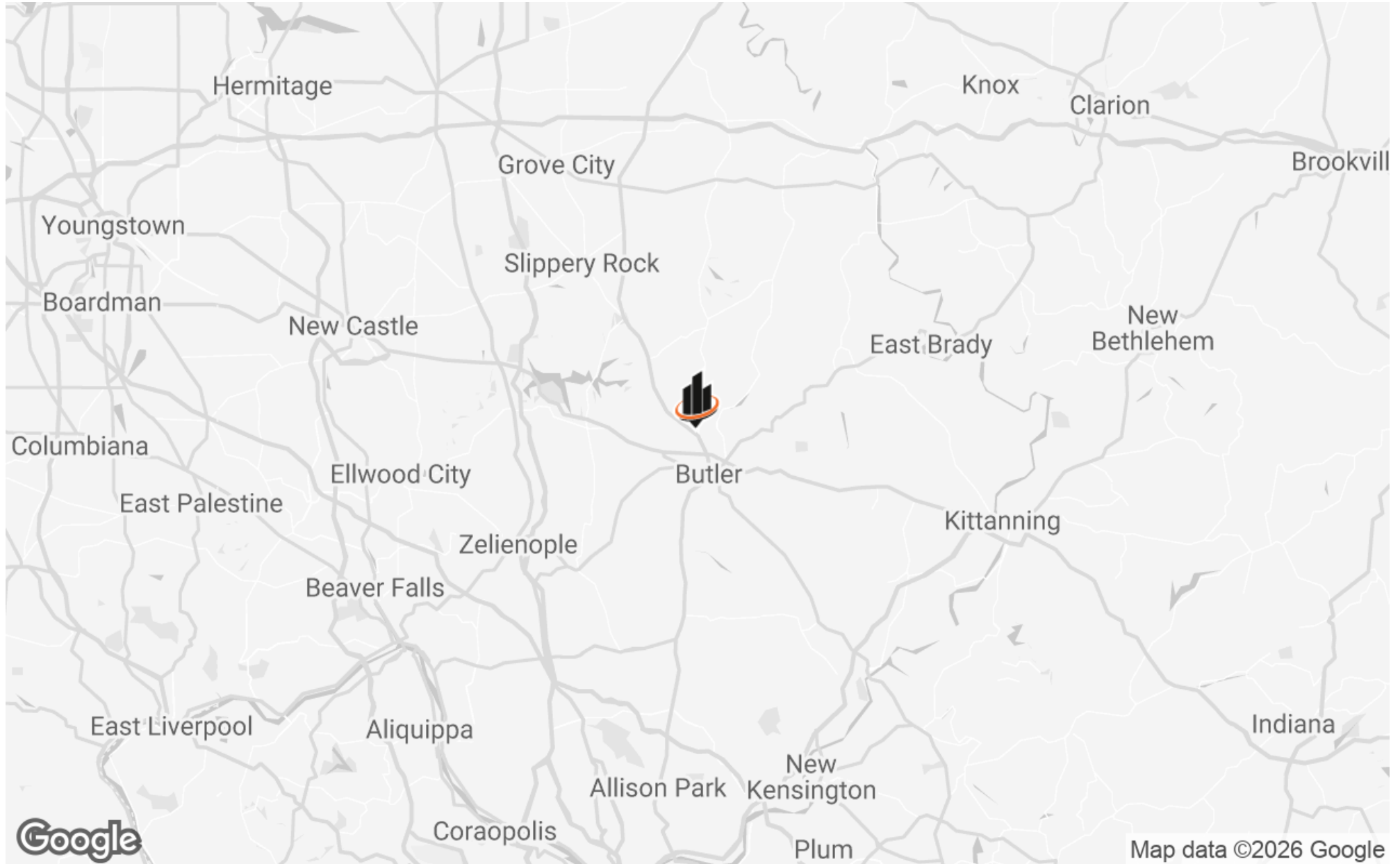


SECTION 2
Location
Information

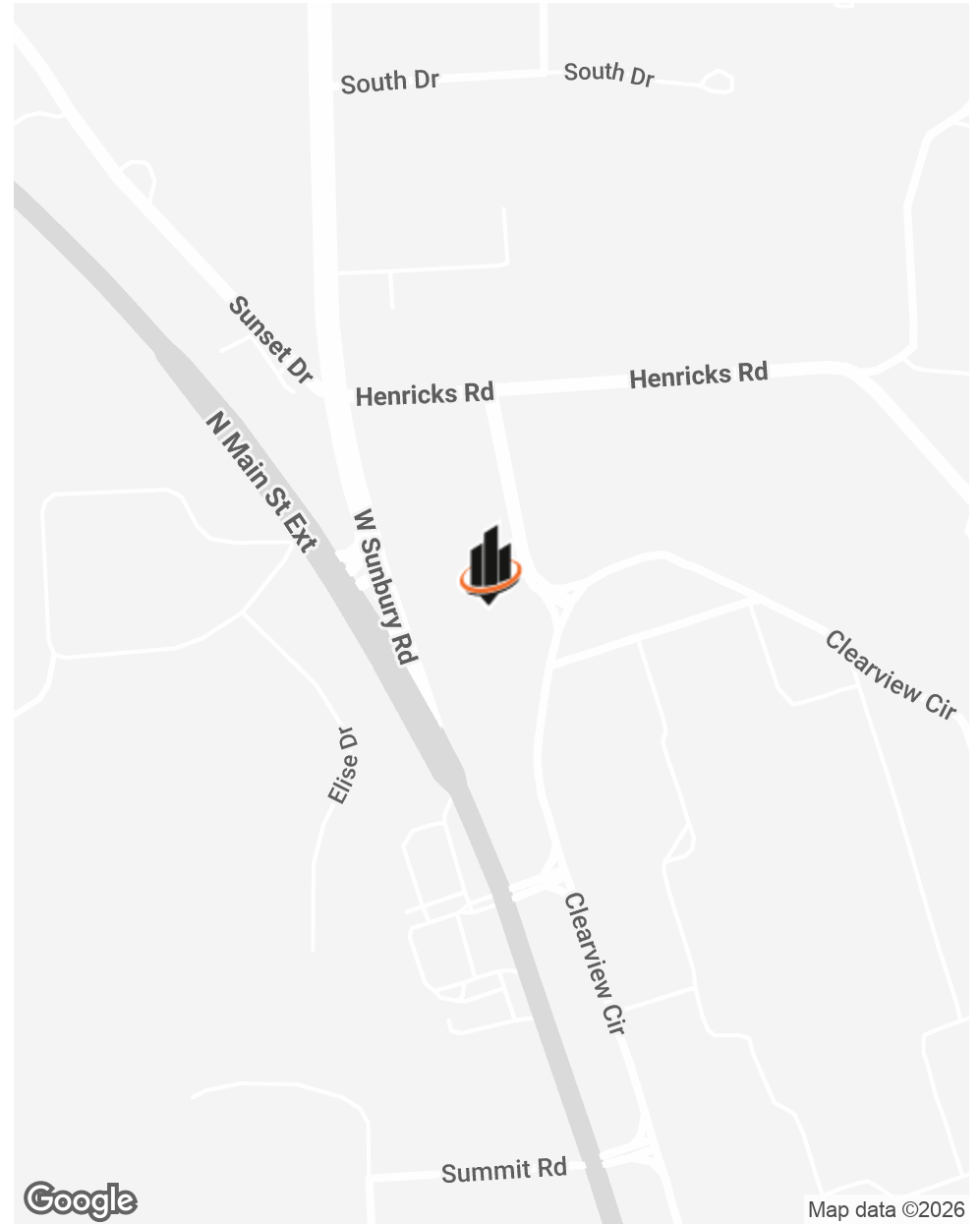
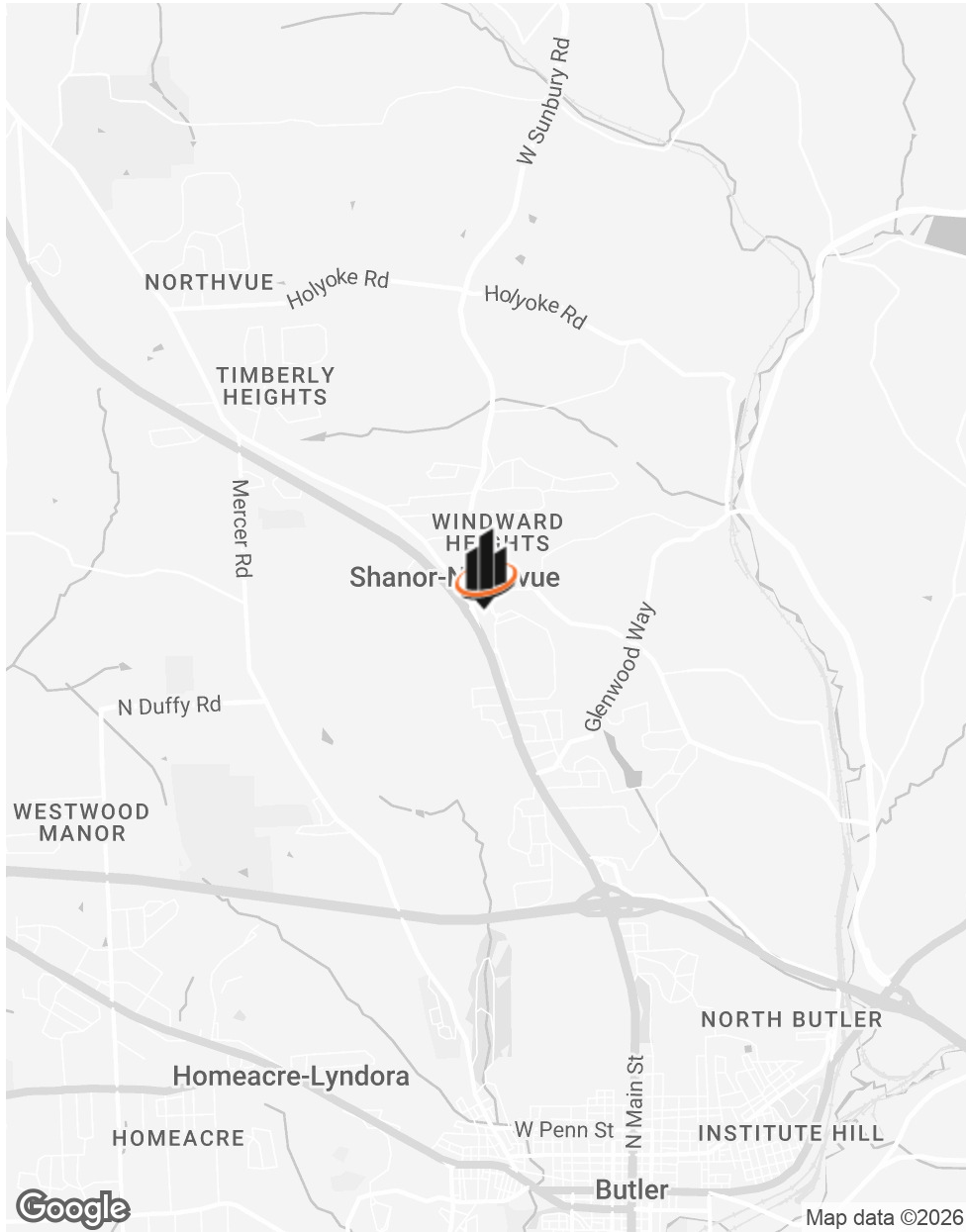


RESERVED
PARKING
VAN
ACCESSIBLE

REGIONAL MAP



LOCATION MAPS



RETAILER MAP



PARCEL MAP



DEMOGRAPHICS MAP & REPORT

POPULATION

0.25 MILES 0.5 MILES 1 MILE

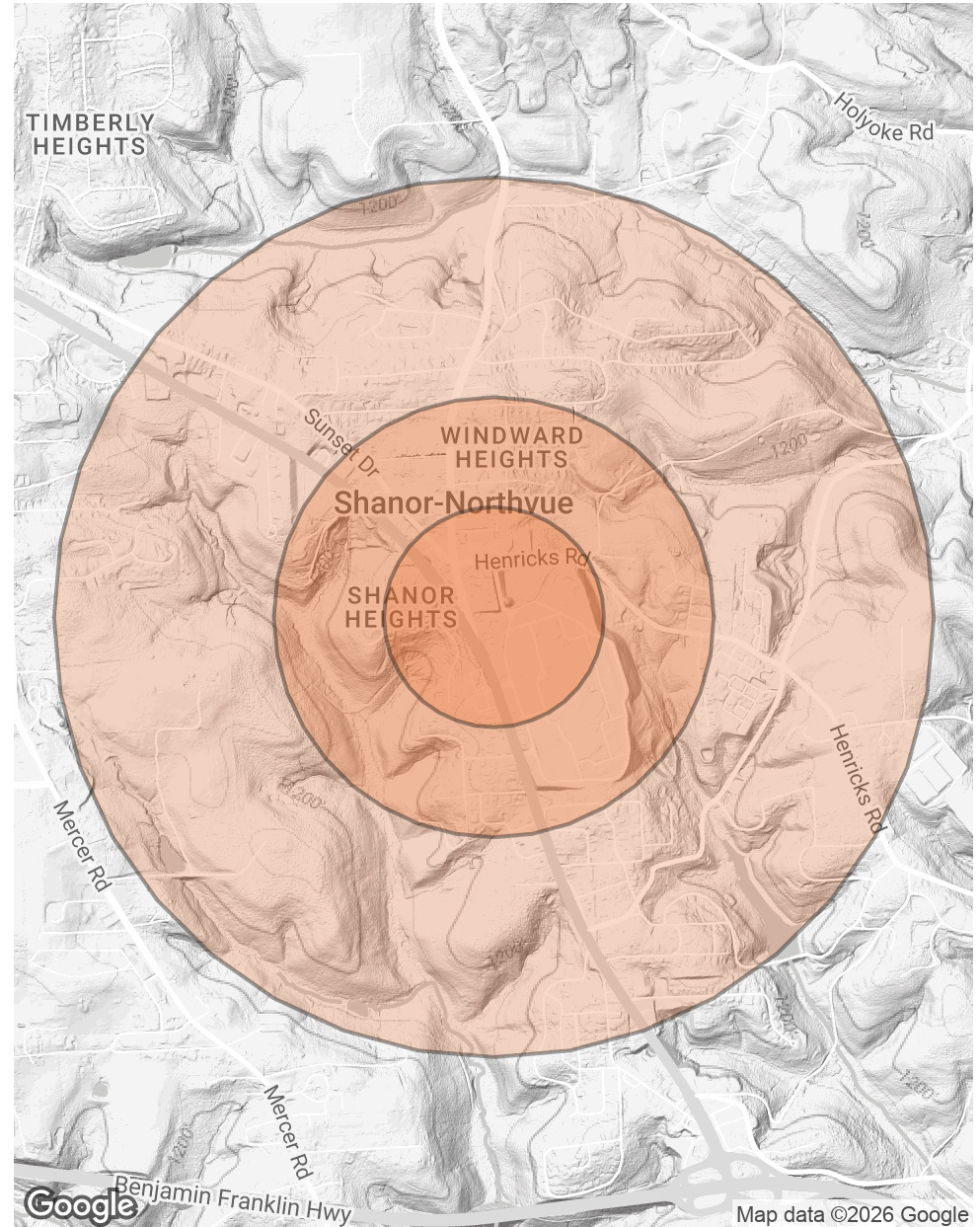
	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	154	619	2,416
AVERAGE AGE	50.5	50.2	48.9
AVERAGE AGE (MALE)	42.2	40.8	40.4
AVERAGE AGE (FEMALE)	55.3	56.4	55.4

HOUSEHOLDS & INCOME

0.25 MILES 0.5 MILES 1 MILE

	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	69	293	1,129
# OF PERSONS PER HH	2.2	2.1	2.1
AVERAGE HH INCOME	\$104,692	\$100,830	\$102,307
AVERAGE HOUSE VALUE	\$247,845	\$237,156	\$243,284

2023 American Community Survey (ACS)



LOCATION DESCRIPTION



BUTLER COUNTY

Butler County is located in southwest Pennsylvania, north of the city of Pittsburgh. The County is bordered by 8 different Counties; Allegheny, Beaver, Lawrence, Mercer, Venango, Clarion, Armstrong, and Westmoreland. The predominant feature of the County is the Allegheny River, which touches Butler County at its northeast and southeast corners, it is both a recreational and industrial waterway. Butler County is home to two Pennsylvania state parks; Moraine State Park, born from continental glaciers and massive mineral extractions, that is now home to beautiful rolling hills, lush forests and sparkling waters. The second state park is Jennings Environmental Education Center which is the home of the only protected relict prairie in Pennsylvania. There are also two colleges/universities in Butler County, Slippery Rock University of Pennsylvania, and Butler County Community College. Butler County is comprised of the incorporated City of Butler, 23 boroughs and 33 Townships.

BUTLER

Butler is a city and the county seat of Butler County, located 35 miles north of Pittsburgh. Named by Smithsonian Magazine in the top ten best small towns in America; Butler, PA, is home to 14,000 residents. For more than 200 years, Butler has been home to industry, family owned businesses and marking its place in history. Butler County has been an industrial center since the early 1800's to the birthplace of the Bantam Jeep in 1940. From oil refining roots to the present-day Marcellus Shale boom, from railroad car manufacturing in the past, to the headquarters of Westinghouse Nuclear today, Butler County is the industrial hub of the area. Our downtown shopping and restaurant district is a thriving, nationally accredited Main Street community. As the county seat, Butler is also the hub of government and commercial activity. Conveniently close to the city of Pittsburgh and its world-class education medicine, arts and sports, Butler truly provides residents with metropolitan living and small town convenience.



SECTION 3
Advisor Bios

ADVISOR BIO 1



JASON CAMPAGNA

Managing Director

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Cell: **724.825.3137**

PA #RM424399

PROFESSIONAL BACKGROUND

Jason Campagna serves as a managing partner and senior advisor for SVN | Three Rivers Commercial Advisors. Jason started his commercial real estate brokerage career in 2002. He is experienced in all asset types of commercial real estate and is proficient in investment property sales.

Jason advises on commercial real estate property types such as multifamily, retail, shopping centers and office buildings. The bulk of his transactions are investment sales of multi-family, retail plazas, STNL Retail, Multi-tenant office and various other investment producing property types.

Proficiencies include: 1031 I.R.S. Tax Deferred Exchanges; cash flow analysis calculations, re-positioning analysis and renovation and forecasting.

Jason was born and raised in the South Hills area of Pittsburgh. Between 2002 and 2017 Jason resided in Phoenix, AZ and worked as a commercial real estate broker specializing in multi-family sales. He now resides in the South Hills with his wife and 4 children.

EDUCATION

Canon McMillian H.S. - 1993

Slippery Rock University B.S. Environmental Science - 1998

SVN | Three Rivers Commercial Advisors

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ADVISOR BIO 2



MAX WATTERSON

Associate Advisor

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PROFESSIONAL BACKGROUND

Max Watterson is an Associate Advisor who started working at SVN Three Rivers Commercial Advisors full time in May 2023 following his graduation from West Virginia University. He primarily focuses on tenant representation, agency leasing, and seller representation involving office, industrial, and retail properties throughout the Pittsburgh region.

Max started his commercial real estate career in 2022 as an intern research analyst at SVN, but was introduced to CRE while helping manage and maintain his family's investment properties growing up. Max graduated from the John Chambers College of Business and Economics at WVU in May of 2023 with a bachelor's degree in business administration. Max grew up in South Fayette where he still lives now. In his free time Max enjoys playing golf, making graphic designs on Photoshop, and watching the Steelers.

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