SVN
THREE RIVERS
COMMERCIAL ADVISORS

FOR SALE OR LEASE

36,000 SF Retail Building

124 N HIGHLAND AVE

Pittsburgh, PA 15206

PRESENTED BY:

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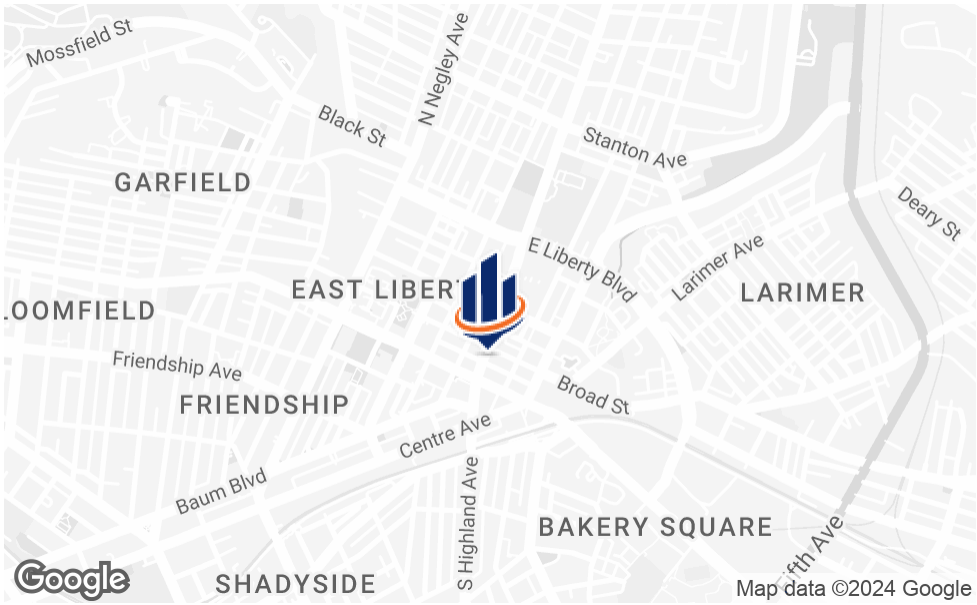
SECTION 1

Property Information

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject To Offer
LEASE RATE:	Subject To Offer
BUILDING SIZE:	36,000 SF
AVAILABLE SF:	36,000 SF
LOT SIZE:	0.4 Acres
YEAR BUILT:	1969
ZONING:	Urban Neighborhood Commercial
SUBMARKET:	East End

PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present this 36,000 SF Retail/MU property available for sale or lease located at 124 N Highland Ave in East Liberty, one of Pittsburgh's hottest submarkets. Formerly an American Legion Post, this 2 story building with a basement is in shell condition with great bones and attractive features such as high ceilings, open floorplans, a commercial kitchen, and warehouse space with a large roll up door.

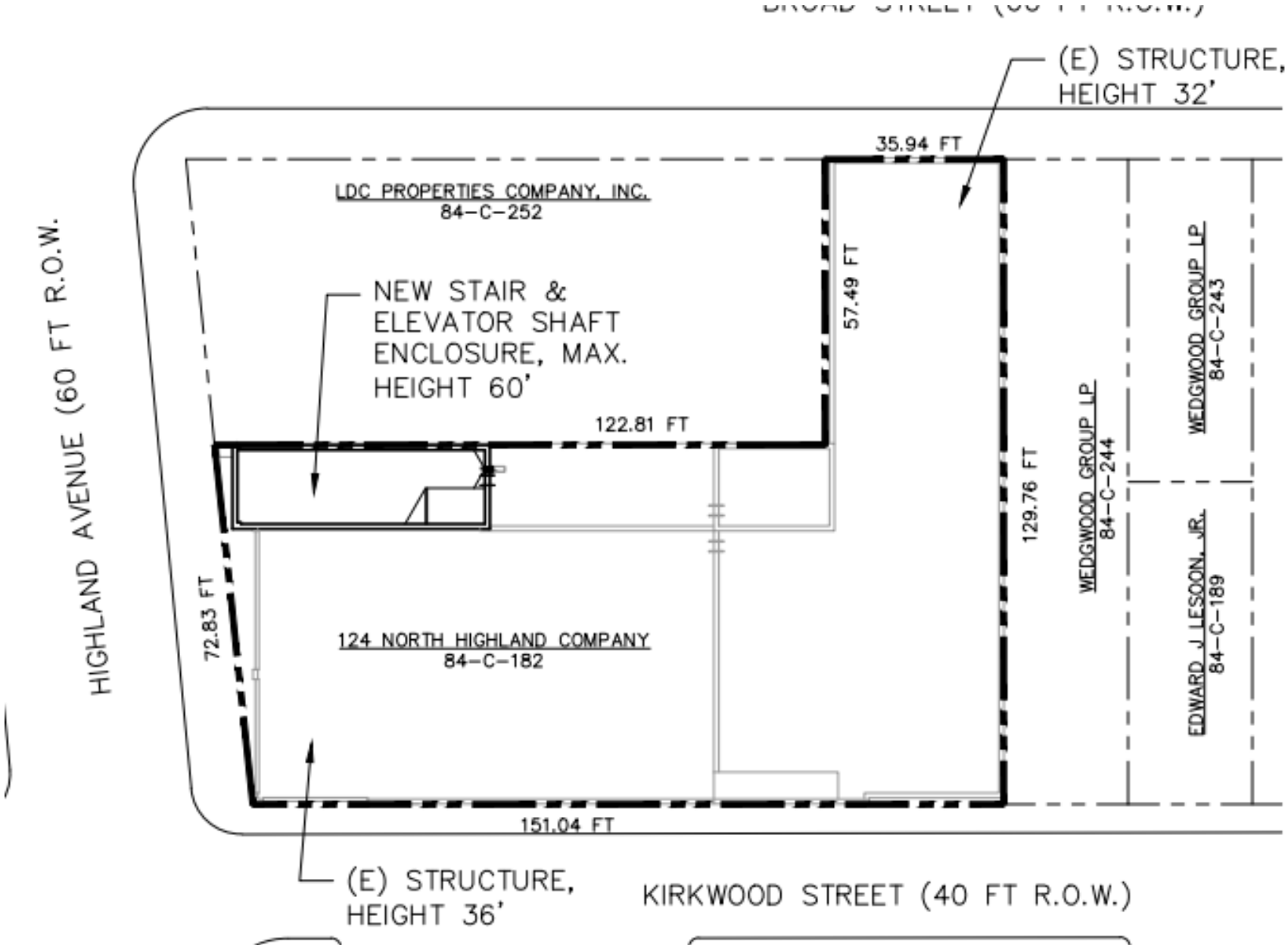
Drive time to notable locations: PIT Intl Airport = 36min, Downtown Pittsburgh = 20min, University of Pittsburgh = 13min, Carnegie Mellon University = 9 min, UPMC Hillman Cancer Center = 7min, Whole Foods = 5min, Bakery Square = 4min

PROPERTY HIGHLIGHTS

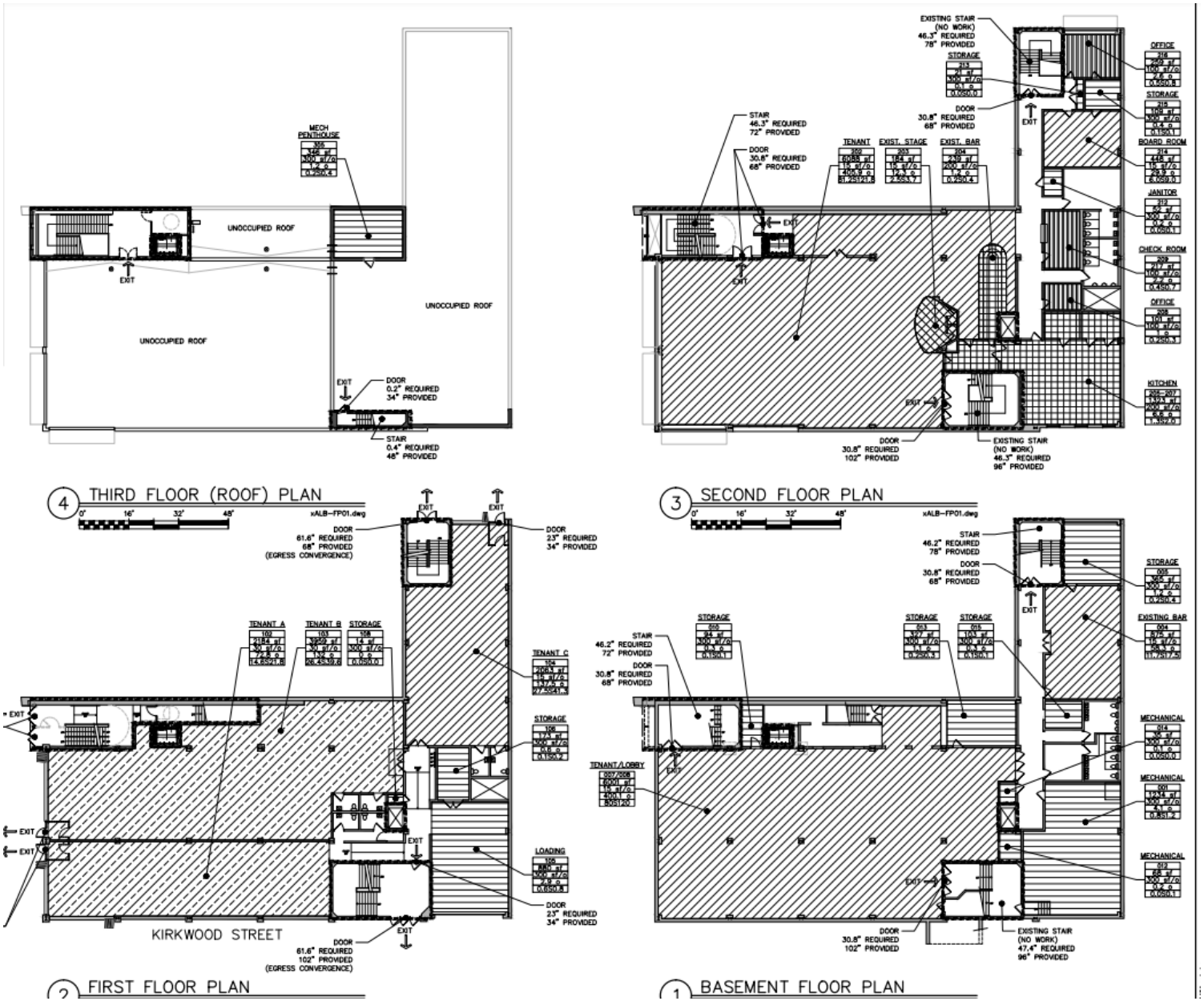
- High ceilings
- Open floor plans in basement and 2nd floor
- Prime location with heavy foot traffic and vehicle traffic
- High ceilings
- Fully Sprinklered

ADDITIONAL PHOTOS

SITE PLAN


(E) STRUCTURE,
HEIGHT 32'
35.94 FT
LDC PROPERTIES COMPANY, INC.
84-C-252
NEW STAIR &
ELEVATOR SHAFT
ENCLOSURE, MAX.
HEIGHT 60'
57.49 FT
122.81 FT
129.76 FT
WEDGWOOD GROUP LP
84-C-243
WEDGWOOD GROUP LP
84-C-244
EDWARD J LESOON, JR.
84-C-189
HIGHLAND AVENUE (60 FT R.O.W.
72.83 FT
124 NORTH HIGHLAND COMPANY
84-C-182
151.04 FT
(E) STRUCTURE,
HEIGHT 36'
KIRKWOOD STREET (40 FT R.O.W.)

SAMPLE FLOOR PLANS (FROM CONCEPTUAL DRAWING FOR MU DEVELOPMENT)



Zoning: UNC - Urban Neighborhood Commercial

Uses Permitted by Right

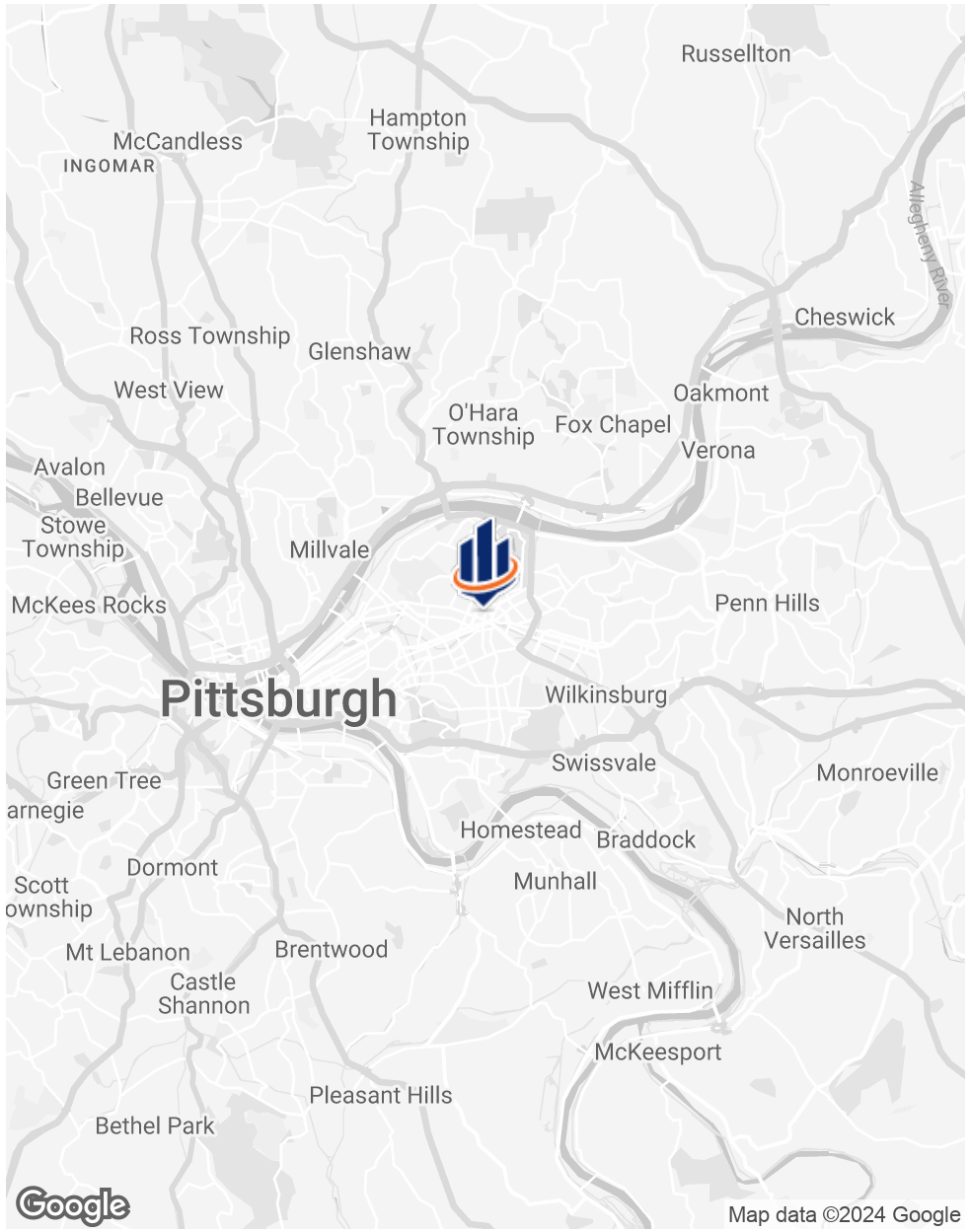
Multi-Unit Residential	Assisted Living Class A&B	Multi-Suite Residential Limited	Animal Care Limited	Art/Music Studio	Bank/Financial Institution
Bed & Breakfast	Child Care	Community Center	Club Limited	Laboratory/Research Services Limited	
Library	Medical Marijuana Dispensary	Laboratory/Research Services Limited		Medical Office/Clinic	Office
Plant Retail/nursery	Parks & Recreation Limited	Recreation & Indoor Entertainment Limited		Religious Assembly	
Restaurant Limited	Retail Sales & Services Limited	Vocational School Limited			

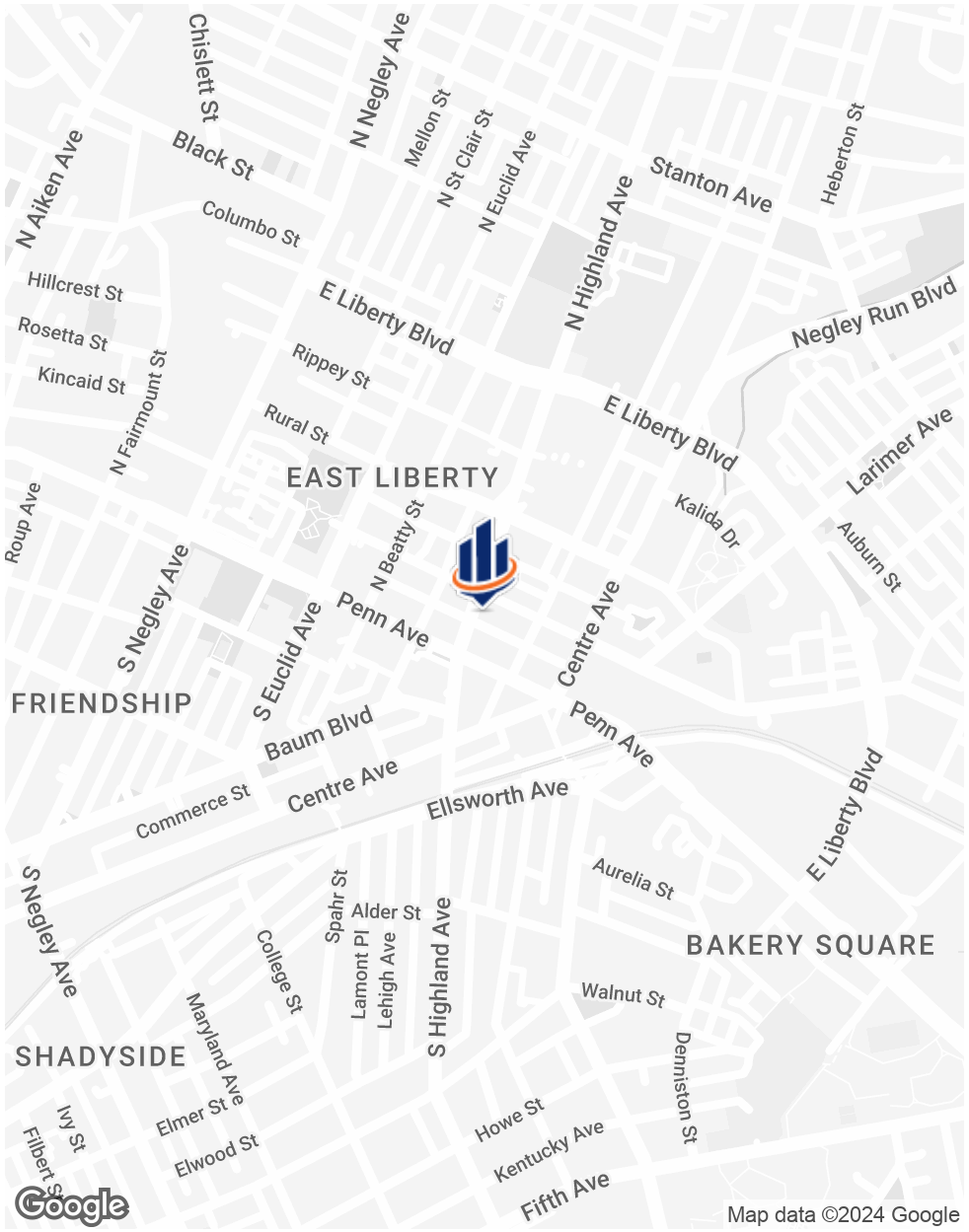
Link to Zoning Code (Administrator Exception, Special Exception, & Conditional Uses)
https://library.municode.com/pa/pittsburgh/codes/code_of_ordinances?nodeId=PIZOCO_TITNINEZOCO_ARTVUSRE

SECTION 2

Location Information

LOCATION MAPS

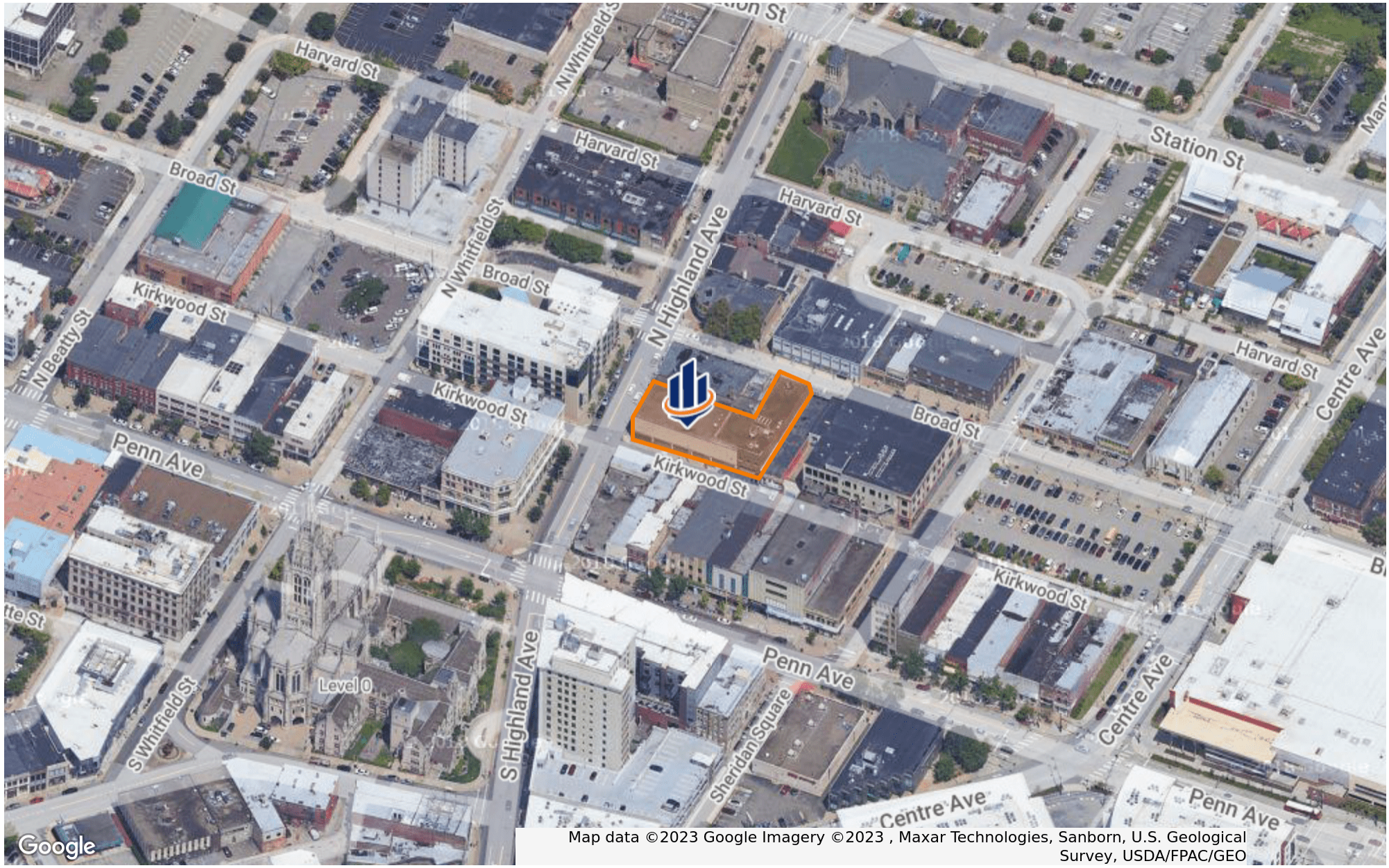




RETAIL MAP

Black St
Mossfield St
N Aiken Ave
E Liberty Blvd
Stanton Ave
Negley Run Blvd
Larimer Ave
Penn Ave
Friendship Ave
S Negley Ave
S Euclid
Centre Ave
Broad St
Frankstown Ave
Hamilton Ave
E Liberty Blvd
Ellsworth Ave
S Millvale Ave
Liberty Ave
Baum Blvd
S Highland Ave
Morewood Ave
S Aiken Ave
Walnut St
Fifth Ave
Shady Ave
Allegheny Health Network
West Penn Hospital
COMMONPLACE COFFEE
REDSTART ROASTERS
THE HOME DEPOT
i'm lovin' it
SUBWAY
STARBUCKS COFFEE
TARGET
CONDADO
paris 66
FIVE GUYS BURGERS and FRIES
DUNKIN' DONUTS
Jersey Mike's SUBS
PIADA
CHIPOTLE MEXICAN GRILL
SoFresh
MAD MEX
CASBAH
noodlehead
The URBAN TAP
klvn COFFEELAB
ANTHROPOLOGIE
west elm
Arby's
Wendy's
UPMC Shadyside
EINSTEIN BROS BAGELS
Map data ©2023 Google

PARCEL MAP


Harvard St
N Whitfield St
Station St
Broad St
N Beatty St
Kirkwood St
N Highland Ave
Penn Ave
Centre Ave
S Whitfield St
S Highland Ave
Sheridan Square
Level 0
Google
Map data ©2023 Google Imagery ©2023 , Maxar Technologies, Sanborn, U.S. Geological Survey, USDA/FPAC/GEO

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.

EAST LIBERTY

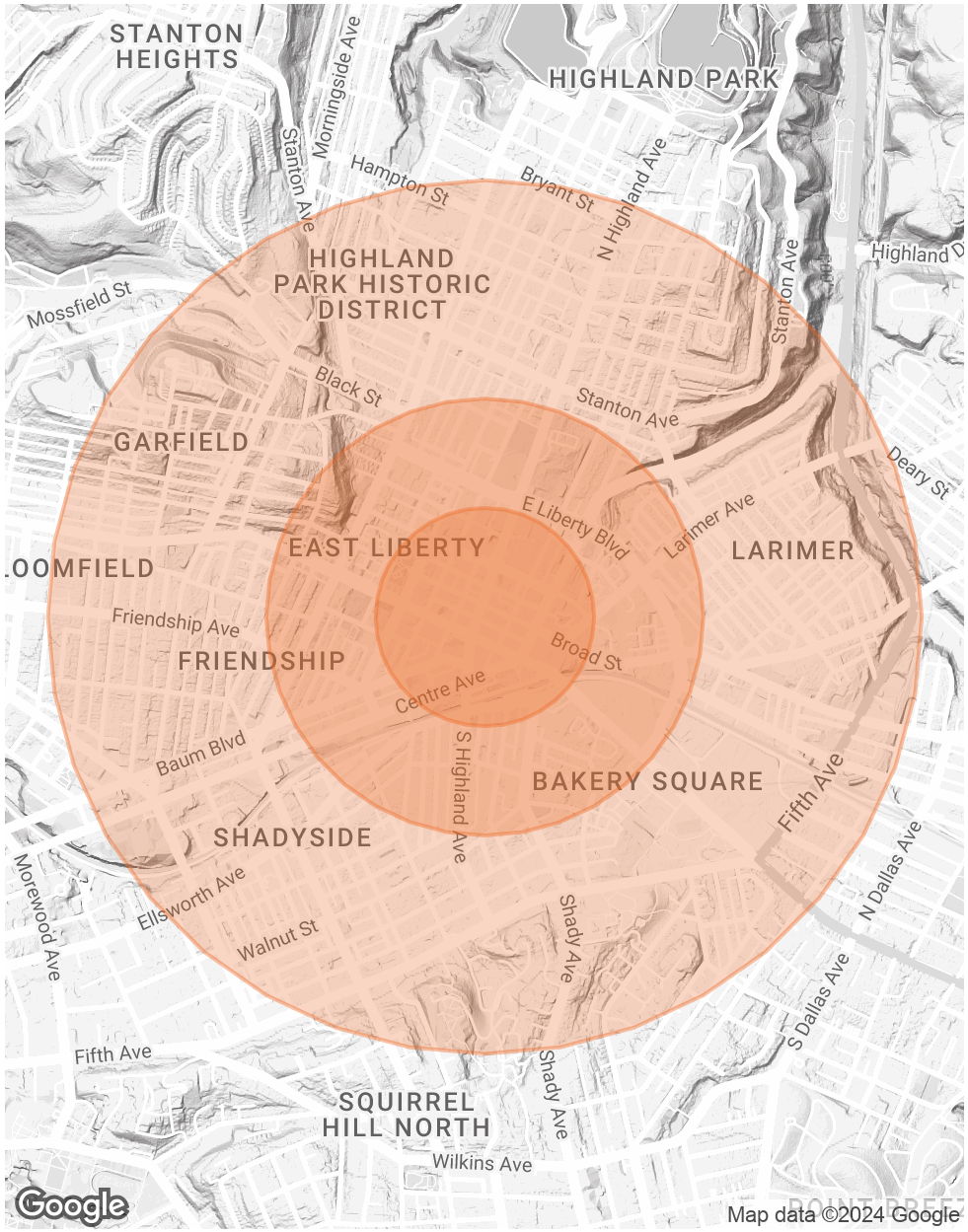
East Liberty is a culturally diverse neighborhood in Pittsburgh's East End. It is bordered by Highland Park, Morningside, Stanton Heights, Garfield, Friendship, Shadyside and Larimer. One of the most notable features in the East Liberty skyline is the East Liberty Presbyterian Church, which is an area landmark. East Liberty is home to the East Liberty Development, Inc., a private nonprofit that has worked to fight crime by buying problem properties, improving them and recruiting new residents. This in turn has help the economy grow and the community to flourish.

DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,691	8,082	33,474
AVERAGE AGE	35.9	33.7	33.8
AVERAGE AGE (MALE)	37.8	32.6	32.8
AVERAGE AGE (FEMALE)	33.3	34.2	35.4

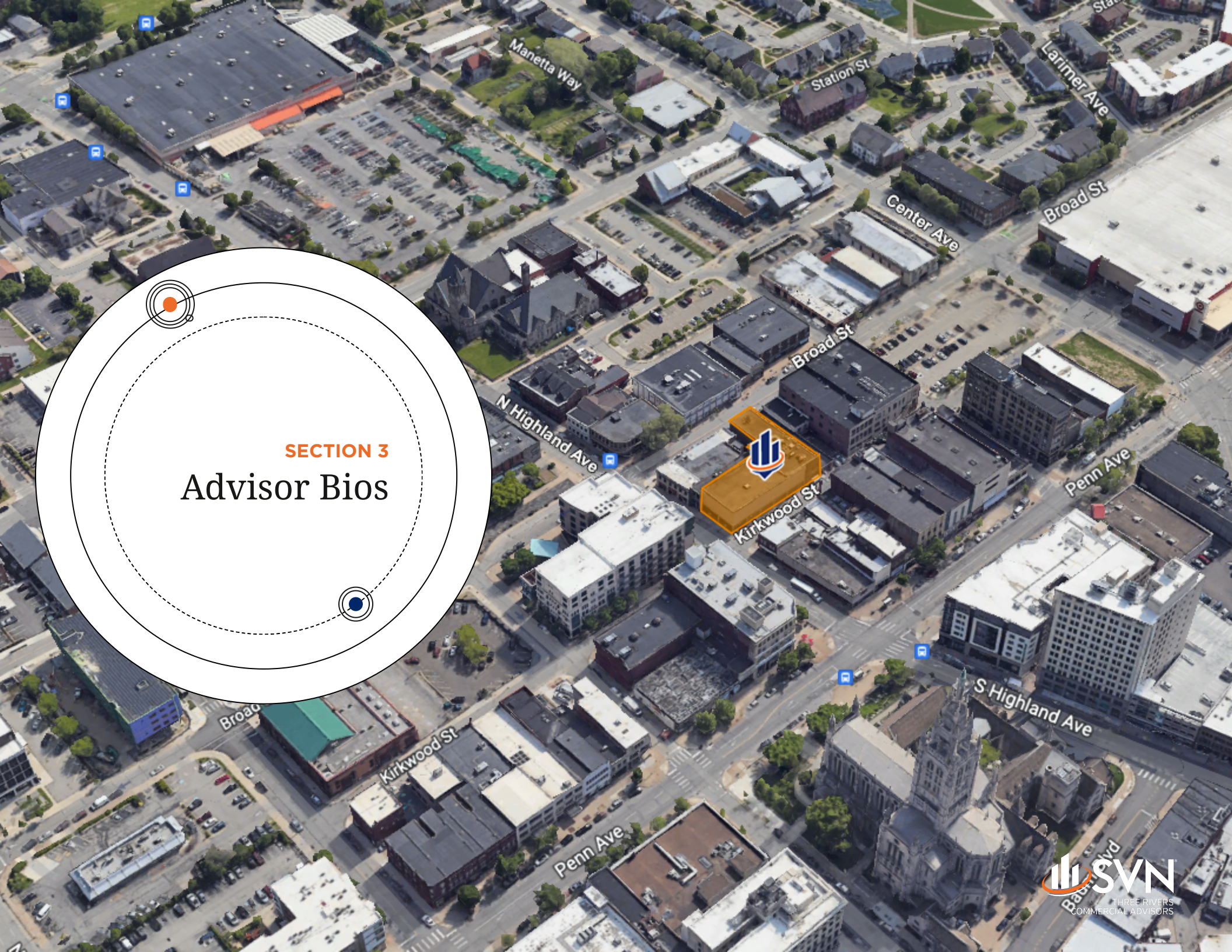
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	1,268	5,535	20,201
# OF PERSONS PER HH	1.3	1.5	1.7
AVERAGE HH INCOME	$58,018	$62,164	$75,032
AVERAGE HOUSE VALUE	$118,222	$202,121	$275,951

** Demographic data derived from 2020 ACS - US Census*



SECTION 3

Advisor Bios



ADVISOR BIO 1

JASON CAMPAGNA

Managing Director

jason.campagna@svn.com

Direct: *412.535.5756* | **Cell:** *724.825.3137*

PA #RM424399

PROFESSIONAL BACKGROUND

Jason Campagna serves as a managing partner and senior advisor for SVN | Three Rivers Commercial Advisors specializing in multi-family housing. Jason prides himself on understanding the nuances and analysis of multiple unit apartment dwellings.

Jason advises on commercial real estate property types such as multifamily, retail, shopping centers and office buildings. The bulk of his transactions are multifamily buildings ranging in size from 4 plexes upwards to 100+ units

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

Born and raised in the South Hills area. Jason graduated from Slippery Rock University with a B.S. of Environmental Science and minor in Business Administration. Jason is a licensed real estate agent in Pennsylvania.

EDUCATION

Canon McMillian H.S. - 1993
Slippery Rock University B.S. Environmental Science - 1998

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ADVISOR BIO 2

IAN DUPRE

Advisor

ian.dupre@svn.com

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PA #RS350195

PROFESSIONAL BACKGROUND

Ian Dupre serves as an advisor with SVN I Three Rivers Commercial Advisors specializing in retail and development properties. As an associate advisor, Ian is focused on his clients needs and attention to detail.

Before starting his career with SVN, Ian worked as a Landman in the Southwestern Pennsylvania Oil and Gas Industry. Ian worked on multiple title projects through which he developed an in-depth understanding of public records, chains of title, and Oil and Gas rights.

As a native of Champion, PA Ian grew up immersed in a family run Land, Resort, and Hospitality business. Ian Graduated from Hillsdale College in 2017 with a B.S. Economics major and Mathematics minor.

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ADVISOR BIO 3

ALEXANDER DUPRE

Advisor

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Direct: *412.535.8063* | **Cell:** *412.726.1095*

PA #RS340356

PROFESSIONAL BACKGROUND

Alexander "A.J." Dupre serves as an advisor with SVN I Three Rivers Commercial Advisors specializing in retail properties. Alexander utilizes his diverse skill set to identify and service the needs of both Owners and Tenants alike. Alexander advises clients on leasing and investment assets such as retail, shopping centers, multifamily, mixed-use, land, hospitality, and industrial properties. A native of Champion, PA Alexander grew up immersed in a family run Land, Resort, and Hospitality business. In his free time he enjoys outdoor activities such as Skiing, Biking, and Fishing. Alexander graduated from Lindenwood University with a B.A. in Business Administration and business law. While there in addition to his studies he attained three-time National Championship titles, and numerous international, state, and local titles while representing the United States and his university in shooting sports.

EDUCATION

B.A. Business Administration emphasis on Business Law and Marketing, Lindenwood University
Alumni, Culver Military Academy

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