SVN
THREE RIVERS
COMMERCIAL ADVISORS

OFFERING MEMORANDUM

Medical Office Space For Lease

2311 BETHEL CHURCH RD

Bethel Park, PA 15102

PRESENTED BY:

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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

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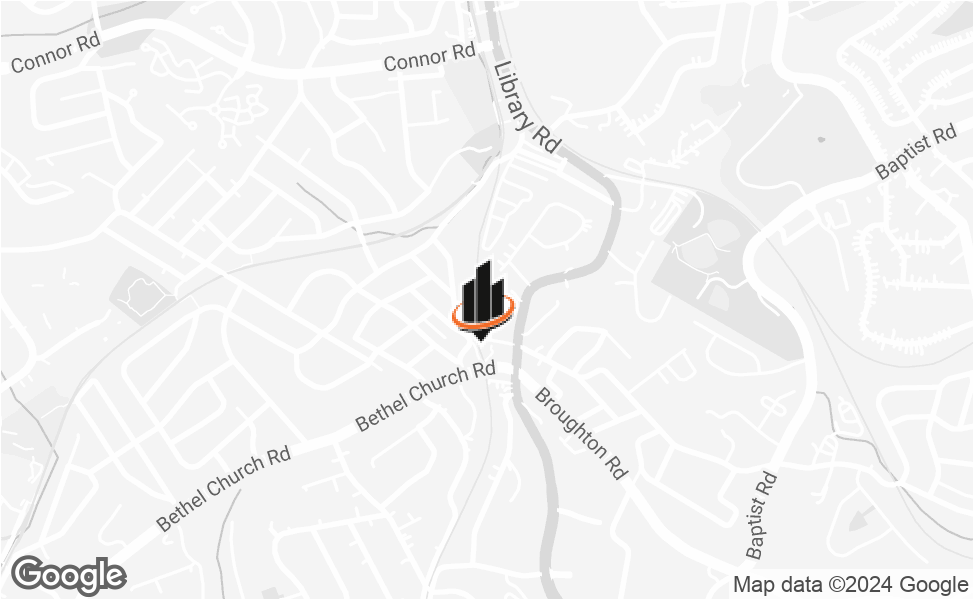
EXECUTIVE SUMMARY



OFFERING SUMMARY

LEASE RATE:	$18.00 SF/yr (MG)
BUILDING SIZE:	6,200 SF
AVAILABLE SF:	3,800 SF
LOT SIZE:	1.369 Acres
ZONING:	C
MARKET:	Pittsburgh
SUBMARKET:	South Pittsburgh/Rte 19

PROPERTY OVERVIEW

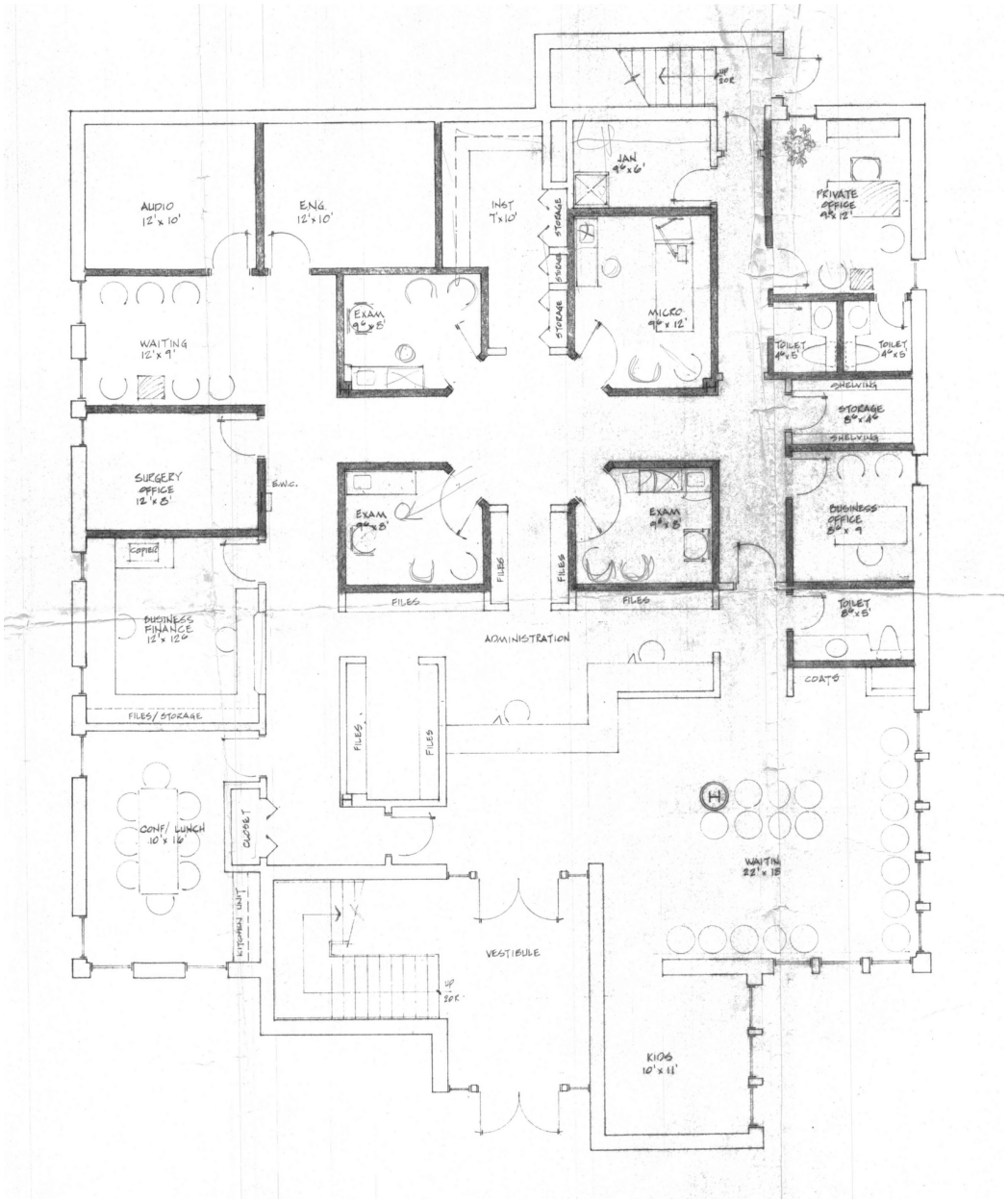
SVN Three Rivers Commercial Advisors is pleased to present this medical office space for lease located at 2311 Bethel Church Rd in Bethel Park, PA.

PROPERTY HIGHLIGHTS

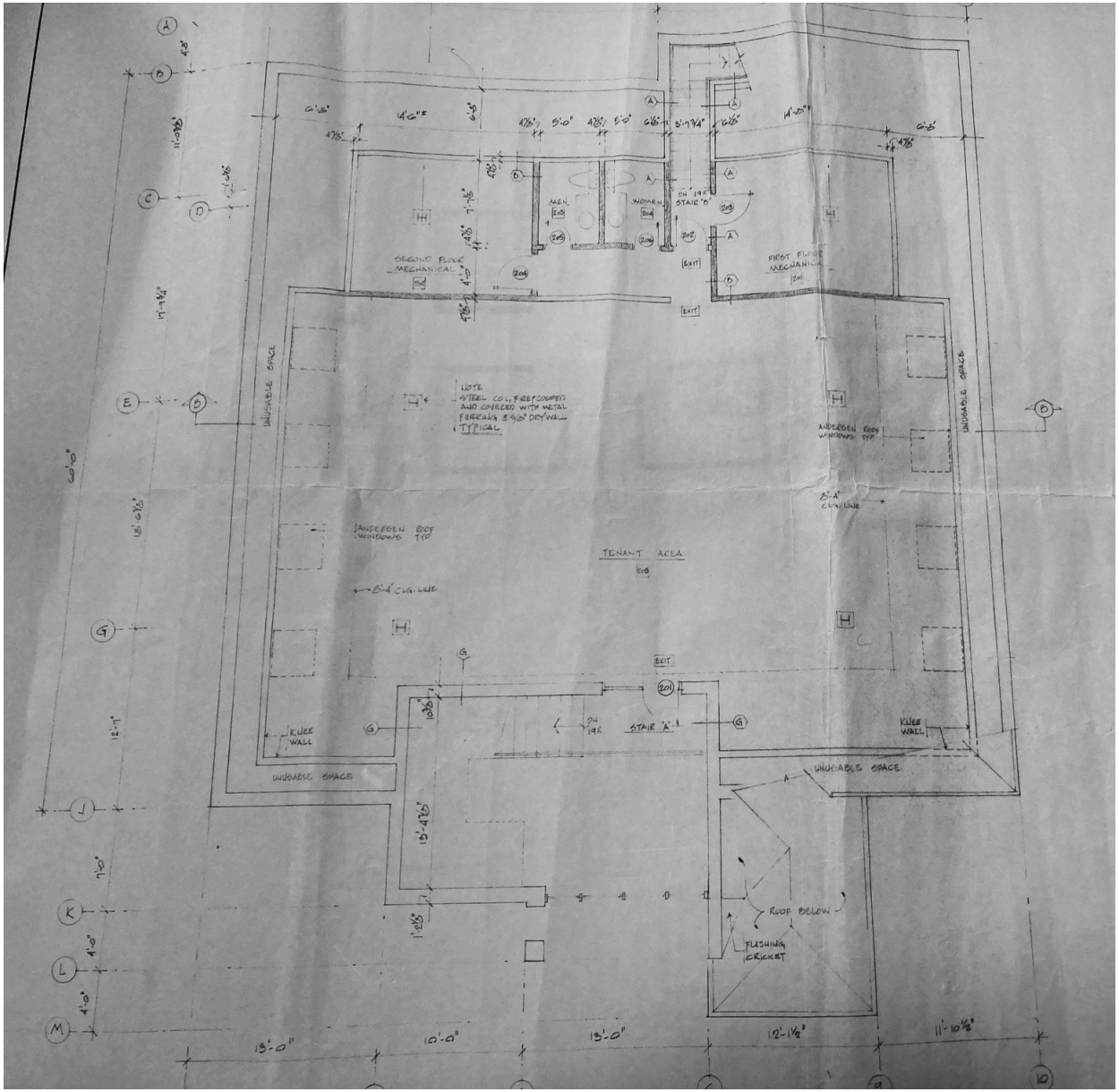
- 3,800 SF Available on the first floor
- Up to 7 patient rooms
- Waiting room
- Executive office, conference room, lab room
- Kitchenette, and three bathrooms
- Subway T stop just outside the back door
- Close to shopping and restaurants

ADDITIONAL PHOTOS

FLOOR PLAN | FIRST FLOOR



FLOOR PLAN | SECOND FLOOR



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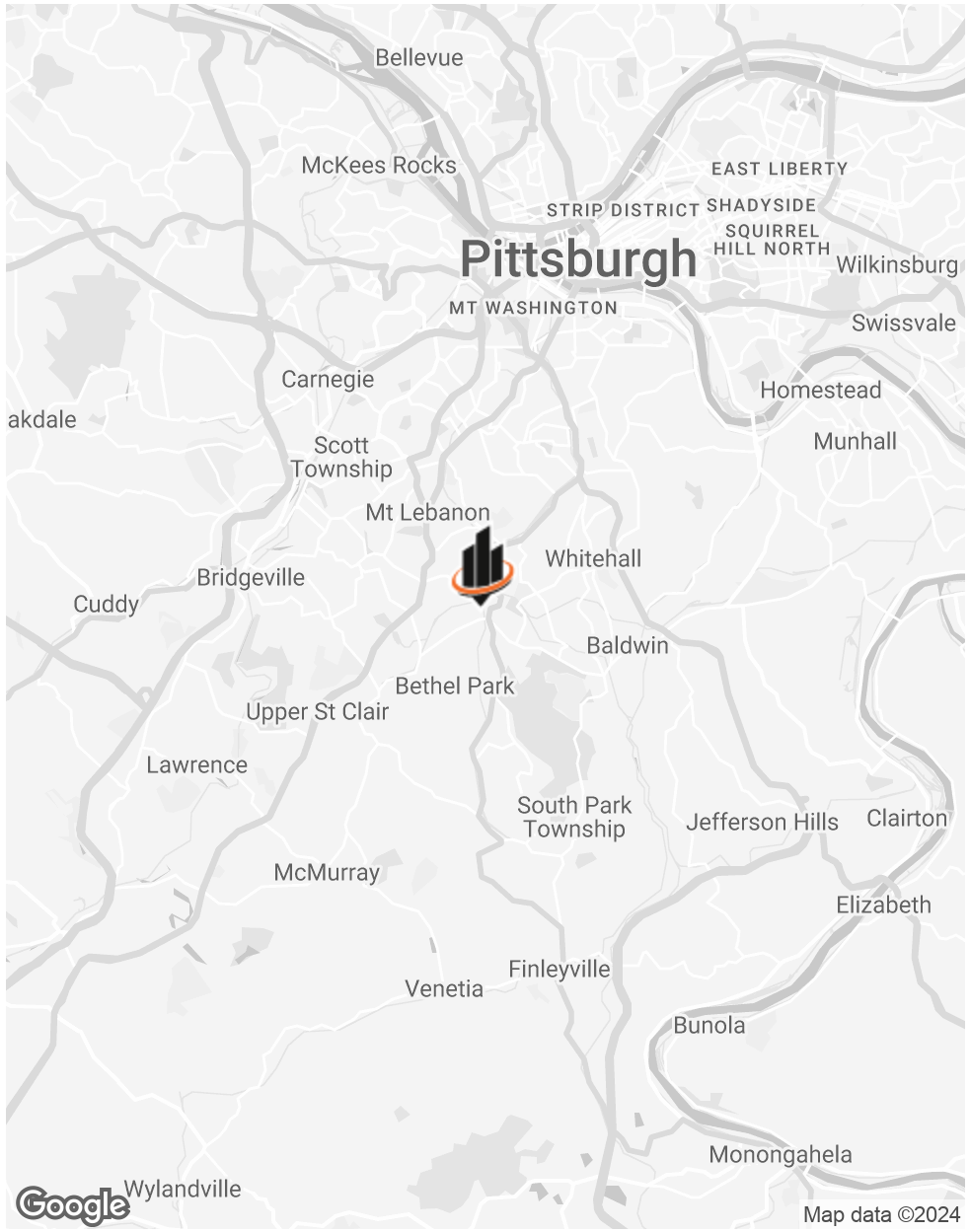
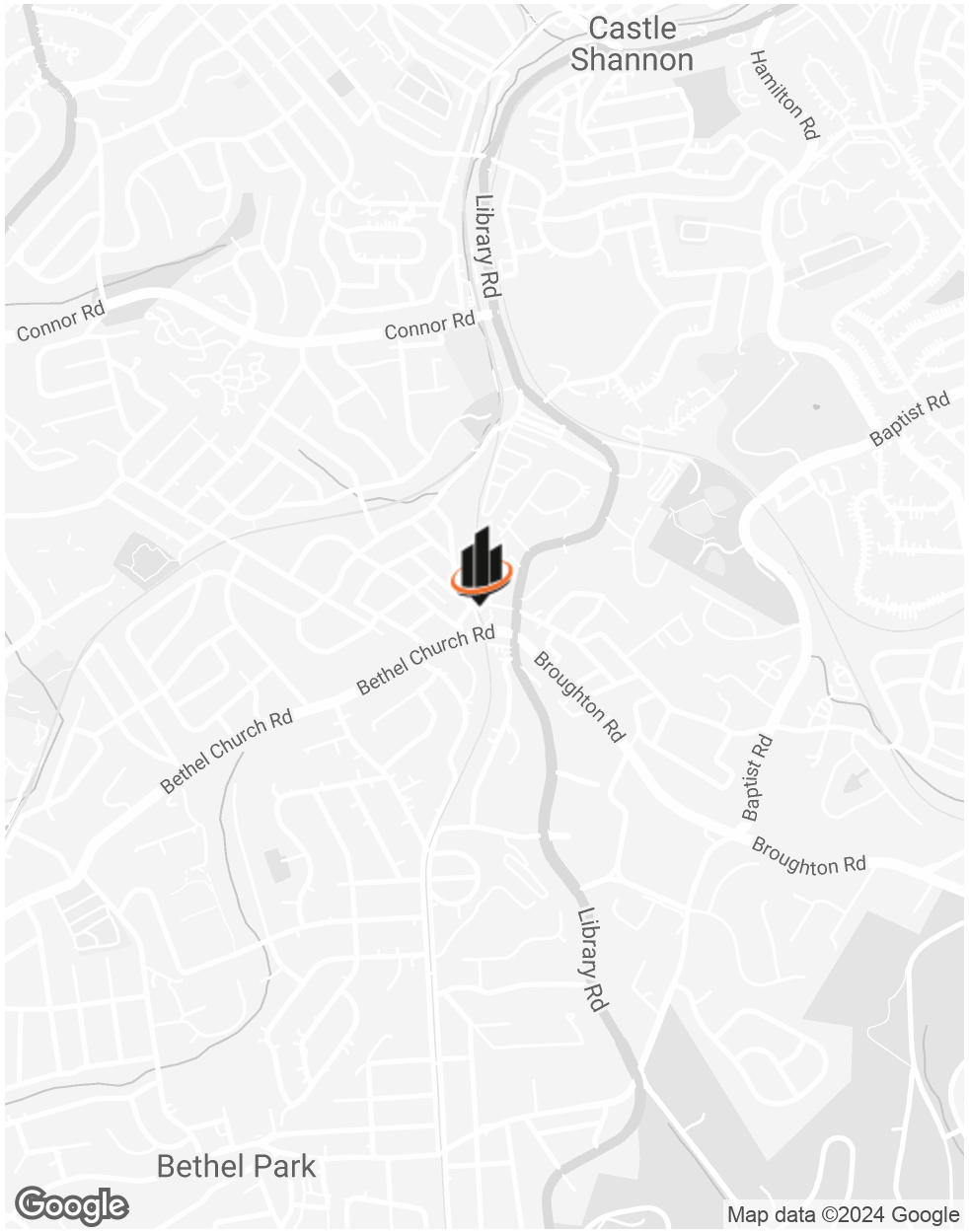
SECTION 2

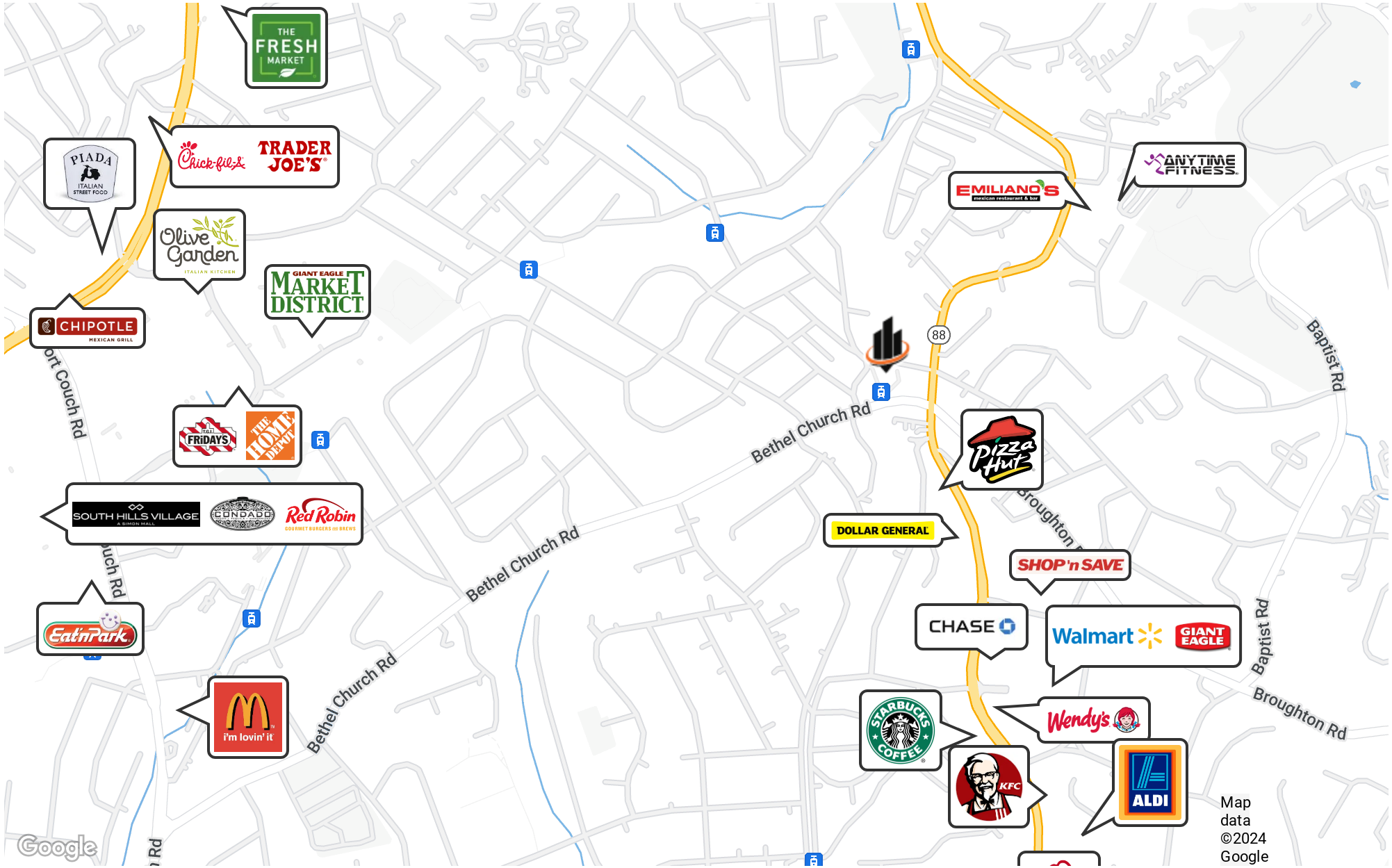
Location Information

LOCATION MAPS

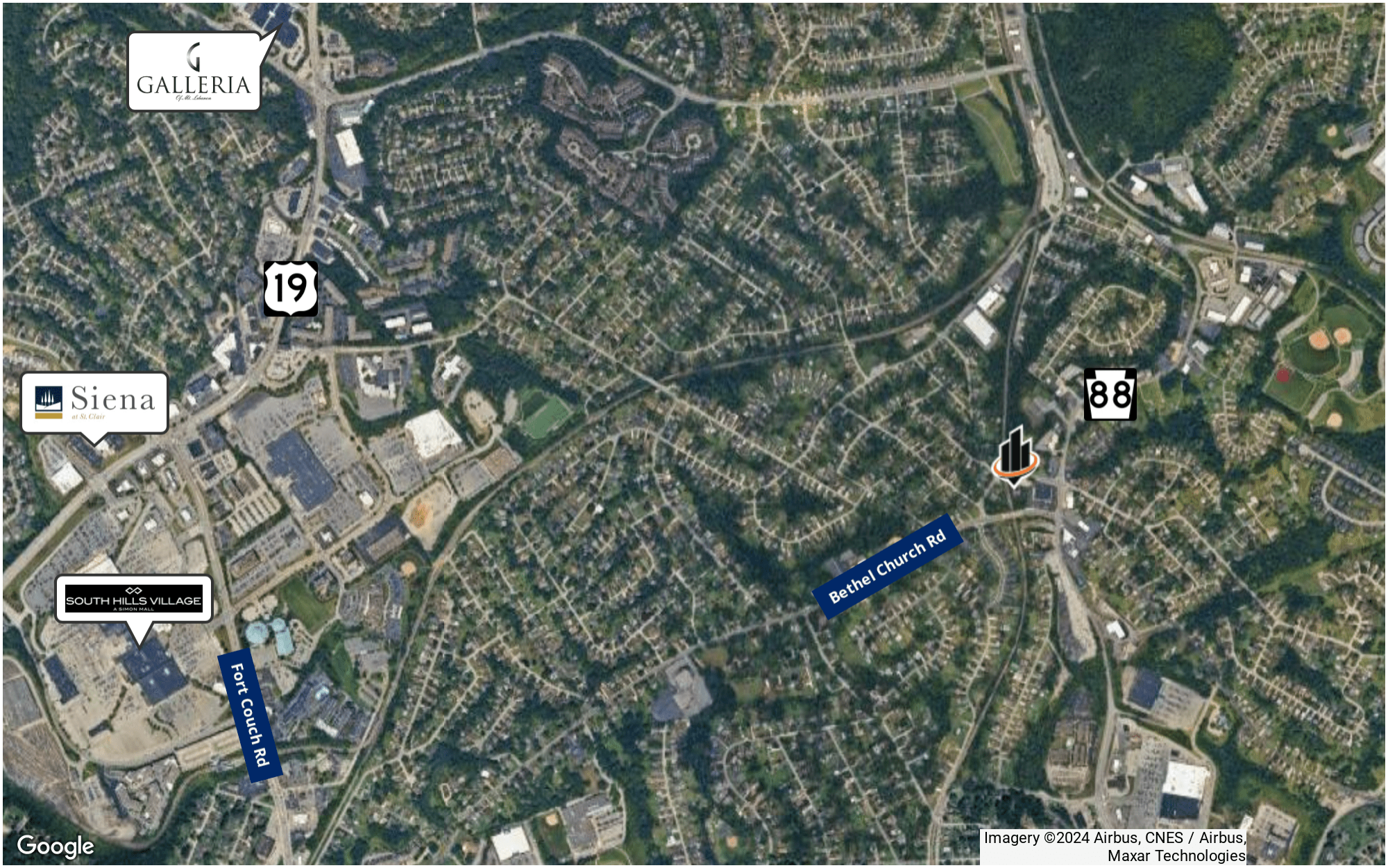




RETAILER MAP



AERIAL MAP

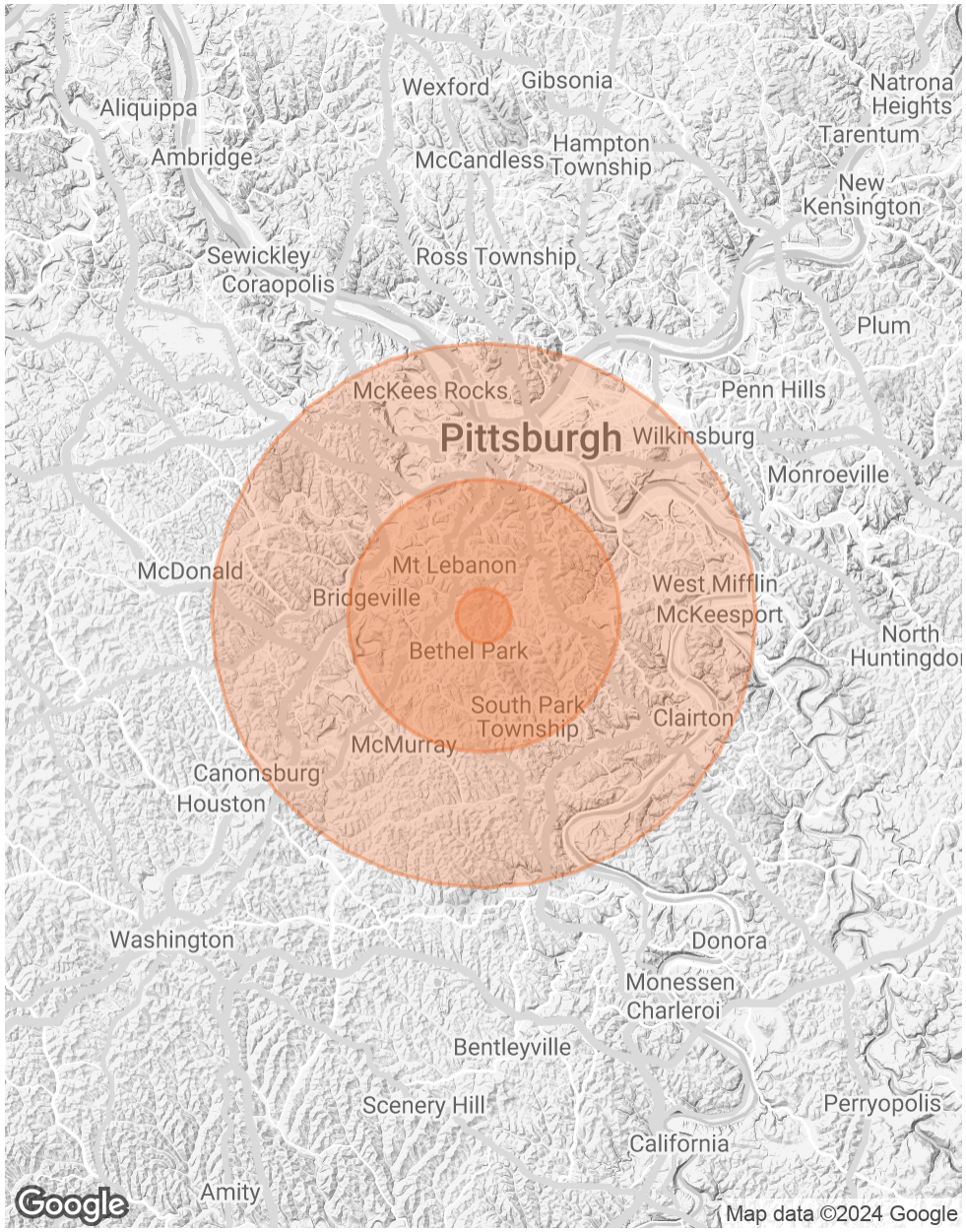

GALLERIA
19
Siena
at St. Clair
SOUTH HILLS VILLAGE
A SIMON MALL
Fort Couch Rd
Bethel Church Rd
88
Google
Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies

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)



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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