OFFERING MEMORANDUM

2801 Legionville Rd

2801 LEGIONVILLE RD

Ambridge, PA 15003

PRESENTED BY:

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SVN
THREE RIVERS
COMMERCIAL ADVISORS

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

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EXECUTIVE SUMMARY

OFFERING SUMMARY

LEASE RATE:	$6,000.00 per month (NNN)
BUILDING SIZE:	1,400 SF
AVAILABLE SF:	2.5 Acres
LOT SIZE:	2.5 Acres
YEAR BUILT:	2005
APN#:	

PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present 2.5 Acres of fully fenced lay-down yard and 1,400SF of Office at 2801 Legionville Rd for lease.

PROPERTY HIGHLIGHTS

- 2 Acres of fully fenced Laydown yard
- 1400 SF Office
- Proximity to Leetsdale and Ambridge Industrial Parks
- Ideal for trucking, construction, and industrial storage

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

SECTION 2

Location Information

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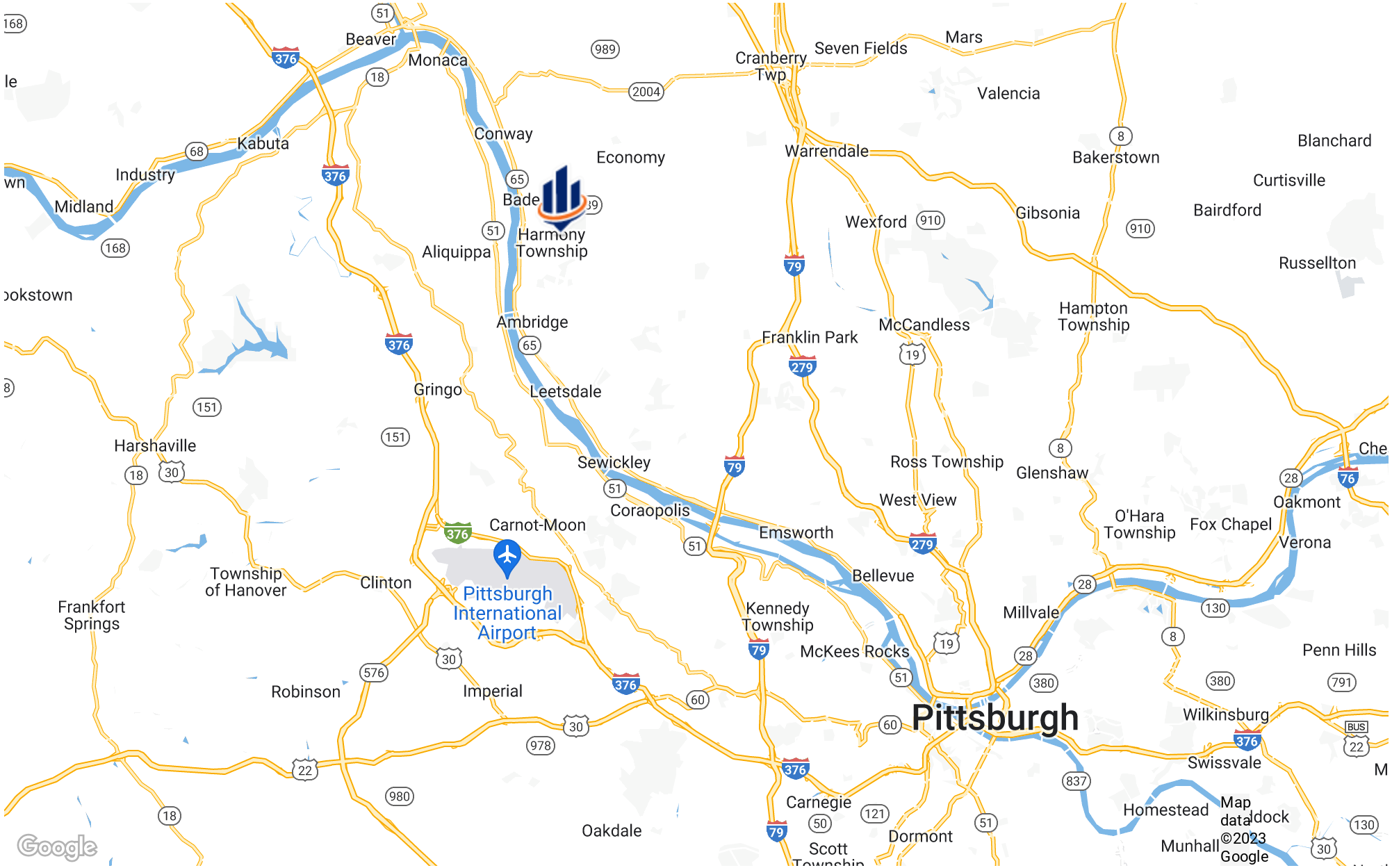
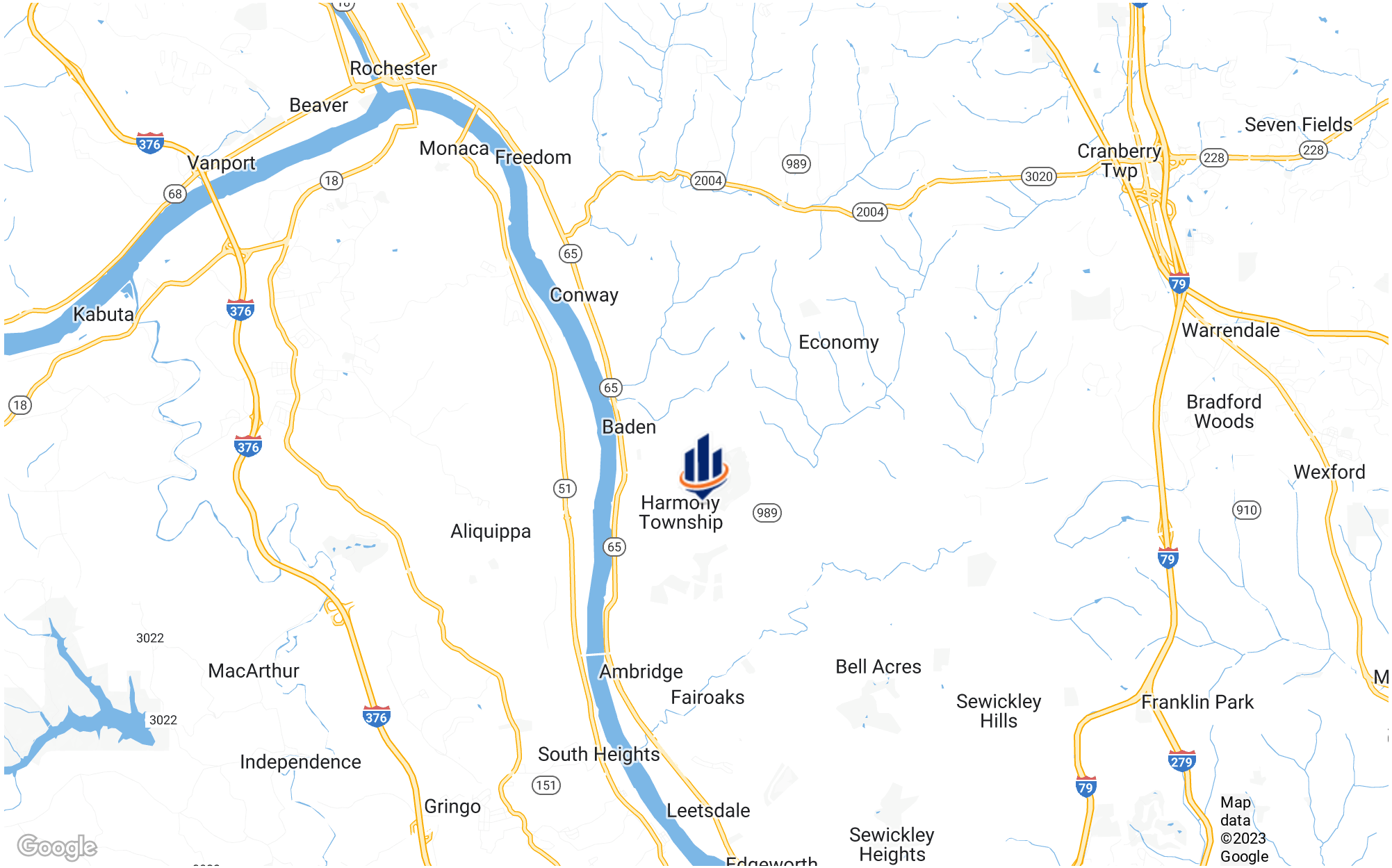
REGIONAL MAP



AERIAL MAP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Harmony Township
Aliquippa
MacArthur
Ambridge
Fairoaks
Bell Acres
Sewickley Hills
Franklin Park
Independence
South Heights
Gringo
Leetsdale
Sewickley Heights
Edgeworth
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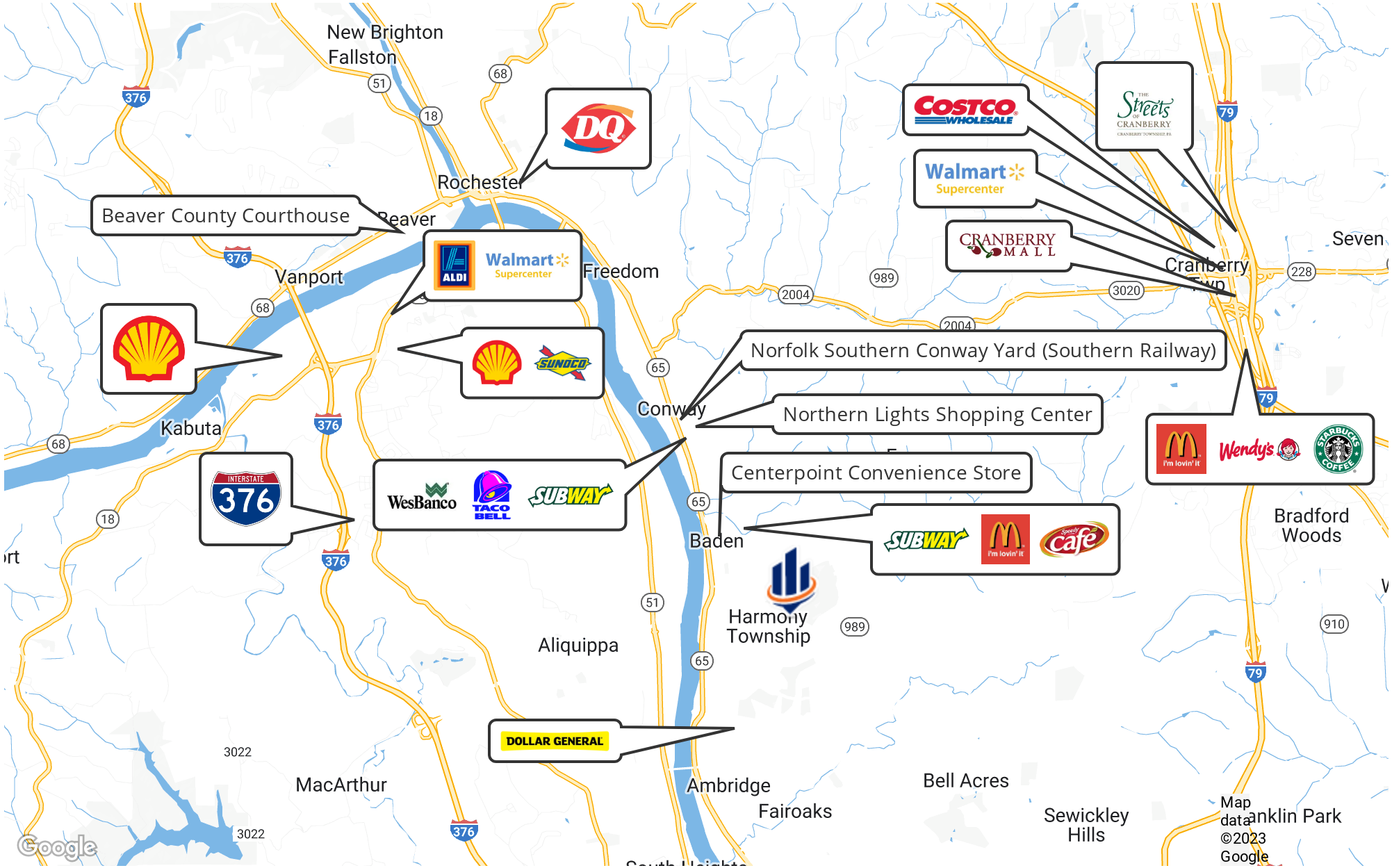
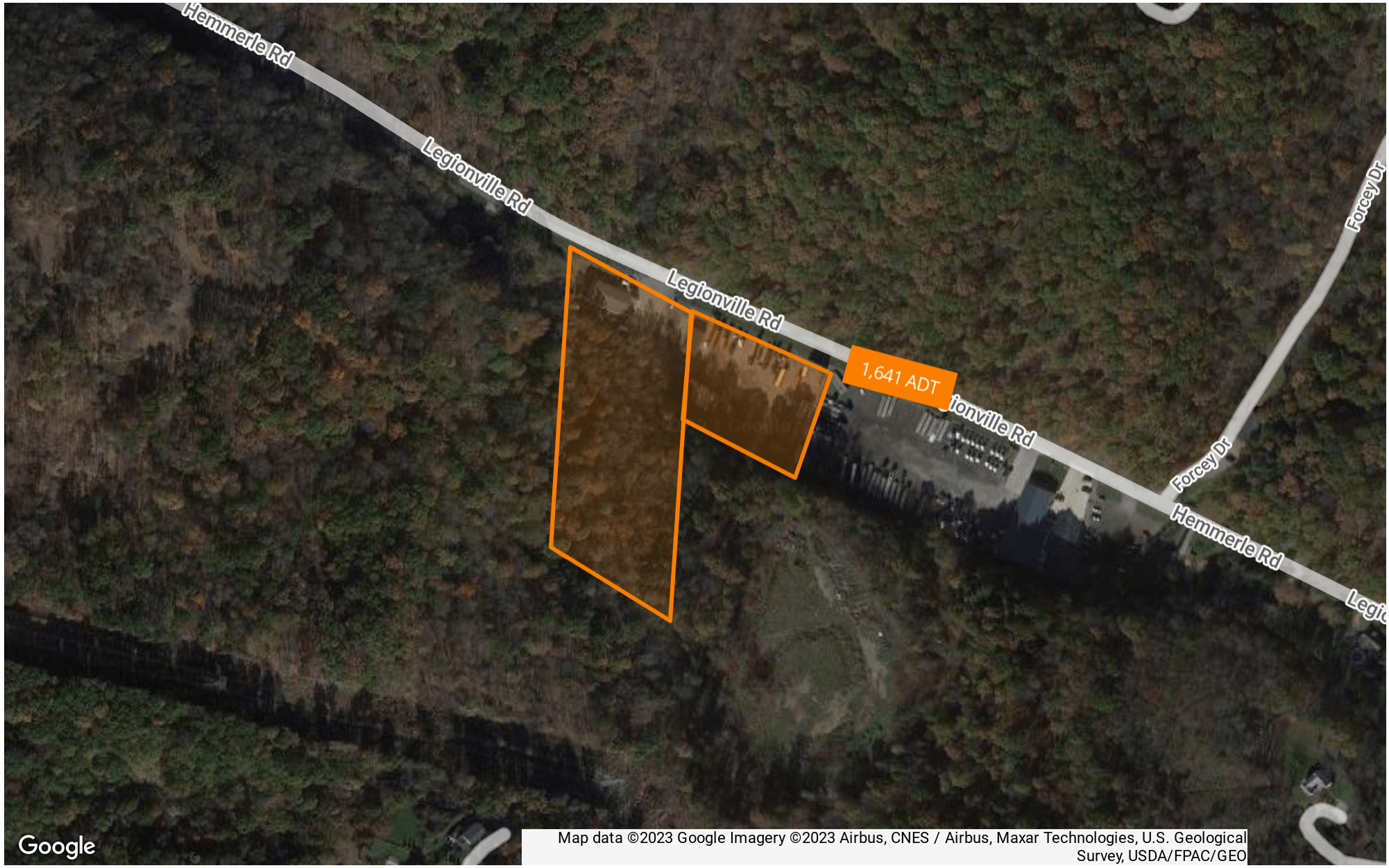
RETAILER MAP



PARCEL MAP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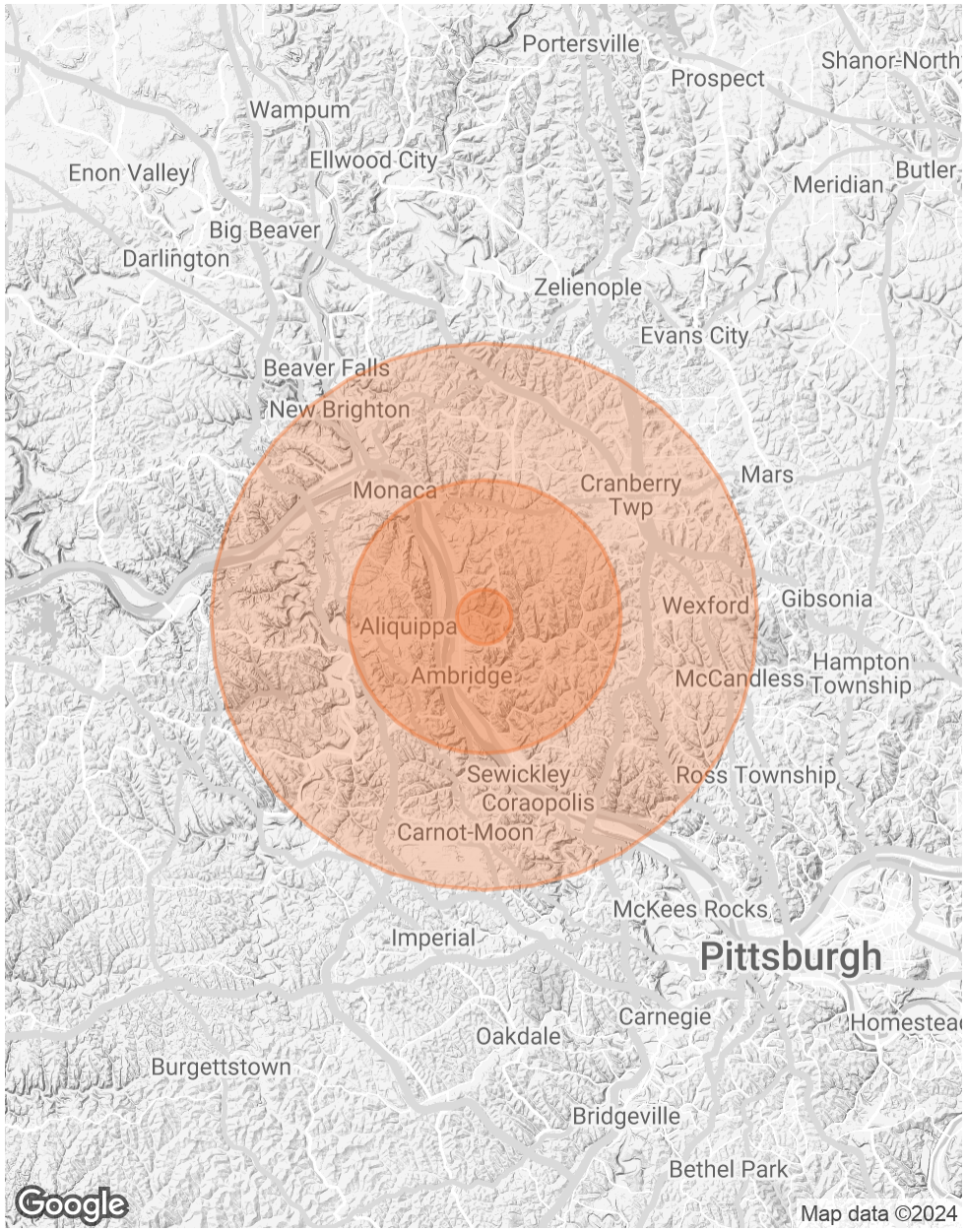
Map data ©2023 Google Imagery ©2023 Airbus, CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

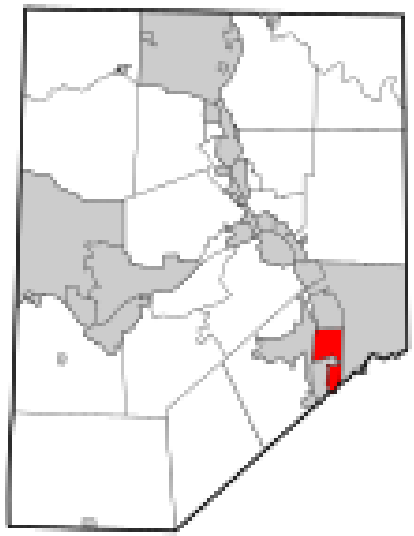
DEMOGRAPHICS MAP & REPORT

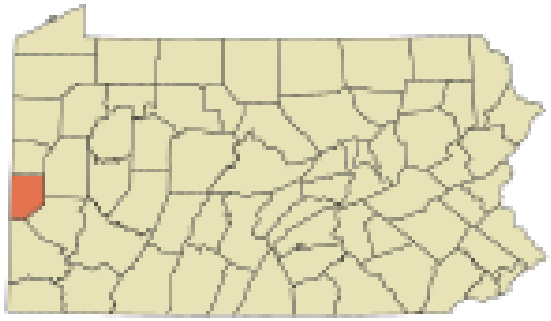
POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,126	64,048	248,708
AVERAGE AGE	50.2	45.9	44.0
AVERAGE AGE (MALE)	44.5	44.3	42.4
AVERAGE AGE (FEMALE)	51.5	47.3	45.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,100	31,932	114,371
# OF PERSONS PER HH	1.9	2.0	2.2
AVERAGE HH INCOME	$64,198	$76,374	$96,298
AVERAGE HOUSE VALUE	$186,224	$181,039	$236,633

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







BEAVER COUNTY

Beaver County, southwestern Pennsylvania, has a rich history dating to colonial times, notably contributing to westward expansion and the Industrial Revolution. Its diverse landscape, featuring the Ohio River, rolling hills, valleys, and wooded areas, sets the backdrop. The county has transitioned economically from its industrial roots to a diversified focus on healthcare, education, and services. This blend of history and progress is evident in cultural and recreational offerings like parks and community events.

HARMONY TOWNSHIP

Harmony Township, situated in Beaver County, Pennsylvania, is a quaint community with a rich local history. Nestled along the picturesque Ohio River, the township offers scenic views and a serene environment. With its small-town charm, Harmony Township provides a peaceful residential atmosphere. The community has witnessed economic shifts, adapting to modern times while preserving its historical character. Residents enjoy the balance of rural and suburban living, with access to parks and local amenities.

SECTION 3

Advisor Bios

SVN
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COMMERCIAL ADVISORS

ADVISOR BIO 1

JASON CAMPAGNA

Managing Director

jason.campagna@svn.com

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

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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

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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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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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