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RE/MAX SELECT REALTY

400 Broad Street, Suite 2006,  
Sewickley, PA 15143

FOR SALE/LEASE | OFFICE BUILDING

# 1180 LONG RUN ROAD

WHITE OAK, PA 15131



PRESENTED BY:

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This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation.

RE/MAX Select Realty has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, RE/MAX Select Realty has not verified, and will not verify, any of the information contained herein, nor has RE/MAX Select Realty conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein.

Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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## PROPERTY INFORMATION

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EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

EXTERIOR PHOTOS

LEASE SPACES FLOOR 1

LEASE SPACES FLOOR 2

INTERIOR PHOTOS

INTERIOR PHOTOS

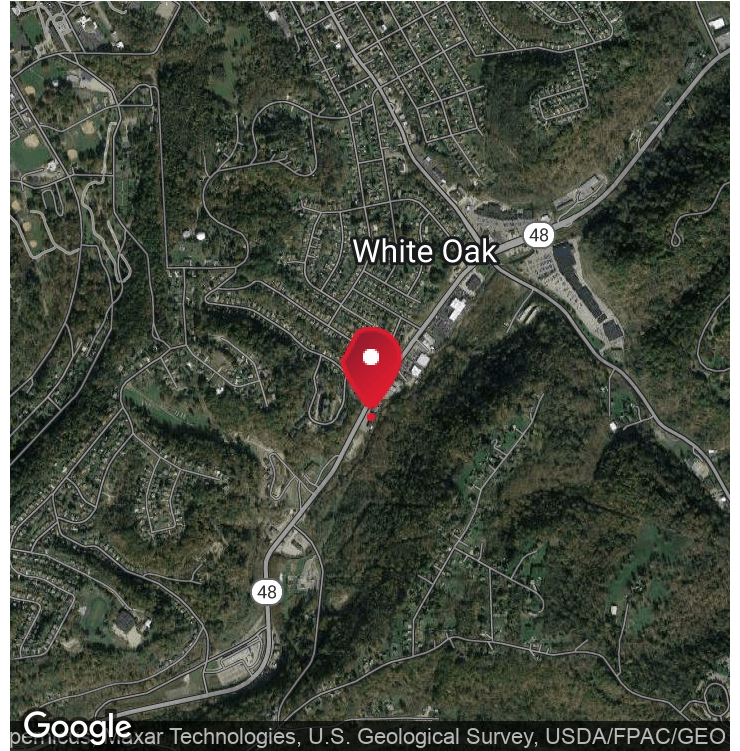
INTERIOR PHOTOS

INTERIOR PHOTOS

INTERIOR PHOTOS

INTERIOR PHOTOS

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$750,000
Lease Rate:	\$10.00 - 12.00 SF/yr (NNN)
Building Size:	13,504 SF
Available SF:	1,200 - 13,504 SF
Lot Size:	1.41 Acres
Price / SF:	\$55.54
Year Built:	1978
Zoning:	C-2
Submarket:	Parkway East Corridor

## PROPERTY OVERVIEW

Bring your business to this high traffic and high visibility office/retail space located on Route 48 in White Oak, PA. This 2 story brick building is approximately 13,500 square feet on 1.41 acres of land. Parking lot has approximately 46 spaces. Basement storage available. The building features a test kitchen on the first floor and tons of potential throughout. Kitchenettes and bathrooms on both the 1st and 2nd floor of the building. 3 phase electric and backup gas powered generator for the second floor of the building.

## PROPERTY HIGHLIGHTS

- High Traffic and Visibility Space
- Signage Available
- Additional basement and garage storage available.

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# PROPERTY DESCRIPTION



## PROPERTY DESCRIPTION

Two-story brick building in the commercial district of White Oak, PA. The building is approximately 13,500 square feet on 1.41 acres of land. The parking lot has approximately 46 spaces. Basement storage is available. The building features a test kitchen on the first floor and partitioned office spaces throughout. Kitchenettes and shared bathrooms on both the first and second floor of the building.

## UTILITIES DESCRIPTION

Public Water & Sewage

3-Phase Electric

Gas

Back-up gas powered generator for second floor of building

## CONSTRUCTION DESCRIPTION

A mix of hollow core plank and poured concrete on the first floor. Plywood subfloor on the second floor of the building. Rubber roof (2022) and Asphalt shingle (2021).

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# // EXTERIOR PHOTOS



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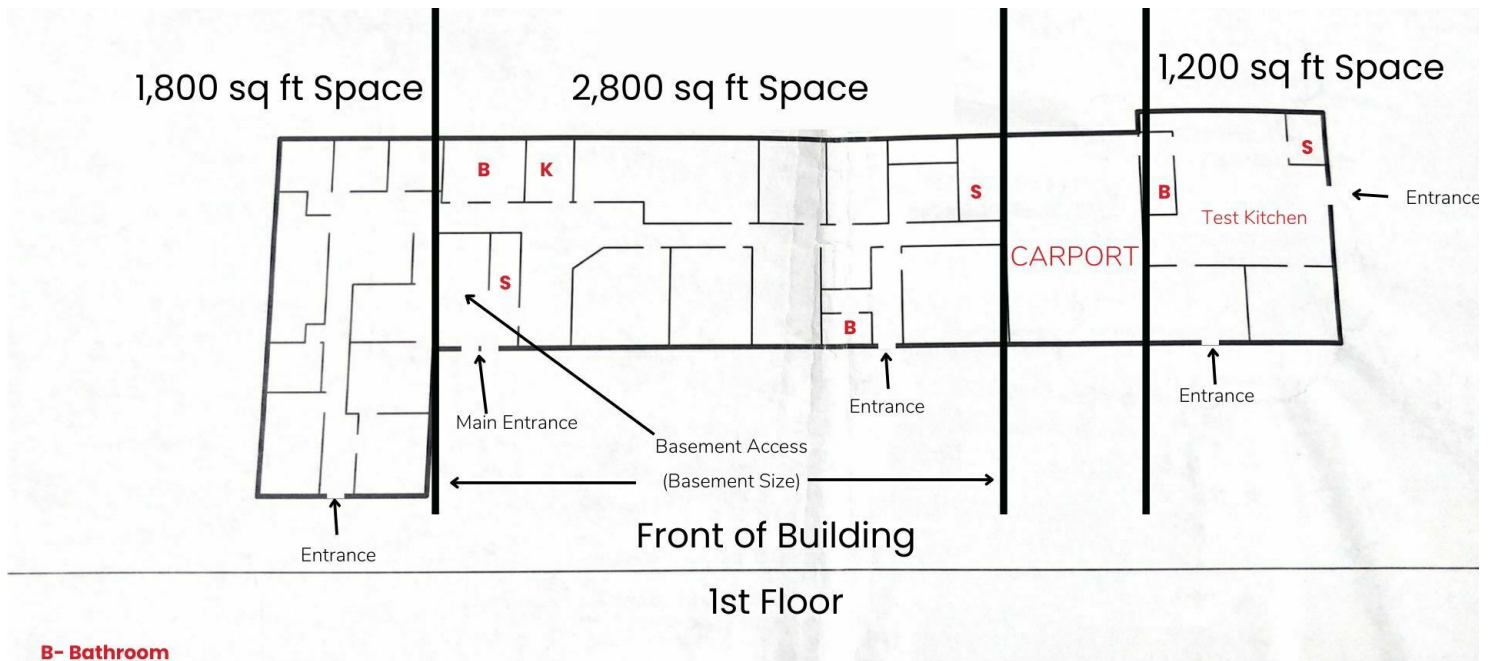
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# // LEASE SPACES FLOOR 1



B- Bathroom

K- Kitchenette

S- Stairs

## LEASE INFORMATION

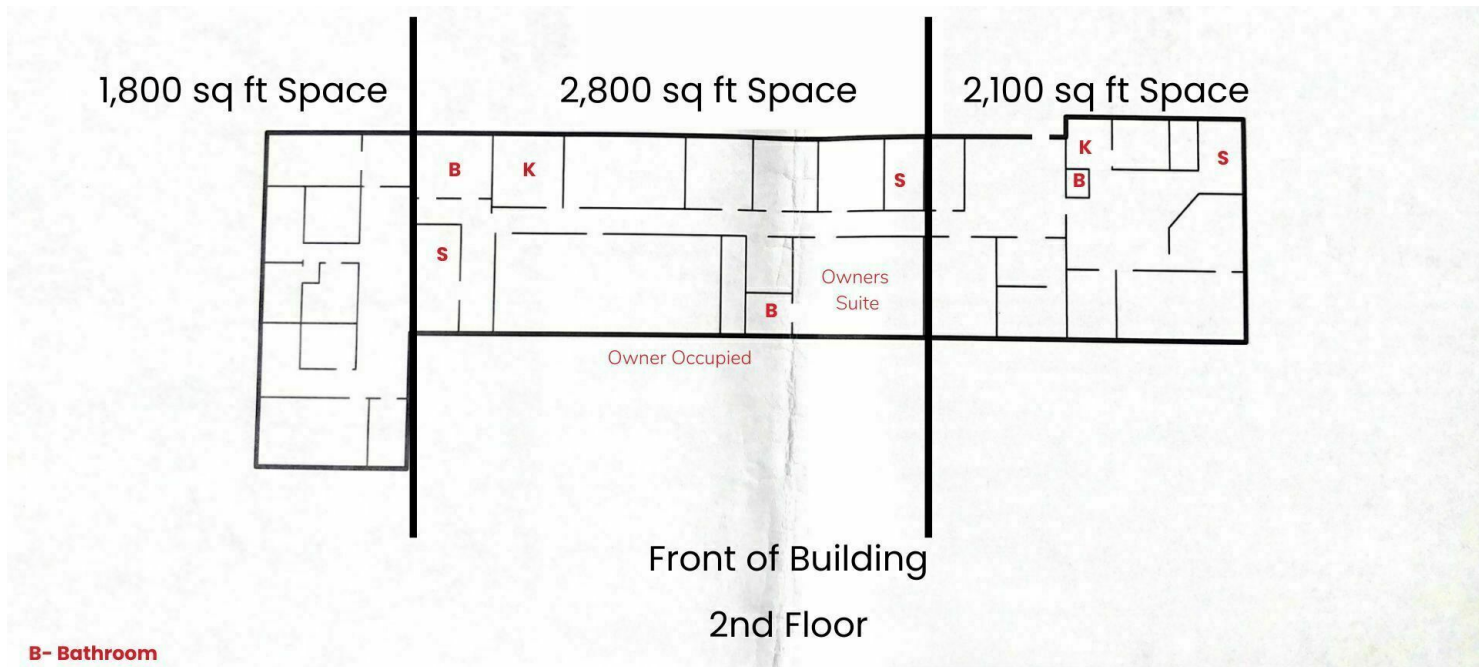
Lease Type:	NNN
Total Space:	1,200 - 2,800 SF

Lease Term:	Negotiable
Lease Rate:	\$10.00 - \$12.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 101	Available	1,800 SF	NNN	\$10.00 - 12.00 SF/yr	Partitioned Office Space
Suite 102	Available	2,800 SF	NNN	\$10.00 - 12.00 SF/yr	Partitioned Office Space
Suite 103	Available	1,200 SF	NNN	\$10.00 - 12.00 SF/yr	Test Kitchen

# // LEASE SPACES FLOOR 2



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,200 - 2,800 SF	Lease Rate:	\$10.00 - \$12.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 201	Available	1,800 SF	NNN	\$10.00 - 12.00 SF/yr	Partitioned Office Space
Suite 202	Available	2,800 SF	NNN	\$10.00 - 12.00 SF/yr	Partitioned Office Space, Owner's Suite, Available/Currently Occupied
Suite 203	Available	2,100 SF	NNN	\$10.00 - 12.00 SF/yr	Partitioned Office Space



# // FLOOR 1 | SUITE 101



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# // FLOOR 1 | SUITE 102



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# // FLOOR 1 | SUITE 103



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# // FLOOR 2 | SUITE 201



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# // FLOOR 2 | SUITE 202



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# // FLOOR 2 | SUITE 203



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## LOCATION INFORMATION

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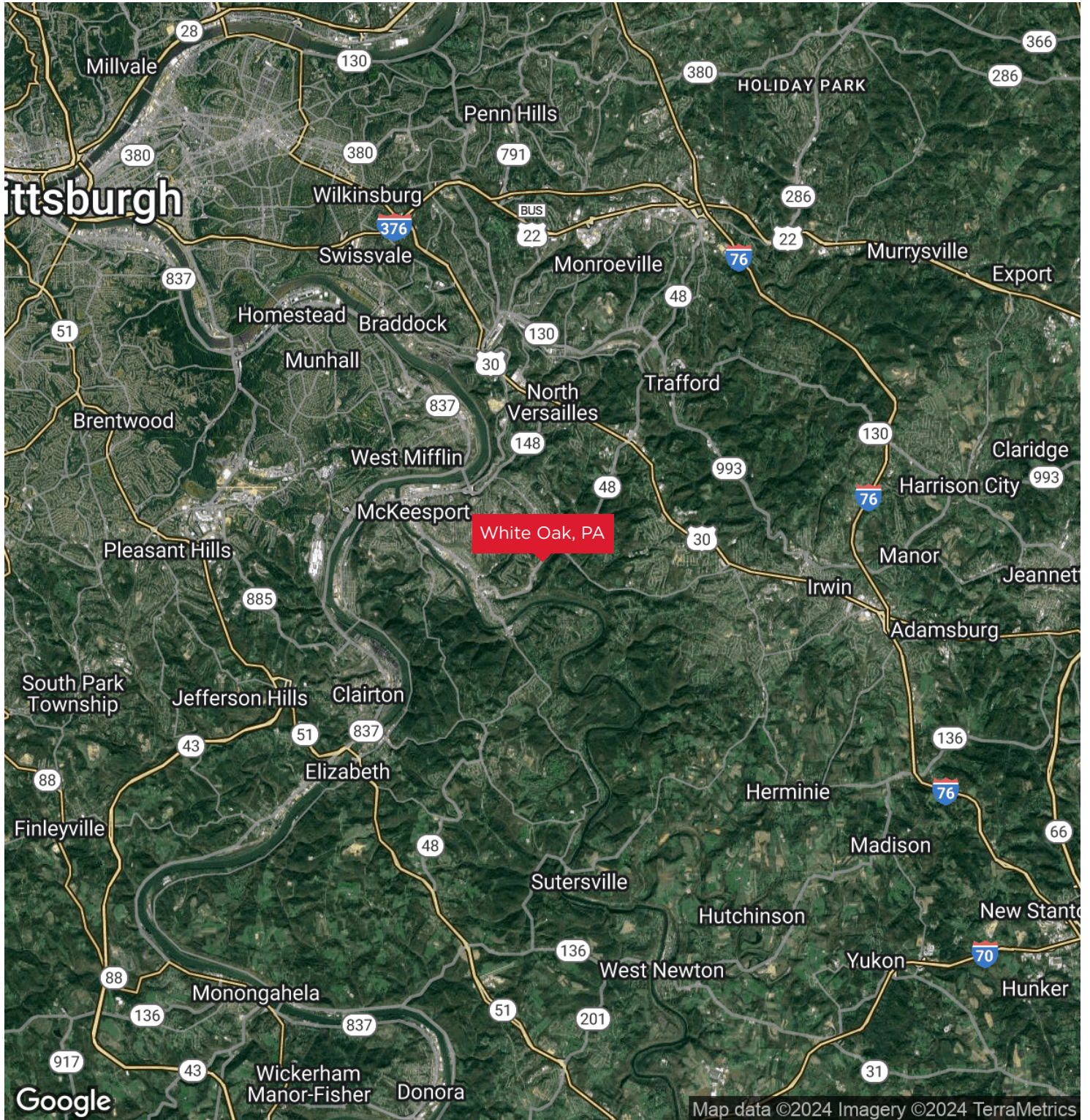
REGIONAL MAP

RETAILER MAP

CITY INFORMATION



# REGIONAL MAP



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# RETAILER MAP



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# CITY INFORMATION



## LOCATION DESCRIPTION

White Oak is a suburban Pittsburgh borough in Allegheny County, Pennsylvania. White Oak has five borders, including North Versailles Township to the north, North Huntingdon Township in Westmoreland County to the east, South Versailles Township to the southwest, Elizabeth Township to the south (in which a short part of the border runs across the Youghiogheny River), and McKeesport to the west.

## LOCATION DETAILS

Sub Market	Parkway East Corridor
County	Allegheny

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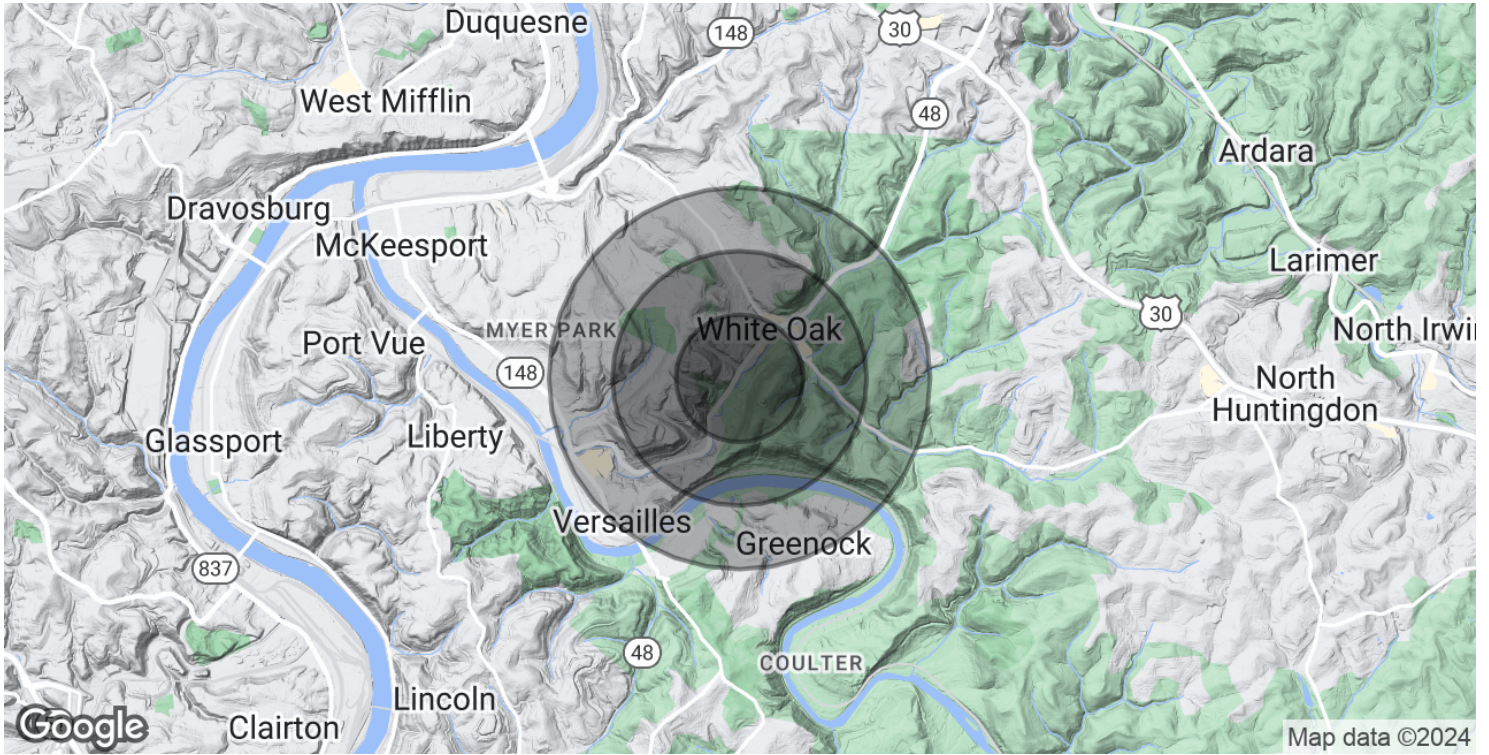
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## DEMOGRAPHICS

### IN THIS SECTION

DEMOGRAPHICS MAP & REPORT

# DEMOGRAPHICS MAP & REPORT



## POPULATION

### 0.5 MILES

### 1 MILE

### 1.5 MILES

Total Population	1,302	4,906	13,632
Average Age	57.3	53.2	46.0
Average Age (Male)	56.9	51.7	43.0
Average Age (Female)	57.3	54.0	47.8

## HOUSEHOLDS & INCOME

### 0.5 MILES

### 1 MILE

### 1.5 MILES

Total Households	743	2,601	7,041
# of Persons per HH	1.8	1.9	1.9
Average HH Income	\$74,907	\$66,733	\$57,125
Average House Value	\$104,327	\$106,662	\$92,332

\* Demographic data derived from 2020 ACS - US Census

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## ADVISOR BIOS

**IN THIS SECTION**

ADVISOR BIO

# //ADVISOR BIO

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**PROFESSIONAL BACKGROUND**

As a RE/MAX® commercial advisor in Pittsburgh, Pennsylvania , I'm dedicated to helping my clients achieve their real estate goals. Whether you are buying or selling a property or just curious about the local market, I would love to offer my support and services. I know the local community — both as an advisor and a neighbor — and can help guide you through the nuances of our local market. With access to top listings, a worldwide network, exceptional marketing strategies and cutting-edge technology, I look forward to working with you to make your real estate experience memorable and enjoyable.

**MEMBERSHIPS**

NAR (National Association of Realtors)

RAMP (Realtor Association of Metropolitan Pittsburgh)

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