



34,200+ ADT



11,700+ ADT



2.35 ACRES | HOPEWELL

1620 GRINGO RD
HOPEWELL, PA 15001

Andreas Kamouyerou
Senior Advisor



34,200+ ADT



11,700+ ADT



1 PROPERTY INFORMATION

1620 Gringo Rd
Hopewell, PA 15001

Property Summary



OFFERING SUMMARY

Sale Price:	\$750,000
Lot Size:	2.35 Acres
Price / Acre:	\$319,149
Zoning:	Mixed Use
Market:	Beaver
Submarket:	Hopewell
APN:	65-203-0155

PROPERTY OVERVIEW

SVN | Three Rivers Commercial Advisors is pleased to present this development opportunity located at 1620 Gringo Rd in Aliquippa, PA. The property features 2.35 Acres of land along Route 151 off of the exit of I-376 Beaver Valley Expressway.

PROPERTY HIGHLIGHTS

- Available for sale or ground lease
- Approx. 330 ft of frontage on Route 151
- 11,700+ Average daily traffic on Route 151/Gringo Rd
- Located off of Interstate 376 which has 34,200+ average daily traffic

Additional Photos



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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

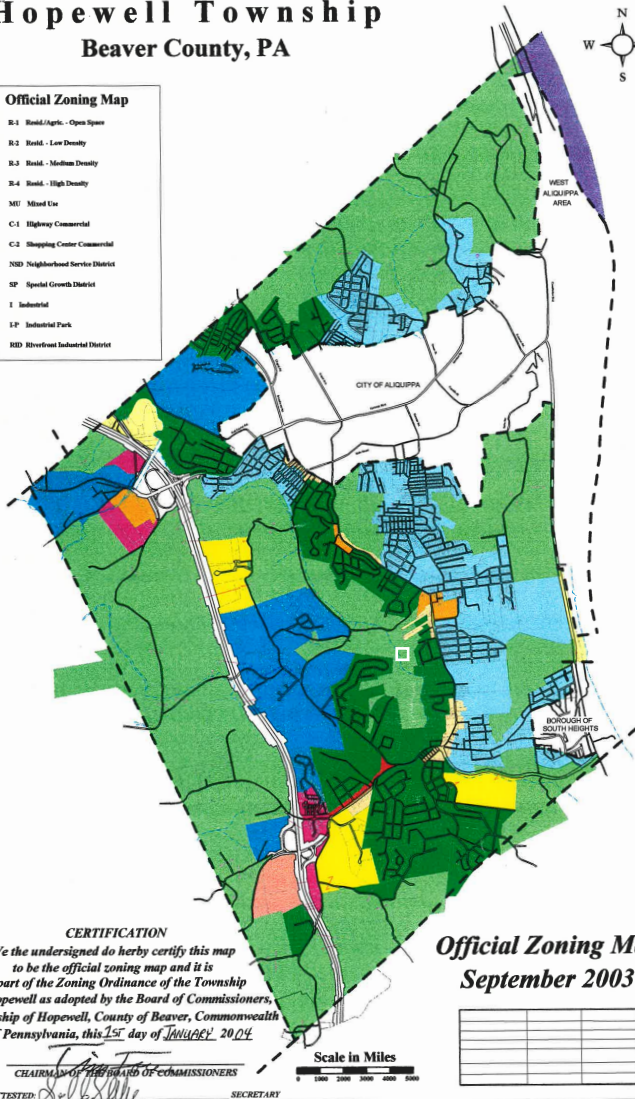
Mixed Use Zoning

ZONING MAP

Hopewell Township Beaver County, PA

Official Zoning Map

OS-1	Resid./Agric. - Open Space
OS-2	Resid. - Low Density
OS-3	Resid. - Medium Density
OS-4	Resid. - High Density
MU	Mixed Use
C-1	Highway Commercial
C-2	Shopping Center Commercial
NSD	Neighborhood Service District
SD	Special Growth District
I	Industrial
IP	Industrial Park
MD	Midwest Industrial District



CERTIFICATION
We the undersigned do hereby certify this map to be the official zoning map and it is a part of the Zoning Ordinance of the Township of Hopewell as adopted by the Board of Commissioners, Township of Hopewell, County of Beaver, Commonwealth of Pennsylvania, this 1st day of NOVEMBER, 2004.

**Official Zoning Map
September 2003**

Scale in Miles
0 1000 2000 4000 8000

CHAIRMAN OF THE BOARD OF COMMISSIONERS
ATTESTED: *[Signature]* SECRETARY

MIXED USE

PURPOSE. The purpose of the MU Mixed Use District is to provide areas for both commercial and residential uses at appropriate scales of development with access to major transportation facilities.

MU PERMITTED USES

- Multifamily residential dwellings
- Restaurants
- Hotels and motels
- General business offices
- Medical offices and clinics
- General retail
- Specialty retail
- Banks and financial institutions
- Private recreation facilities, including but not limited to, theaters and bowling alleys
- Vehicle service stations
- Business services
- Personal services
- Vertically integrated commercial-residential uses, with commercial on the first floor and residential above
- Research and development facilities
- Public grounds
- Forestry

MU CONDITIONAL USES

- Adult businesses
- Day care center

MU USES BY SPECIAL EXCEPTION

- Institutional uses including but not limited to libraries, private and parochial schools and foundation offices
- Self-storage [mini-storage] facilities
- Day care home



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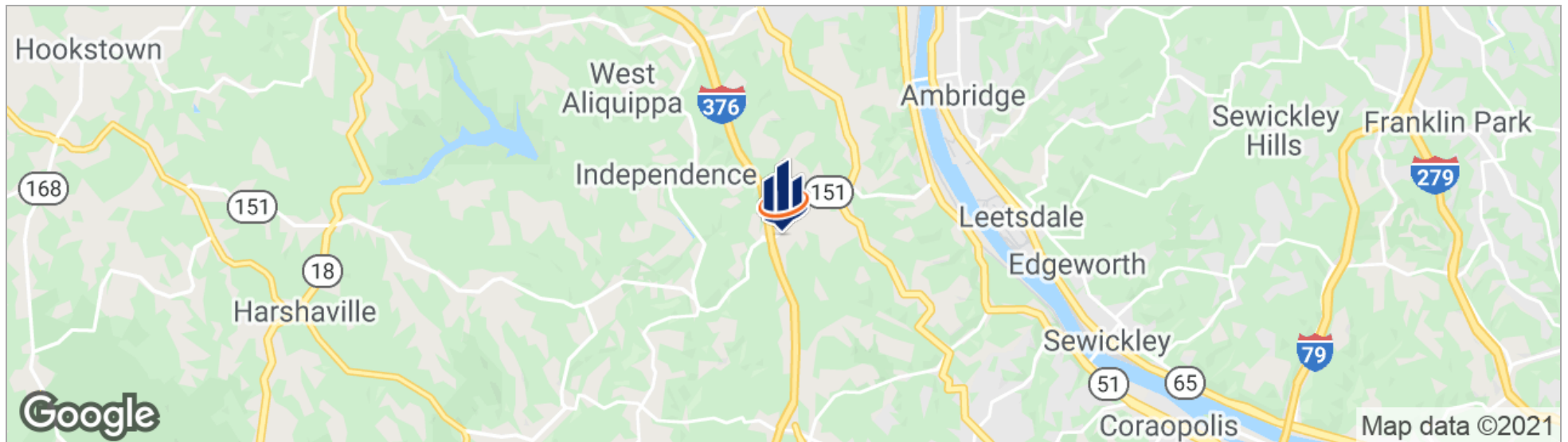


11,700+ ADT

2 LOCATION INFORMATION

1620 Gringo Rd
Hopewell, PA 15001

Location Maps



Location Maps

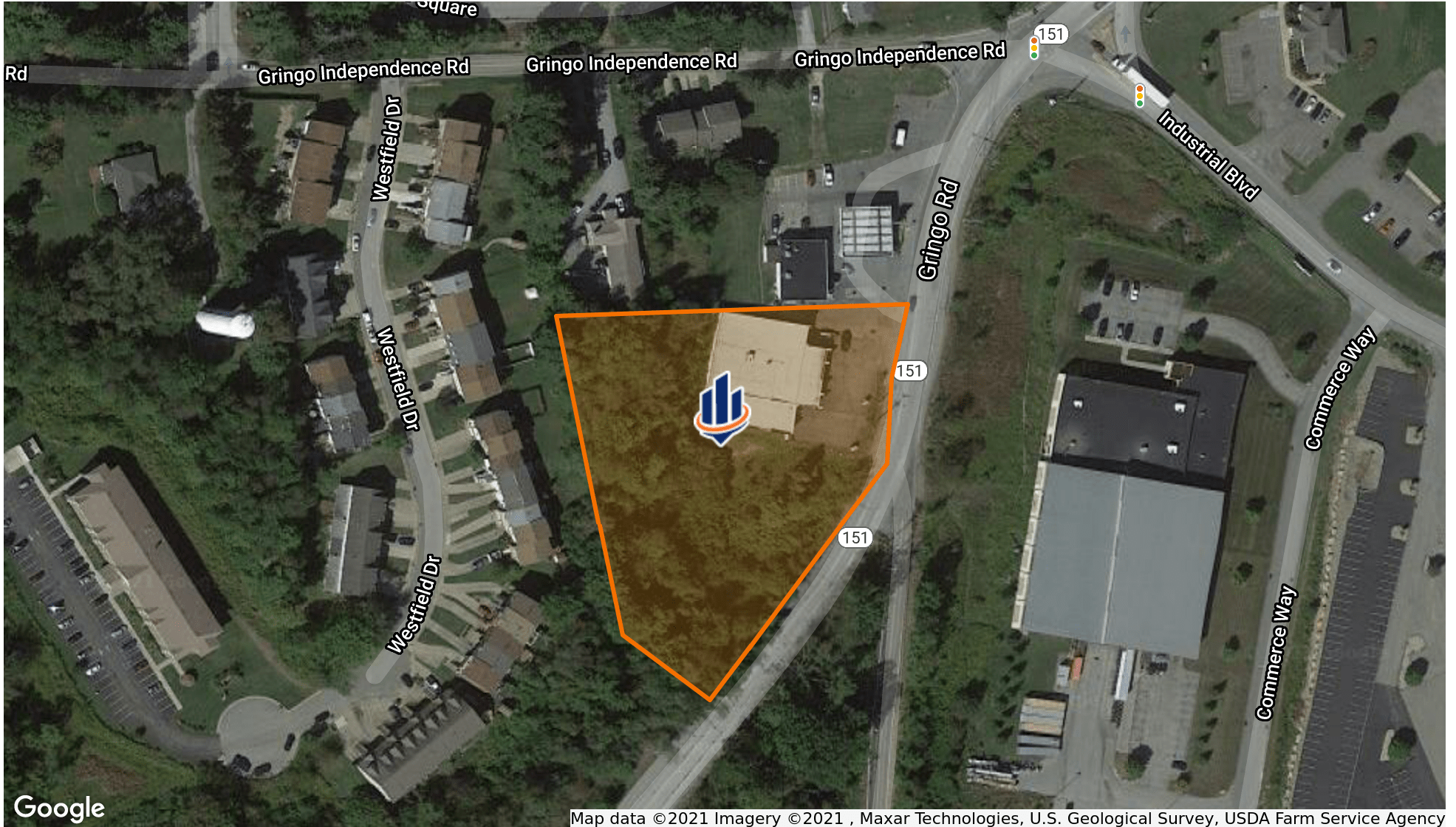


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Parcel Map



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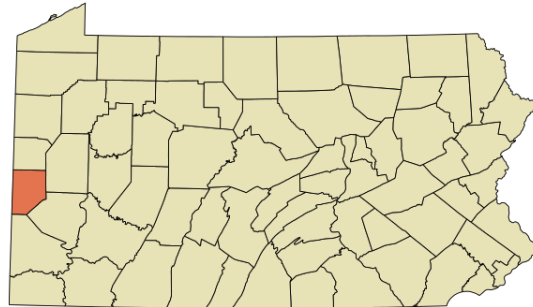
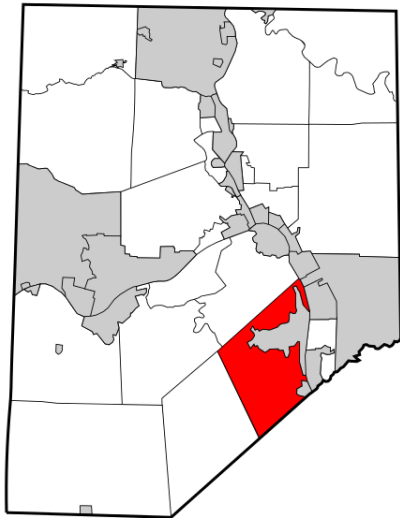
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Beaver County Overview



BEAVER COUNTY

Beaver County is located in southwest Pennsylvania northwest of the city of Pittsburgh. The County is bordered on the west by the States of Ohio and the panhandle of West Virginia; the south by Washington County; the east by Allegheny and Butler counties; and the north by Lawrence County. The predominant feature of the County is the Ohio River which enters from the southeast and flows to the center of the county before turning southwest and exiting the state to form the boundary between Ohio and West Virginia. The remainder of the County is characterized by gently rolling foothills and valleys of the Appalachian Mountain Range. Beaver County is comprised of 2 incorporated, third class cities (Aliquippa and Beaver Falls), and 52 boroughs and townships.



HOPEWELL TOWNSHIP

Hopewell Township is a township in Beaver County, Pennsylvania, United States, and a suburb of Pittsburgh. The population was 12,593 at the 2010 census. Hopewell Township has seven borders. It encloses the city of Aliquippa on three sides and the borough of South Heights to the southeast. Where not shared with these two communities, the eastern boundary of the township follows the Ohio River. Other borders include the townships of Independence to the southwest, Raccoon in the northwestern corner, Center to the north and northwest, and the Allegheny County townships of Crescent and Moon to the southeast.

Pittsburgh Overview



PITTSBURGH

Pittsburgh is the county seat of Allegheny County, located in southwestern Pennsylvania. It is the second-largest city in the Commonwealth of Pennsylvania and is known as both “The Steel City” for its more than 300 steel-related businesses and as the “City of Bridges” for its 446 bridges. The city features 30 skyscrapers, two inclines, and a pre-revolutionary fortification and the Point State Park at the confluence of the three rivers.

Aside from steel, Pittsburgh has led in manufacturing of aluminum, glass, shipbuilding, petroleum, foods, sports, transportation, computing, autos, and electronics. After the deindustrialization of the 1980s Pittsburgh was left with many museums, medical centers, parks, research centers, libraries, a diverse cultural district, and has the most bars per capita in the United States. The area is home to 68 colleges and universities, the nation's fifth largest bank, eight Fortune 500 companies, and six of the top 300 U.S. law firms with their headquarters in the Pittsburgh Area, all which have helped Pittsburgh become the sixth best area for U.S. job growth. Pittsburgh has also been listed as one of the most livable cities in the nation.



WHAT'S HAPPENING IN PITTSBURGH

- Conversion of 100 year old railroad loading dock into retail, restaurants and pedestrian passages in the Strip District. Land across the street also purchased with plans to invest \$50 million for office conversion
- CSX wrapping up its \$850 million rail terminal
- Shell's \$6 billion plant expected for completion in 2020
- \$750 million, multi-phase redevelopment of the former Civic Center arena, which could bring 1,000 residential units, and office/retail
- Technology Center office park on 48-acre site, academic, tech, and innovation hub. Partnership of several city, regional, and State institutions and home to many high-tech buildings. Deal in place to build six story, 155,932 sq. ft. office building
- Pittsburgh Technology Council assists tech companies with business development, talent retention, government relations and visibility services.

Demographics Map & Report

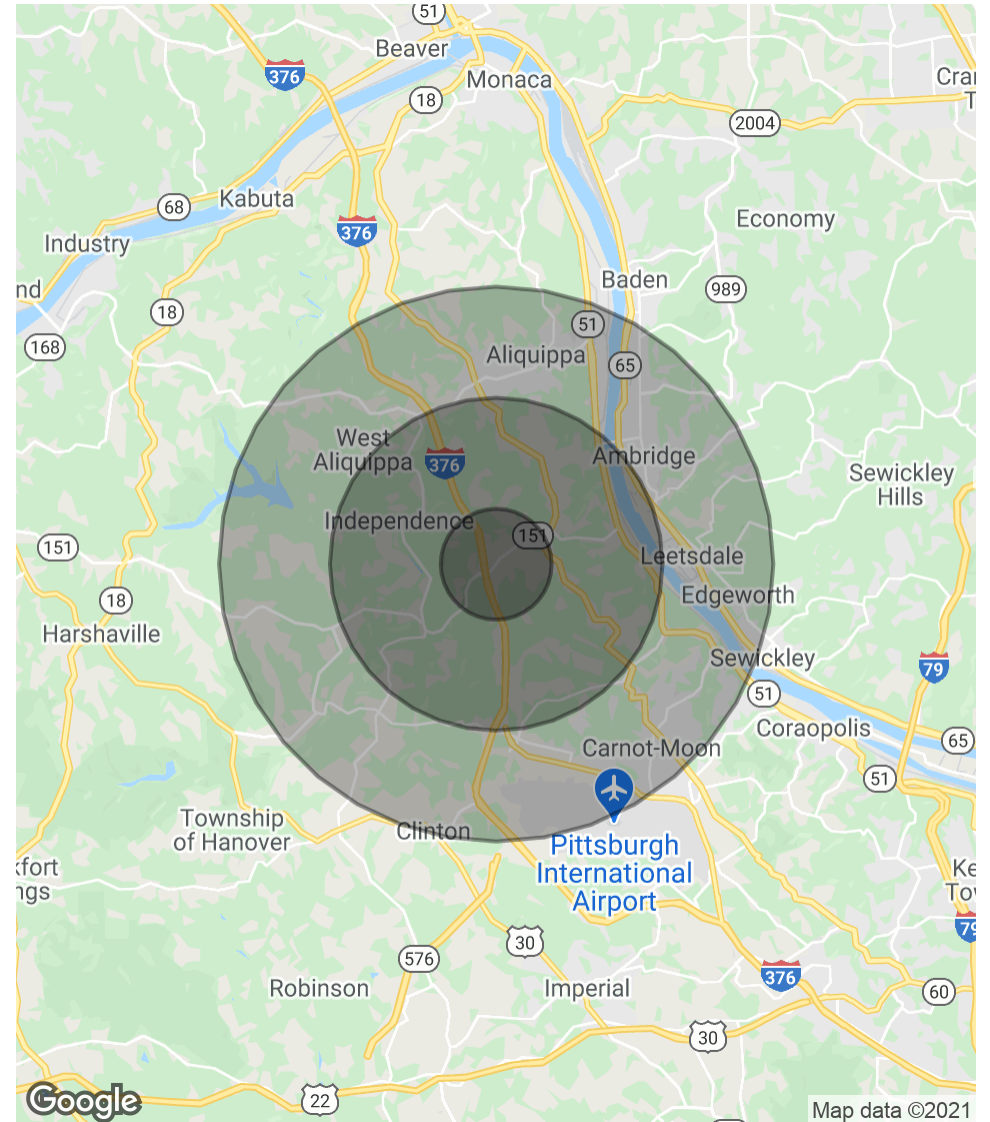
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,883	20,408	60,728
Average age	47.0	44.6	43.3
Average age (Male)	46.7	43.6	42.1
Average age (Female)	47.2	45.3	44.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,189	8,092	25,700
# of persons per HH	2.4	2.5	2.4
Average HH income	\$65,680	\$70,071	\$61,348
Average house value	\$135,176	\$161,428	\$169,462

* Demographic data derived from 2010 US Census



3 ADVISOR BIOS

1620 Gringo Rd
Hopewell, PA 15001

Advisor Bio 1



ANDREAS KAMOUYEROU

Senior Advisor

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Direct: 412.535.8062 | **Cell:** 724.825.0888

PROFESSIONAL BACKGROUND

Andreas serves as a Senior Advisor with SVN Three Rivers Commercial Advisors. In 2017 Andreas started with SVN with the focus on specializing in retail and has facilitated transactions ranging from commercial investment sales, developments and redevelopments, owner-occupied investments, and retail leasing. He is also proficient and versed in 1031 tax deferred exchanges.

Andreas has grown to drive the retail division of the SVN Pittsburgh office, which is currently in the process of expanding their footprint in the Greater Pittsburgh Area. In 2017 he relocated from the South Hills to downtown Pittsburgh and has since formed many great relationships with local investors, business owners/operators, affiliated professionals and brokers alike. Andreas is a licensed real estate agent in Pennsylvania and is currently in the process of attaining his CCIM designation.

SVN | Three Rivers Commercial Advisors

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