

VALUE-ADD MEDICAL BUILDINGS

3578 & 3582 Brodhead Rd., Monaca, PA 15061

**Healthcare
Investment Opportunity**

Offering Memorandum



MATTHEWSTM

EXCLUSIVELY LISTED BY



Josh Cordray

Associate Vice President

(310) 919-5839

josh.cordray@matthews.com

License No. RB373951 (PA)



Michael Moreno

SVP & Senior Director

(949) 432-4511

michael.moreno@matthews.com

License No. 01982943 (CA)



Rahul Chhajer

SVP & Senior Director

(949) 432-4513

josh.cordray@matthews.com

License No. 01986299 (CA)

Kyle Matthews

Broker of Record

License No. RB068831 (PA)

Table of Contents

03 Property Overview

05 Financial Overview

09 Market Overview

MATTHEWS™

INVESTMENT HIGHLIGHTS

- **Value-Add Lease-Up Potential – High yielding asset with upside.** Currently 69% leased, the asset offers a clear **value-add opportunity** through lease-up of remaining vacancies and stabilization with longer-term lease structures.
- **Below Replacement Cost** - The property offers an attractive **entry basis of \$80 per square foot at the list price**, giving buyers the opportunity to acquire this high-yielding asset well below replacement cost.
- **Below Market Rents** – Most of the subject tenants are paying a below market rent and have **leased space** at the property for **10+ years showing a commitment** to this location.
- **Established Medical Tenant Base** – **Majority occupancy by medical users**, who typically demonstrate **high retention due to significant build-out costs** and patient continuity concerns. Medical tenancy contributes to long-term stability and is **historically resilient to economic downturns**, e-commerce disruption, and health crises.
- **High Visibility Along Broadhead Road** – **Over 300 feet of frontage along Broadhead Road** with **daily traffic counts exceeding 13,500 vehicles**, offering prominent exposure and strong ingress/egress.
- **Ample Parking to Support Medical Use** – **Features a 4.0/1,000 SF parking ratio, well-suited for healthcare tenants** with higher parking requirements.
- **Proximity to Major Retail Corridor** – Located within one mile of Monaca, PA's primary retail hub, anchored by national retailers and hospitality tenants that include Walmart, Lowe's, Target, Hilton, IHG hotels and more
- **Excellent Regional Connectivity** – Strategically positioned less than **one mile from Highway 376 and Route 18**, with combined traffic counts exceeding **55,000 vehicles per day**, facilitating convenient access for patients, employees, and visitors.
- **Recent Capital Improvements** – Ownership has recently completed **over \$150,000 in key upgrades including new HVAC units**, interior renovations of vacant suites, refreshed common areas, and **new roofs (2022)**, reducing near-term capital needs





Beaver Valley Mall



Penn State Beaver
±504 Students | ±2.5 Miles Away



FINE WINE & GOOD SPIRITS



Subject Property



Community College of Beaver County
±3,600 Students | ±0.7 Miles Away

BROADHEAD RD
± 13,500 VPD



Google Earth

PROPERTY SUMMARY

List Price	\$2,321,000
NOI	\$214,817
CAP Rate	9.25%
Price/SF	\$80
WALT	±2.4 Years
GLA	±28,967 SF
Building Size (common area included)	±39,859 SF
Lot Size	±1.86 AC
Year Built	1975
Occupancy	69%
Property Type	Medical Office
Ownership Type	Fee Simple
Foundation	Landlord Responsible
Parking Lot	Landlord Responsible
Roof	Landlord Responsible
HVAC	Landlord Responsible
Structure	Landlord Responsible

FINANCIAL SUMMARY

INCOME	TOTAL
Rental Income	\$308,178
Reimbursement Revenue	\$13,503
Vacancy Factor (31%)	\$0
EFFECTIVE GROSS REVENUE	\$321,681
EXPENSES	
Property Tax	\$36,353
CAM	\$46,300
Insurance	\$8,127
Management Fee (5% of EGR)	\$16,084
TOTAL OPERATING EXPENSES	\$106,864
NET OPERATING INCOME	\$214,817



PROPERTY PHOTOS



RENT ROLL BUILDING 3582

Suite #	Tenant Name	Lease Start	Lease End	Size (SF)	% of NRA	Contract Rental Rate		Rent PSF	Rental Increases	Options Remaining	Lease Structure
						Annual	Monthly				
101	Mosites Construction	1/13/25	7/31/27	1,100	4%	\$17,316	\$1,443	\$16.36	Yes	Yes	Fixed CAM
103	Del Boni DMD	2/1/05	2/28/27	2,026	7%	\$28,440	\$2,370	\$14.03	None	None	Gross
104	VACANT	-	-	800	3%	-	-	-	-	-	-
106	VACANT	-	-	500	2%	-	-	-	-	-	-
107	Mosites Construction	2/15/26	MTM	800	3%	\$16,800	\$1,440	\$18.38	No	No	Gross
108	Commonwealth of PA (Beaver State Health)	1/1/23	1/3/33	1,078	4%	\$16,440	\$1,370	\$23.74	Yes	2x5 Years	Fixed CAM
201	Beaver County Cancer and Heart	3/1/10	1/31/29	1,230	4%	\$17,220	\$1,435	\$12.50	Yes	Yes	Gross
202	Exodus Wealth LLC	8/1/2026	7/31/2027	2,370	8%	\$37,920	\$3,160	\$16.00	None	None	Gross
203	UPMC Psychiatric	8/1/25	7/31/28	660	2%	\$13,440	\$1,120	\$19.23	None	1x3	Gross
204	Bear Valley Realty	1/16/26	1/15/27	300	1%	\$5,160	\$430	\$17.20	None	None	Gross
205	Vacant	-	-	2,500	8%	-	-	-	-	-	-
301	Accomplish Possibilities	6/1/22	5/31/27	1,200	4%	\$16,200	\$1,350	\$13.50	None	None	Gross
302	Accomplish Possibilities	3/1/21	2/28/27	1,200	4%	\$16,800	\$1,400	\$14.00	None	None	Gross
303	James D. Manning DMD	1/1/14	12/31/28	2,100	7%	\$31,515	\$2,626	\$13.25	Yes	None	Gross
304	Cobb Counsel	6/1/19	2/28/27	1,300	4%	\$18,849	\$1,570	\$14.33	None	None	Gross
305	Donna Iannone DMD	11/15/13	11/30/28	1,627	6%	\$23,998	\$1,999	\$13.26	Yes	None	Gross

RENT ROLL BUILDING 3578

Suite #	Tenant Name	Lease Start	Lease End	Size (SF)	% of NRA	Contract Rental Rate		Rent PSF	Rental Increases	Options Remaining	Lease Structure
						Annual	Monthly				
1A	Vacant	-	-	835	3%	-	-	-	-	-	-
1B	Vacant	-	-	912	3%	-	-	-	-	-	-
1C	Gelous Nails	6/1/25	5/30/28	1,000	3%	\$12,900	\$1,075	\$12.90	None	Yes	Fixed CAM
2A	VACANT (Former Dental)	-	-	1,350	5%	-	-	-	-	-	-
2B-C	Proactive Podiatry	12/1/21	11/30/31	1,650	6%	\$28,880	\$2,400	\$17.45	None	None	Gross
3A	Vacant	-	-	1,215	4%	-	-	-	-	-	-
3B	Vacant	-	-	750	3%	-	-	-	-	-	-
3C	Skerlec Contracting	1/1/23	7/31/27	500	2%	\$6,300	\$525	\$12.60	None	None	Gross

TENANT SUMMARY

Occupancy	Size (SF)	% of NRA	Contract Rental Rate	
			Annual	Monthly
Occupied Totals	±20,105	69%	\$308,178	\$25,681
Vacant Totals	±8,862	31%	\$0	\$0
Total	±28,967	100.00%	\$308,178	\$25,681



MONACA, PA



Local Market Overview

Monaca, Pennsylvania, is located in Beaver County, just northwest of Pittsburgh, and offers strategic advantages for healthcare service providers. The borough benefits from its access to key transportation corridors, including major state routes and an interstate highway, enabling convenient travel for patients and medical professionals alike. The area supports a diverse local economy, with healthcare, retail, and manufacturing serving as key employment sectors. Additionally, the presence of educational institutions such as a local community college helps maintain a skilled labor pool, which is beneficial for healthcare operations.

The commercial real estate landscape in Monaca includes several assets that align well with medical office use. Professional complexes in the area offer a mix of tenants in the healthcare, government, and business sectors, demonstrating demand for versatile, service-oriented space. Furthermore, nearby medical campuses and neighborhood healthcare centers provide complementary services and strengthen the region's role as a community healthcare hub. Combined with economic stability and an accessible location, Monaca represents a sound choice for multi-tenant medical office investment.

Property Demographics

POPULATION	3-MILE	5-MILE	10-MILE
------------	--------	--------	---------

Current Year Estimate	22,294	64,328	170,002
-----------------------	--------	--------	---------

HOUSEHOLDS	3-MILE	5-MILE	10-MILE
------------	--------	--------	---------

Current Year Estimate	9,805	27,967	71,929
-----------------------	-------	--------	--------

INCOME	3-MILE	5-MILE	10-MILE
--------	--------	--------	---------

Average Household Income	\$92,644	\$78,476	\$87,384
--------------------------	----------	----------	----------

PROXIMITY MAP



PITTSBURGH, PA

Pittsburgh is the second-largest city in the Commonwealth of Pennsylvania and the county seat of Allegheny County. With a metropolitan population of over 2.3 million people, the city is the largest in both the Ohio Valley and Appalachia. Pittsburgh is known as “Steel City” for its more than 300 steel-related businesses, as well as “The City of Bridges” for its 446 bridges. The city features 30 skyscrapers, 2 inclines, a pre-revolutionary fortification, and the source of the Ohio River at the confluence of the Monongahela and Allegheny Rivers.

Pittsburgh’s booming economy is due to its major industries which include manufacturing, healthcare and life sciences, energy, financial and business services, and information technology. Over 12.3 million overnight trips to the Pittsburgh region are made each year due to the city’s museums, entertainment centers, and sporting events. The area is also home to 68 colleges and universities including research and development leaders Carnegie Mellon University and the University of Pittsburgh. The Pittsburgh Metropolitan Area is an ideal place to live, work, and play.



ACCOLADES

3rd Best U.S. City to Live in U.S. – [Economist Intelligence Unit Global Liveability Index, 2025](#)

#14 of 231 in Best Cities For Young Professionals In America – [Niche, 2026](#)

Top 50 Best Places To Travel In 2026 – [Travel + Leisure](#)

#5 2026 Best Cities For Jobs – [Wallethub](#)

Top Destination For Family Travel In Pennsylvania – [TravelPulse](#)

MATTHEWS™

VALUE-ADD MEDICAL BUILDINGS

Monaca, PA 15061

EXCLUSIVELY LISTED BY

Josh Cordray

Associate Vice President

(310) 919-5839

josh.cordray@matthews.com

License No. 373951 (PA)

Michael Moreno

SVP & Senior Director

(949) 432-4511

michael.moreno@matthews.com

License No. 01982943 (CA)

Rahul Chhajed

SVP & Senior Director

(949) 432-4513

josh.cordray@matthews.com

License No. 01986299 (CA)

Kyle Matthews | Broker of Record | Lic. No. RB066831 (PA)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 3578 Brodhead Rd, Monaca, PA, 15061 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.