



2828
PENN AVE

2801
LIBERTY AVE

FOR SALE

2801 LIBERTY AVE | 2828 PENN AVE
PITTSBURGH, PENNSYLVANIA 15222

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2801 LIBERTY AVE
2828 PENN AVE

EXECUTIVE SUMMARY

INVESTMENT OVERVIEW



OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present 2801 Liberty Ave and 2828 Penn Ave for sale. Located in Pittsburgh's Strip District, this property offers potential for versatile use. These parcels are prime candidates for possible re-development OR could be an attractive option for an owner user or investor in the market.

2801 Liberty Ave consists of a 22,248 SF office building on 18,600 SF lot, and 2828 Penn Ave is a 18,800 SF vacant parking lot.

The property is ideally situated in The Strip District, one of the city's most vibrant and dynamic neighborhoods. The Strip District blends an eclectic mix of technology firms, creative offices, retail, dining, and residential developments—all within walking distance of Downtown Pittsburgh.

With a prime location, generous square footage, and versatile zoning, this property offers a wealth of potential for an investor seeking a strategic addition to their portfolio. Uncover the possibilities that await within this impressive and strategically positioned building.

OFFERING SUMMARY

PRICE	Subject to Offer
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ADDRESS	2801 Liberty Ave and 2828 Penn Ave Pittsburgh, PA 15222
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PARCEL ID	0025-K-00308-0000-00 0025-K-00221-0000-00
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SALE TYPE	Vacant Building/As Is OR Re-Development/Demolition
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LOT SIZES	Total: 0.86 AC (37,400 SF) Building: 0.43 AC (18,600 SF) Parking Lot: 0.43 AC (18,800 SF)
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BUILDING SIZE	22,248 SF
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INVESTMENT HIGHLIGHTS



STRATEGIC INVESTMENT OPPORTUNITY
Value-add office space



PROMISING RE-DEVELOPMENT OPPORTUNITY
Prime multifamily re-development opportunity



PRIME LOCATION

Desirable Strip District sub-market in Pittsburgh surrounded by large residential and commercial developments. Location allows for great access and visibility with approximately 11,533 cars passing per day on Liberty Ave and 4,341 on Penn Ave.



ACCESS TO MAJOR INTERSTATE

The major corridors in the Strip District are Penn Avenue, Liberty Avenue, and Smallman Street, all allowing for access to Interstate 579 and the Central Business District approximately 1 mile and Lawrenceville.

2801 LIBERTY AVE
2828 PENN AVE

**OWNER-USER
OPPORTUNITY**



OWNER/USER OPPORTUNITY

BUILDING OVERVIEW

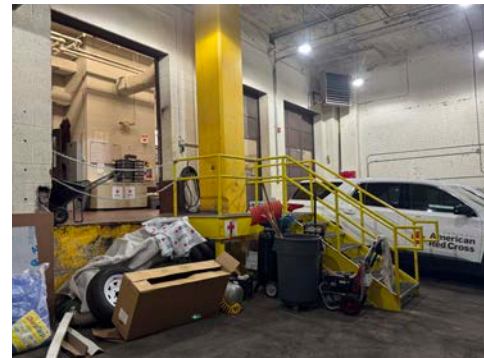
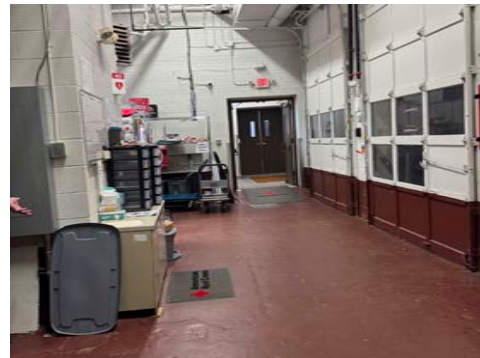
The primary entrance welcomes visitors through a landscaped courtyard along 28th St, creating an inviting first impression. The ground floor is designed with two functional office wings, complemented by a convenient loading dock at the rear on Spring Way. Rising above, the second, third, and fourth floors provide expansive office space, offering flexible layouts to accommodate a variety of business needs. Below, the basement level houses the building's mechanical systems while also featuring additional office space, maximizing the property's utility and efficiency.

FLOOR SIZE

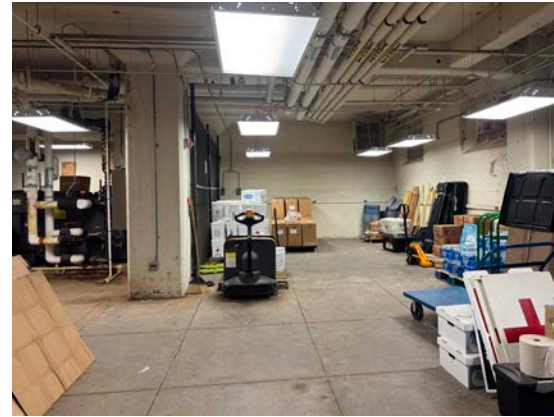
Basement	8,959 SF (not included in GBA)
First Floor	5,200 SF
Second Floor	7,708 SF
Third Floor	4,670 SF
Fourth Floor	4,670 SF
Gross Building Area	22,248 SF

BUILDING HIGHLIGHTS

- Two 50-ton rooftop air conditioning units
- Complete building monitored fire and security systems
- Two 1600-amp feeds for electrical service
- Perimeter hot water heating with a 2,500,000 BTU boiler
- Zoned HVAC for controlled cooling
- One hydraulic passenger elevator
- One 3,500 lb freight elevator
- 100KW Generator



ADDITIONAL BUILDING PHOTOS



BUILDING PROPERTY DETAILS

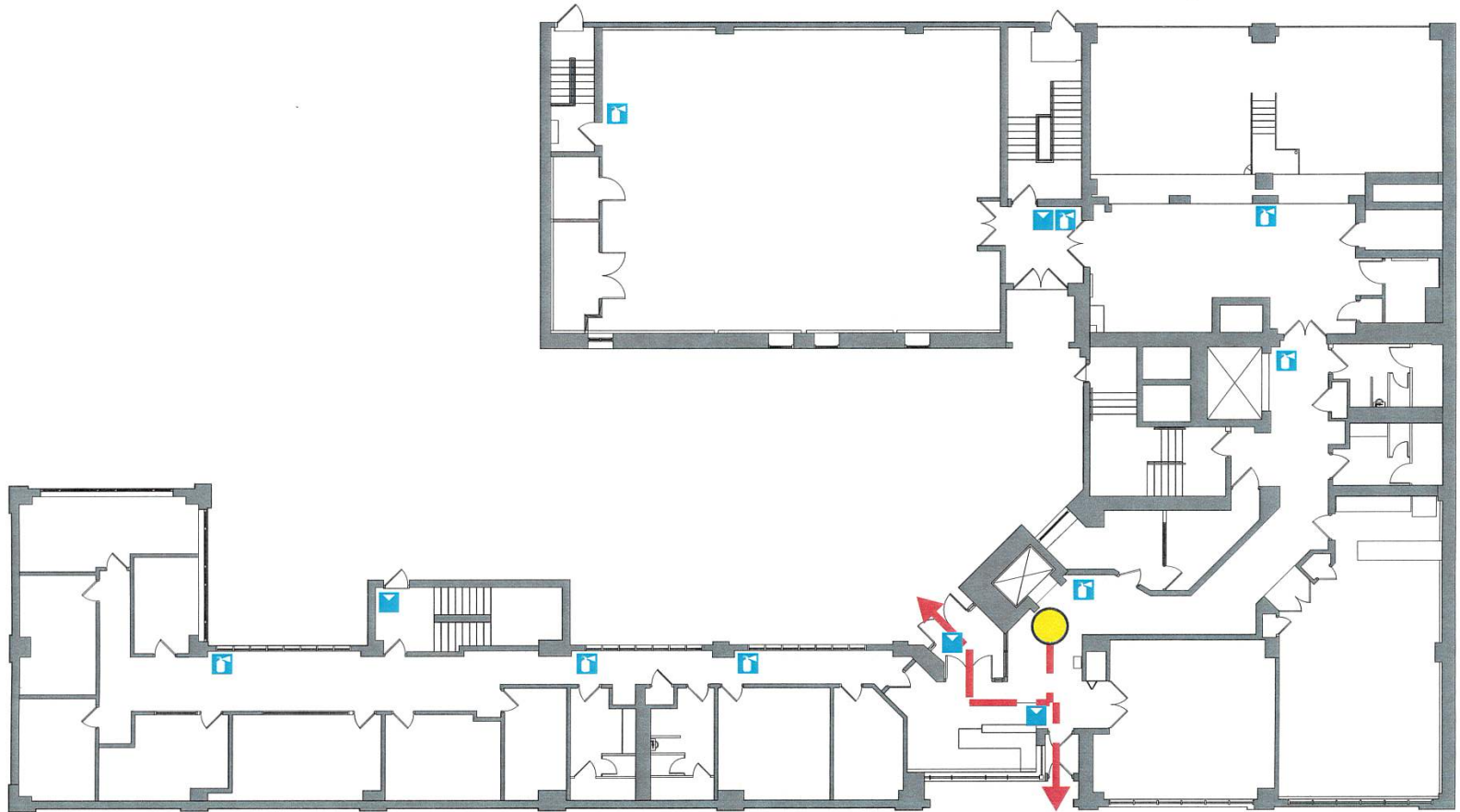
PROPERTY SPECS

ADDRESS	2801 Liberty Ave Pittsburgh, PA 15222
LOT SIZE	0.43 AC (18,600 SF)
BUILDING SIZE	22,248 SF
ZONING	Urban Industrial (UI)
BUILDING CLASS	C
STORIES	4
YEAR BUILT	1880 / 2014 Built / Renov
PARKING	8 Surface Spaces 0.4 / 1,000 SF NRA Accessible via 28th Street
FRONTAGE	186' on Liberty Ave 100' on 28th St

CONSTRUCTION DETAILS

FOUNDATION	Poured concrete
EXTERIOR	Brick
ROOF	Flat, rubber & built-up
ELEVATOR	Passenger & Freight
HVAC	Electric rooftop air-conditioning units & gas-fired boilers for heat
LIGHTING	Fluorescent & incandescent
ELECTRICAL	Three-phase
INTERIOR	Drywall
DOORS AND WINDOWS	Aluminum clad
CEILINGS	Suspended acoustic
PLUMBING	Standard
FLOOR COVERING	Carpet
FIRE PROTECTION	Wet fire sprinkler
SITE IMPROVEMENTS	Concrete sidewalks, driveway & parking area
LANDSCAPING	Low maintenance shrubs and grass
UTILITIES	All public

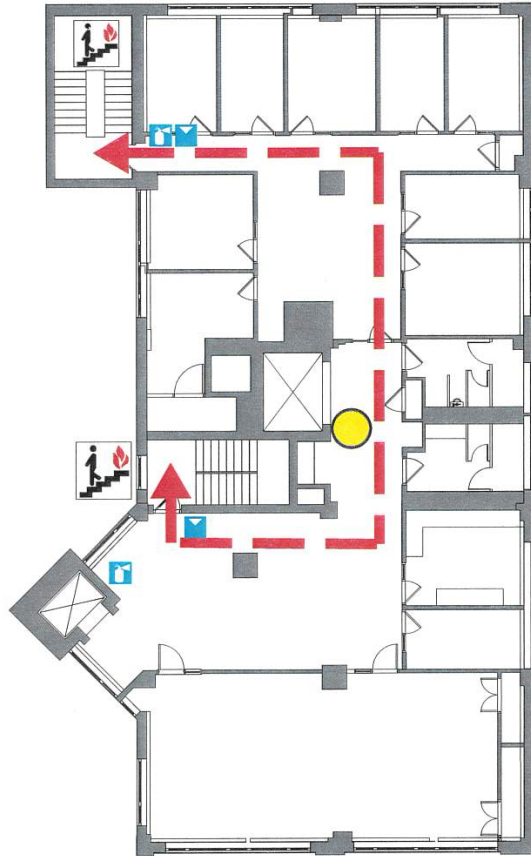
FIRST FLOOR PLAN



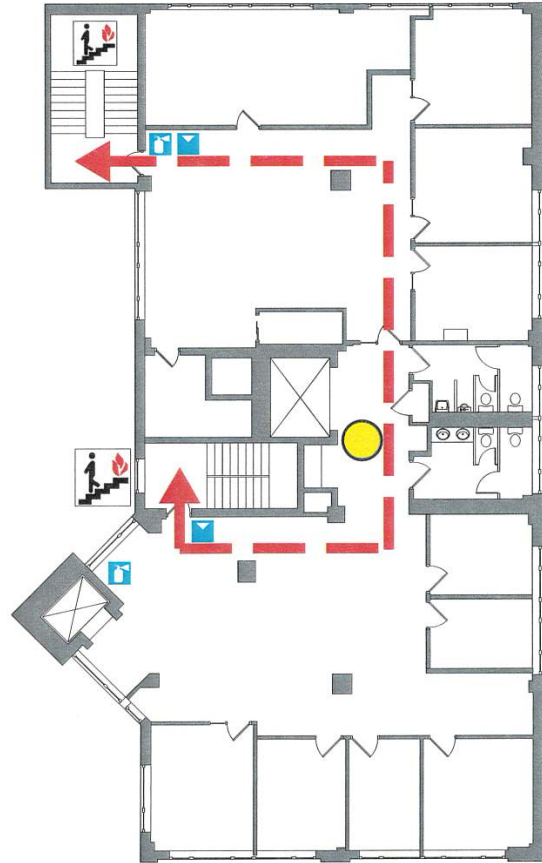
SECOND FLOOR PLAN



THIRD FLOOR PLAN



FOURTH FLOOR PLAN



PARKING LOT PROPERTY DETAILS

PROPERTY SPECS

ADDRESS 2828 Penn Ave, Pittsburgh, PA 15222

LOT SIZE 0.43 AC (18,800 SF)

ZONING Riverfront Industrial-Mixed Use (RIV-IMU)

PARKING Accessible from Penn Ave

FRONTAGE 188' on Penn Ave
188' on Spring Way

CONSTRUCTION DETAILS

FOUNDATION Asphalt paved

SITE TOPOGRAPHY Level

SITE SHAPE Rectangular

SITE GRADE At street grade

UTILITIES Public





2801 LIBERTY AVE
2828 PENN AVE

**REDEVELOPMENT
OPPORTUNITY**

REDEVELOPMENT POSSIBILITIES



HIGHEST ROI

Multifamily Apartments or Condos

- Strong demand from young professionals, tech workers, and downsizers
- The Strip District has seen multiple successful conversions (Armstrong Cork Factory, Brake House Lofts, Otto Milk Building)
- Zoning (UI & RIV-IMU) permits multi-unit residential

Mixed-Use Development (Residential + Retail/Restaurant)

- Combine apartments above with ground-floor restaurants, boutique retail, or co-working
- Creates a lifestyle hub in a walkable, high-demand corridor



Creative Office + Tech Space

- The Strip is a hub for robotics, AI, and tech startups
- Close to CMU and Pitt research pipelines
- Adaptive reuse for R&D labs, testing facilities, or open-plan offices fits the trend



REDEVELOPMENT POSSIBILITIES

SECONDARY OPPORTUNITIES

Boutique Hotel or Extended Stay

- Visitors attracted to nearby Downtown, Lawrenceville, and North Shore.
- Hotel/Motel use is permitted under zoning
- Hospitality demand driven by proximity to CMU, Pitt, Strip nightlife, and corporate travelers.

Creative Office + Tech Space

- The Strip is a hub for robotics, AI, and tech startups.
- Close to CMU and Pitt research pipelines
- Adaptive reuse for R&D labs, testing facilities, or open-plan offices fits the trend.

Food Hall / Brewery / Entertainment Venue

- Strip District is a dining and nightlife destination.
- Could attract breweries, artisanal food vendors, or an experiential entertainment concept (arcades, VR, live music).

Medical or Life Sciences Facility

- Pittsburgh is growing in healthcare and life sciences.
- Proximity to UPMC, AHN, and CMU's biomedical/AI research creates demand for outpatient clinics, labs, or specialized office.

Retail Marketplace / Grocery Concept

- The Strip's historic identity is rooted in food and open-air markets.
- A modern retail market or specialty grocery (like Whole Foods or Trader Joe's style) could thrive.

NICHE/LONG-TERM PLAYS

Senior Living / Assisted Living

- Allowed under zoning
- Strong demographics in the metro and need for urban-based assisted living.

Parking Structure with Retail Base

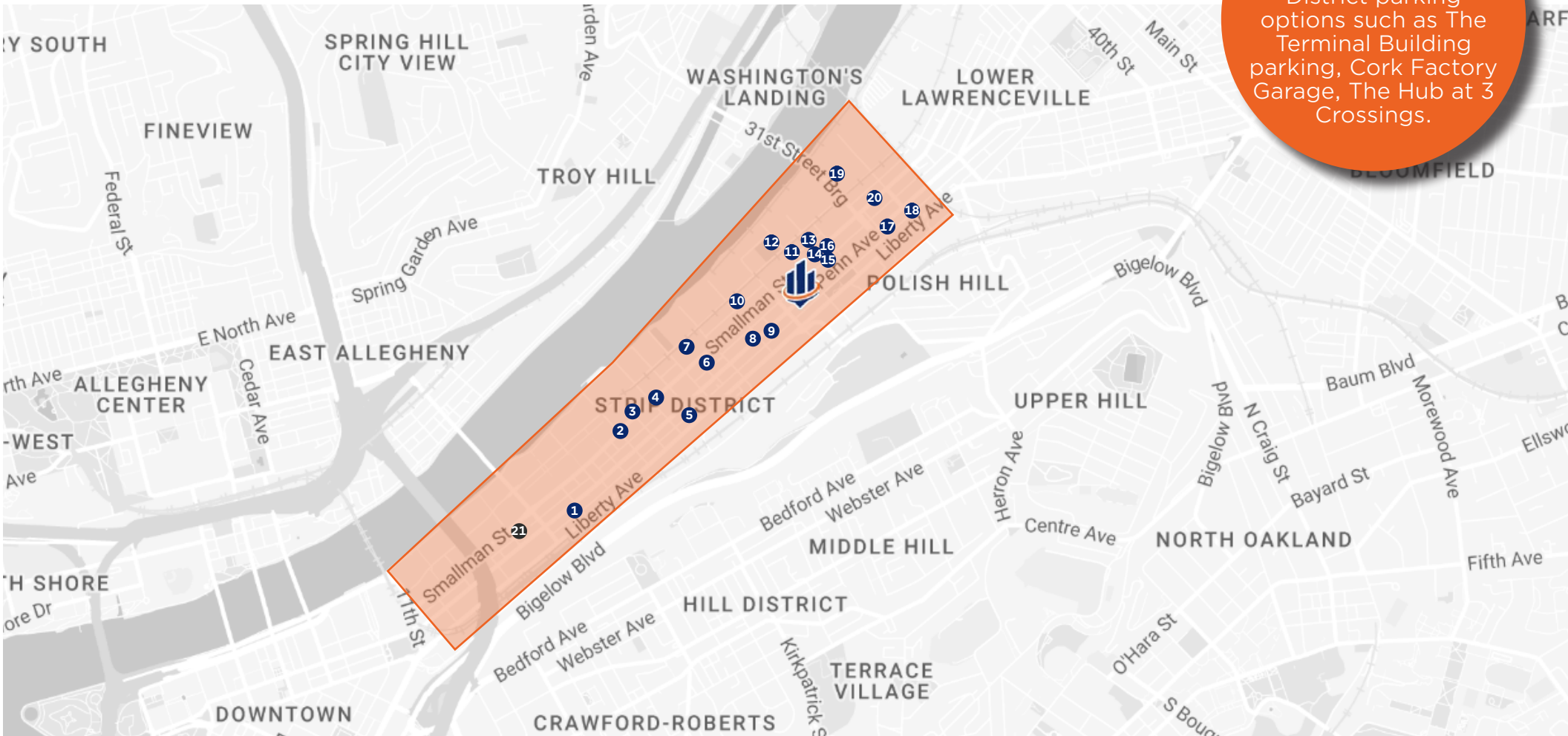
- Given continued development in the Strip, structured parking could serve as an income-producing asset.
- Paired with retail frontage on Liberty or Penn Ave, it could generate multiple revenue streams.

Institutional or Educational Use

- Proximity to universities (CMU, Pitt, Duquesne) makes it suitable for classrooms, training centers, or innovation hubs.
- Allowed under zoning for educational facilities

STRIP DISTRICT DEVELOPMENTS

New developments have also included additional Strip District parking options such as The Terminal Building parking, Cork Factory Garage, The Hub at 3 Crossings.



MULTI-FAMILY

- 1 1700 Penn Ave - 60 Units
- 2 1 21st St - 459 Units
- 3 2121 Smallman St - 228 Units
- 4 2300 Smallman St - 260 Units
- 5 2330 Penn Ave - 21 Units

- 6 2554 Smallman St - 26 Units
- 7 50 26th St - 179 Units
- 8 2635 Penn Ave - 50 Units
- 9 2700 Penn - 5 Townhouses
- 10 55 27th St - 240 Units
- 11 2917 Spruce Way - 56 Units

- 12 2865 Railroad St - 260 Units
- 13 6 30th St - 129 Units
- 14 2929 Smallman St - 234 Units
- 15 2930 Smallman St - 84 Units
- 16 2908 Smallman St - 19 Units
- 17 3133 Spring Way - 235 Units

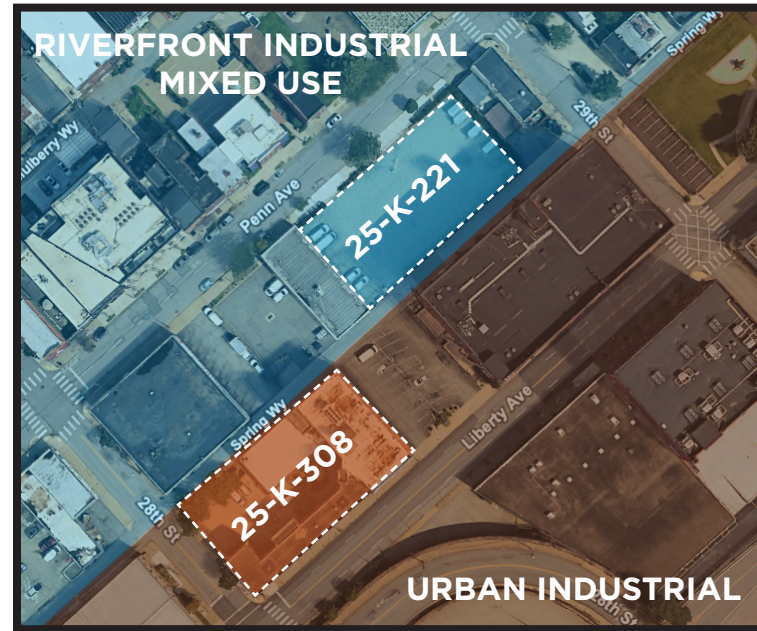
- 18 325 32nd St - 50 Units
- 19 77 31st St - 750 Units
- 20 3151 Smallman St - 243 Units

OFFICE

- 21 1520 Smallman St - 537k SF

UI & RIV-IMU ZONING

PARCEL MAP



ADDRESS	PARCEL	LOT SIZE	ZONING
2801 Liberty Ave Pittsburgh, PA 15222	25-K-308	18,600 SF	Urban Industrial
2828 Penn Ave Pittsburgh, PA 15222	25-K-221	18,800 SF	Riverfront Industrial Mixed Use

UI ZONING

UI | PERMITTED BY RIGHT

RESIDENTIAL USES		
Assisted Living Class A	Assisted Living Class B	Multi-Suite Residential (Limited)

NON-RESIDENTIAL USES					
Agriculture (General)	Agriculture (Limited) With Beekeeping	Agriculture (Limited)	Animal Care (Limited)	Animal Care (General)	Art or Music Studio
Bank or Financial Institution (Limited)	Bank or Financial Institution (General)	Bed and Breakfast (Limited)	Bed and Breakfast (General)	Club (Limited)	Club (General)
Construction Contractor (Limited)	Construction Contractor (General)	Cultural Service (Limited)	Cultural Service (General)	Educational Classroom Space (Limited)	Educational Classroom Space (General)
Funeral Home	Grocery Store (Limited)	Hotel/Motel (Limited)	Hotel/Motel (General)	Laboratory/Research Services (Limited)	Laboratory/Research Services (General)
Library (Limited)	Library (General)	Manufacturing and Assembly (Limited)	Medical Office/Clinic (Limited)	Medical Office/Clinic (General)	Nursery, Retail (Limited)
Nursery, Retail (General)	Office (Limited)	Office (General)	Parking, Commercial (Limited)	Parking, Commercial (General)	Parks and Recreation (Limited)
Parks and Recreation (General)	Recreation and Entertainment, Indoor (Limited)	Recreation and Entertainment, Indoor (General)	Recreation and Entertainment, Outdoor (Limited)	Recreation and Entertainment, Outdoor (General)	Recycling Collection Station
Religious Assembly (Limited)	Religious Assembly (General)	Restaurant (Limited)	Restaurant (General)	Retail Sales and Services (Limited)	Retail Sales and Services (General)
Retail Sales and Services, Residential Convenience	Safety Service	Utility (Limited)	Vehicle/Equipment Repair (Limited)	Vocational School (Limited)	Vocational School (General)
Warehouse (Limited)	Warehouse, Residential Storage				

UI | CONDITIONAL USE

NON-RESIDENTIAL USES			
Adult Entertainment	Public Assembly (General)	College or University Campus	Communication Tower, Class C
Controlled Substance Dispensation Facility	Correctional Facility (Limited)	Custodial Care Facility	Excavation/Grading/Fill, Major
Helipad	Hospital	Transit Facility	Utility (General)

UI ZONING

UI | ADMINISTRATOR EXCEPTION

RESIDENTIAL USES					
Home for the Elderly (Limited)		Multi-Suite Residential (General)		Personal Care Residence (Small)	
NON-RESIDENTIAL USES					
Car Wash	Child Care (Limited)	Child Care (General)	Communication Tower, Class A	Community Center (Limited)	Community Center (General)
Grocery Store (General)	Laundry Services	Manufacturing and Assembly (General)	Medical Marijuana Dispensary	Medical Marijuana Growing and Processing	Parking Structure (Limited)
Service Station	Vehicle/Equipment Repair (General)	Vehicle/Equipment Sales (Limited)	Vehicle/Equipment Sales (General)	Warehouse (General)	Welding or Machine Shop

UI | SPECIAL EXCEPTION

RESIDENTIAL USES					
Multi-Unit Residential	Assisted Living Class C	Community Home	Housing for the Elderly (General)	Personal Care Residence (Large)	
NON-RESIDENTIAL USES					
Amusement Arcade	Public Assembly (Limited)	Basic Industry	Check Cashing	Communication Tower, Class B	Firearms Business Establishment
Forestry Activities	Freight Terminal	Helistop	Parking Structure (General)	Pawn Shop	Recycling Processing Center
School, Elementary or Secondary (Limited)			School, Elementary or Secondary (General)		

RIV-IMU ZONING

RIV-IMU | PERMITTED BY RIGHT

RESIDENTIAL USES					
Two-Unit Residential	Three-Unit Residential	Multi-Unit Residential	Assisted Living Class A	Assisted Living Class B	Multi-Suite Residential (Limited)

NON-RESIDENTIAL USES					
Agriculture (Limited) With Beekeeping	Agriculture (Limited)	Animal Care (Limited & General)	Art or Music Studio	Bank or Financial Institution (Limited & General)	Bed and Breakfast (Limited & General)
Child Care (Limited & General)	Club (Limited & General)	Cultural Service (Limited & General)	Educational Classroom Space (Limited & General)	Funeral Home	Grocery Store (Limited & General)
Hotel/Motel (Limited & General)	Laboratory/Research Services (Limited & General)	Library (Limited & General)	Manufacturing and Assembly (Limited & General)	Medical Marijuana Dispensary	Medical Marijuana Growing and Processing
Medical Office/Clinic (Limited & General)	Nursery, Retail (Limited & General)	Office (Limited & General)	Parks and Recreation (Limited & General)	Recreation and Entertainment, Indoor (Limited & General)	Recreation and Entertainment, Outdoor (Limited & General)
Recycling Collection Station	Religious Assembly (Limited & General)	Restaurant (Limited & General)	Retail Sales and Services (Limited & General)	Safety Service	Sidewalk Cafe
Vehicle/Equipment Repair, Limited	Vocational School (Limited & General)	Warehouse (Limited)			

RIV-IMU | ADMINISTRATOR EXCEPTION

RESIDENTIAL USES		
Housing for the Elderly (Limited)	Multi-Suite Residential (General)	Personal Care Residence (Small)

NON-RESIDENTIAL USES					
Car Wash	Community Center (Limited & General)	Construction Contractor (Limited)	Outdoor Retail Sales and Services (Non-Accessory Use)	Parking Structure (Limited & General)	Service Station
Vehicle/Equipment Repair (General)	Vehicle/Equipment Sales (Limited)	Warehouse (General)			

RIV-IMU ZONING

RIV-IMU | SPECIAL EXCEPTION

RESIDENTIAL USES

Assisted Living Class C	Community Home	Housing for the Elderly (General)	Personal Care Residence (Large)
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NON-RESIDENTIAL USES

Amusement Arcade	Public Assembly (Limited & General)	Basic Industry	Communication Tower, Class A & B	Firearms Business Establishment	Freight Terminal
Helistop	Hospital	Laundry Services	Parking, Commercial (Limited & General)	Pawn Shop	School, Elementary or Secondary (Limited & General)
Transit Facility	Vehicle/Equipment Sales (General)				

RIV-IMU | CONDITIONAL USE

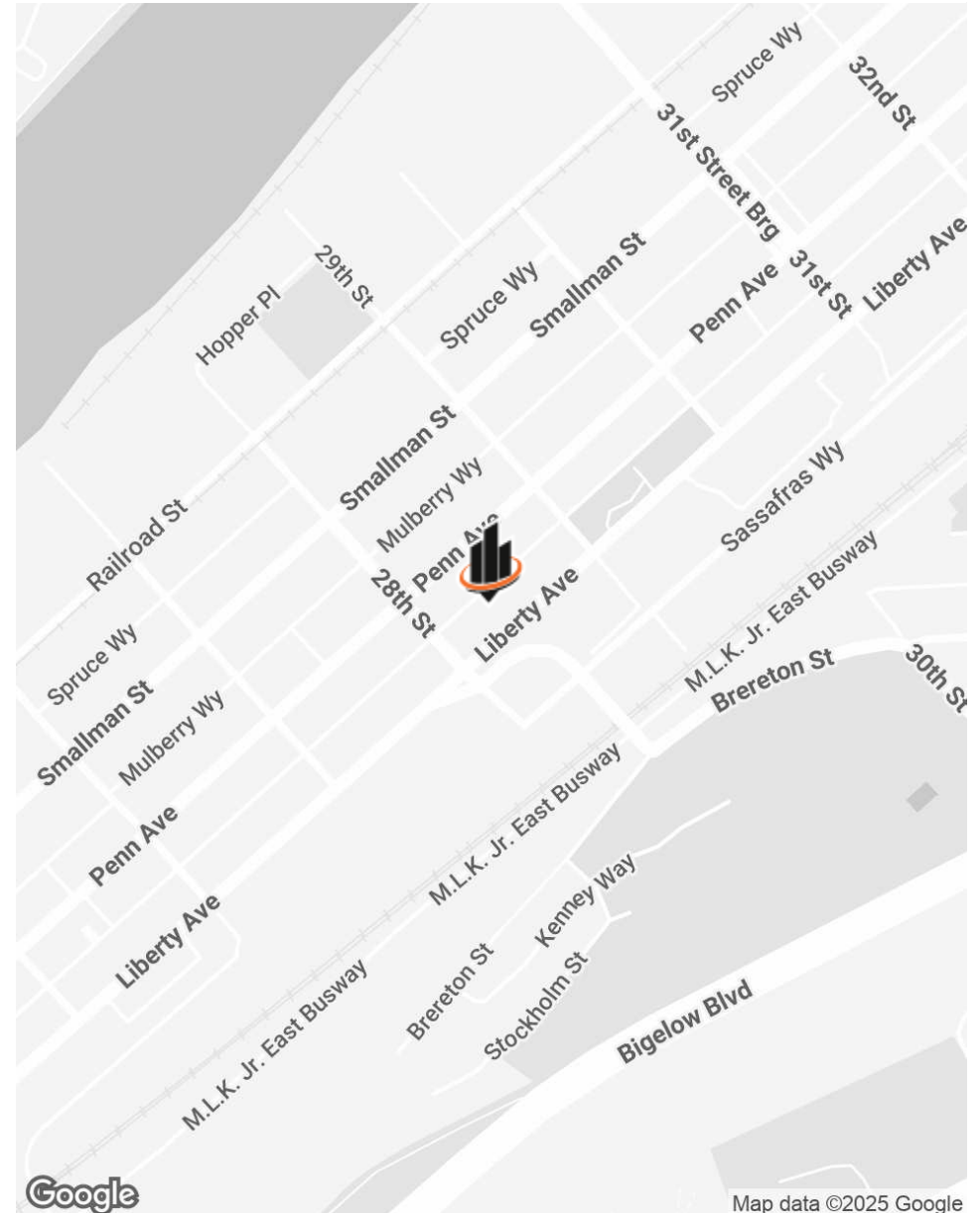
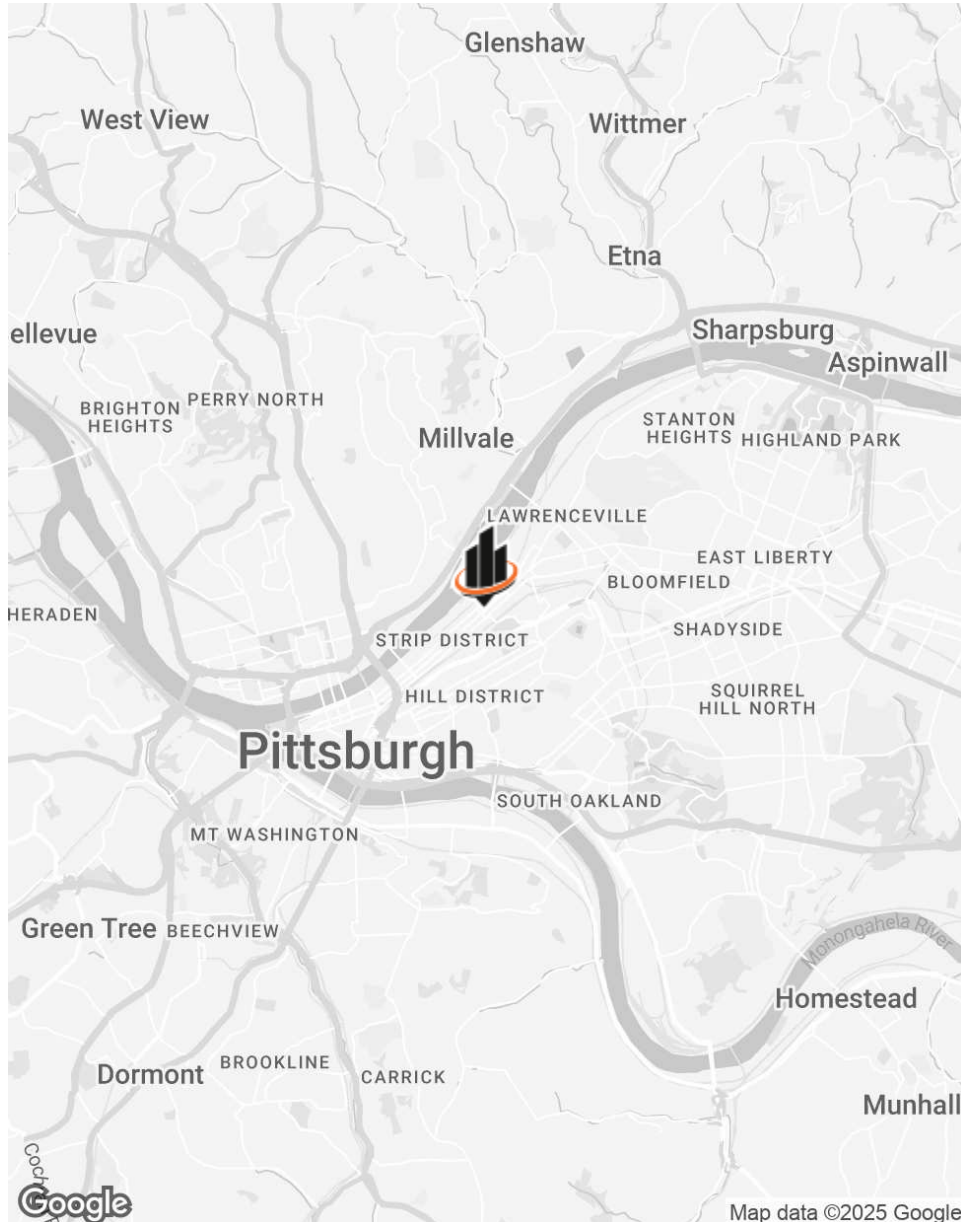
NON-RESIDENTIAL USES

College or University Campus	Communication Tower, Class C	Controlled Substance Dispensation Facility	Correctional Facility (Limited)
Custodial Care Facility	Excavation/Grading/Fill, Major	Helipad	Utility (Limited & General)

2801 LIBERTY AVE
2828 PENN AVE

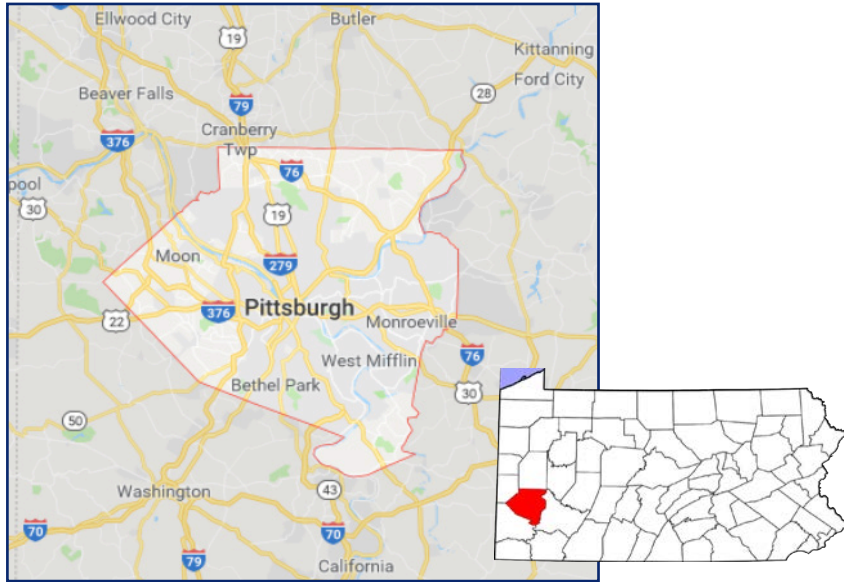
LOCATION OVERVIEW

LOCATION MAPS



LOCATION OVERVIEW

ALLEGHENY COUNTY



Allegheny County was officially founded on September 24, 1788 from parts of Washington and Westmoreland Counties. The County Seat was named the City of Pittsburgh in 1781. In the late 18th century, farming played a critical role in the growth of the area. Because of the areas rapid development in the 1800s, the county and Pittsburgh became a key manufacturing area, naming it the “Steel Capital of the World”.

- The County has a total area of 745 square miles, of which 730 square miles is land and 14 square miles is water.
- Three major rivers traverse in Allegheny County, The Allegheny River, The Monongahela River that converge in Downtown Pittsburgh to form the Ohio River.
- The County contains 14 colleges & universities and 19 different community, junior and technical colleges.

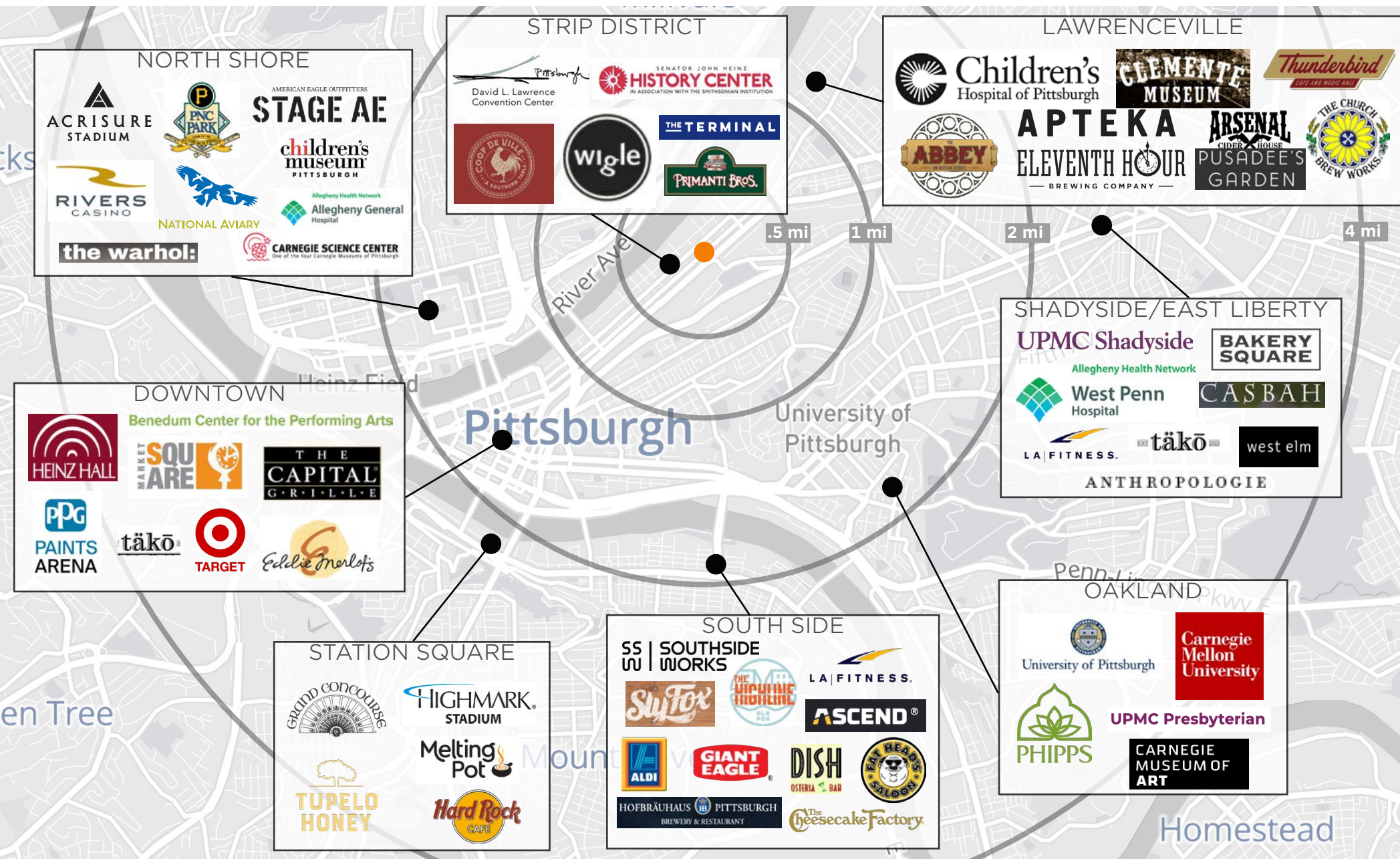
TOP 10 EMPLOYERS

1. **UPMC**
UPMC Presbyterian Shadyside
2. **University of Pittsburgh**
3. **PA.GOV**
4. **Allegheny Health Network**
Western Penn Allegheny Health
5. **GIANT EAGLE**
6. **ALLEGHENY COUNTY**
7. **Carnegie Mellon University**
8. **PNC**
9. **Allegheny Health Network**
Allegheny Clinic
10. **BNY MELLON**

COLLEGES & UNIVERSITIES



LOCATION OVERVIEW PITTSBURGH



LOCATION OVERVIEW

THE STRIP DISTRICT



Since the late 20th century, the area has developed into a historic market district with many ethnic food purveyors, some art studios, antique dealers, unique boutiques, and other businesses setting up shop where trains once delivered produce by the ton. The lack of weekday activity is in some ways compensated by retail and leisure facilities which are used primarily on weekends. Particularly in the summer months, there are open-air farmers' markets, a range of street vendors and facilities to enjoy open air drinks.

Residential developers have begun to convert old factory and warehouse buildings into apartments and lofts. Examples include the Armstrong Cork Factory, Brake House Lofts, and the Otto Milk Building. A mixed-use tower is planned for the Ayooob Fruit Warehouse site.

The Strip District has also become a hub for tech companies in Pittsburgh due to large office and condo developments in the area.

HOME TO

U B E R

ADVANCED TECHNOLOGIES CENTER



facebook



Burns White
ATTORNEYS AT LAW



PITTSBURGH
OPERA

The Strip District is easily accessible by bike and multiple bus routes travel through with stops on Penn Ave and Liberty Ave.

LOCATION OVERVIEW

THE STRIP DISTRICT

EXPLOSIVE RESIDENTIAL GROWTH

Population in the immediate area has nearly doubled in 10 years and is projected to keep rising.

TECH & INNOVATIVE HUB

Home to robotics, AI, and autonomous vehicle startups; highly attractive for innovation space.

WALKABLE URBAN CORE

Surrounded by restaurants, breweries, retail shops, and cultural venues.

RECENT COMPARABLE PROJECTS

Large multifamily projects (200–400 units each) along Smallman & Penn Ave highlight market depth.

DEMOGRAPHICS

Within 1 mile, avg. household income is nearly \$88k, with a younger median age (36.9) appealing to multifamily developers.

INSTITUTIONAL ANCHORS

Nearby Carnegie Mellon, University of Pittsburgh, UPMC, and AHN feed talent, jobs, and demand.

A FOCUS IN TECH

PROXIMITY TO RESEARCH HUBS

Minutes from Carnegie Mellon University and the University of Pittsburgh, tapping directly into one of the world's strongest pipelines of robotics, AI, and engineering talent.

STRONG TECH ECOSYSTEM

Many startups in AI, machine vision, and autonomous systems choose the Strip for networking opportunities and proximity to similar companies.

FLEX AND ADAPTIVE REUSE SPACE

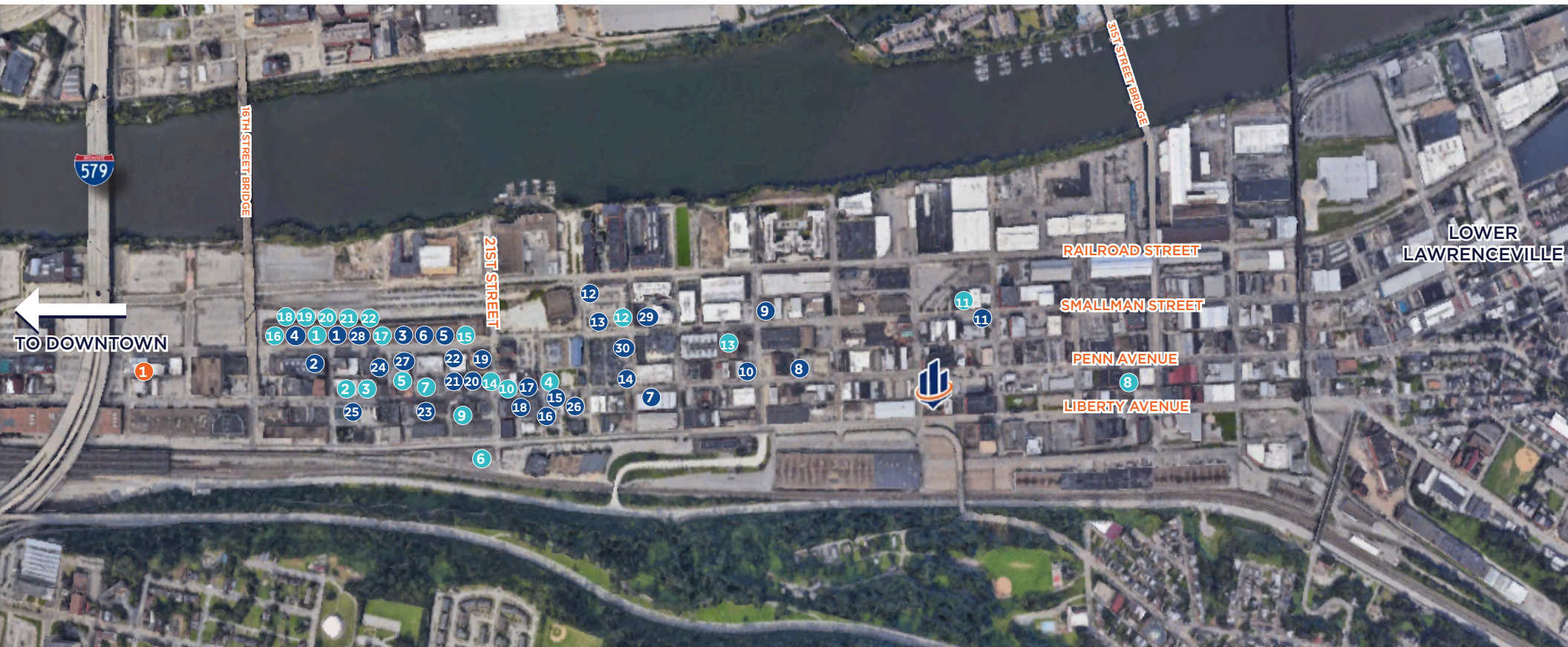
Available buildings are perfect for robotics labs, testing facilities, and vehicle bays

INCENTIVES

Pittsburgh city planning and economic development agencies have supported tech growth through incentives and zoning flexibility.



STRIP DISTRICT RETAIL OVERVIEW



RESTAURANTS/FOOD

- | | | |
|---------------------|--------------------------------------|-----------------------------|
| 1 Aslin Beer Co | 11 Smallman Street Deli | 21 Cafe Raymond |
| 2 Balvanera | 12 Osteria 2350 | 22 Kaya |
| 3 Chipotle | 13 Coop de Ville | 23 Roland's Seafood Grill |
| 4 City Winery | 14 Mullaney's Harp & Fiddle | 24 Primanti Bros. |
| 5 Novo Food Hall | 15 Penn Ave Fish Company | 25 1700 Penn |
| 6 Primo Hoagies | 16 Leaf & Bean | 26 Bar Marco |
| 7 Pittsburgh Winery | 17 The BeerHive | 27 Iron Born Pizza |
| 8 Savoy Restaurant | 18 Luke Wholey's Wild Alaskan Grille | 28 Shake Shack |
| 9 Cinderlands | 19 Pamela's Diner | 29 Wigle Whiskey Distillery |
| 10 DiAnoia's Eatery | 20 DeLuca's | 30 Kelly O's Diner |

RETAIL/MISC.

- 1 Posman Books
- 2 Wholey's Fish Market
- 3 In The Kitchen
- 4 Roxanne's Dried Flowers
- 5 The Pennsylvania Market
- 6 Audi Pittsburgh
- 7 Penn Ave Pottery
- 8 Downtown Pittsburgh Dogs
- 9 Pennsylvania Macaroni Co.
- 10 Pennsylvania Libations

- 11 PerLora Leather
- 12 Sola Salon
- 13 The Dog Stop
- 14 PNC Bank
- 15 Fine Wine & Good Spirits
- 16 Steel City Clothing
- 17 Puttshack
- 18 City Grows
- 19 Envy Nail Spa
- 20 OnPar Now
- 21 Orr's Jewelers
- 22 SandboxVR

HOTELS

- 1 Homewood Suites by Hilton

LOCATION DEMOGRAPHICS



DAYTIME EMPLOYEES

347,764

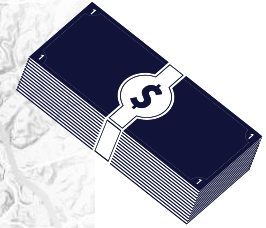
*3 Mile Radius



AVERAGE

**AGE
36.9**

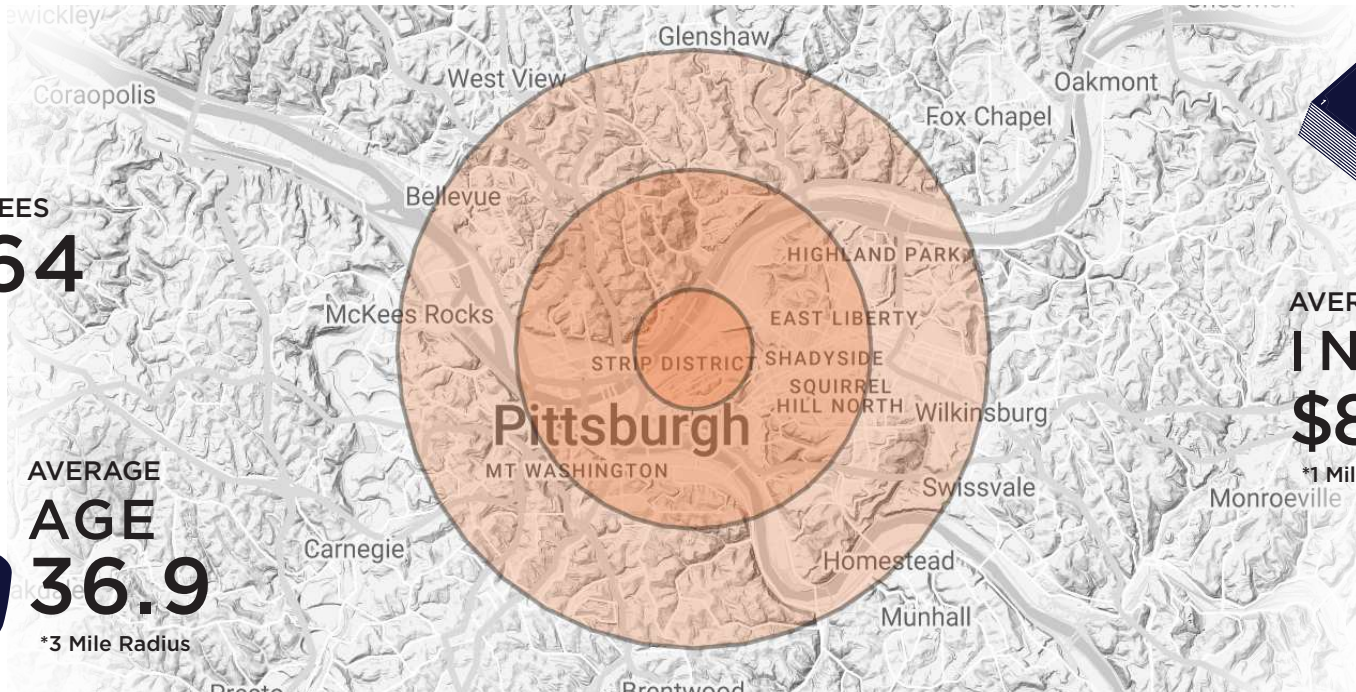
*3 Mile Radius



AVERAGE HOUSEHOLD

**INCOME
\$87,862**

*1 Mile Radius



The Strip District is a great place to live! According to the URA, the immediate population has nearly doubled in the last 10 years & is projected to continue to increase.

POPULATION

	1 MILE	3 MILES	5 MILES
2024 Total Population	18,422	184,302	366,374
2029 Projected Population	18,731	182,961	361,909
Average Age	39.7	36.9	39.0
Median Home Value	\$195,838	\$233,967	\$186,949

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	10,096	86,869	169,874
# of Persons per HH	1.8	1.8	2
Average HH Income	\$87,862	\$85,671	\$83,709
Median HH Income	\$58,990	\$56,787	\$58,299



**American
Red Cross**

FOR MORE INFORMATION

Jason Campagna

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