

EAST LIBERTY OFFICE / RETAIL

# OWNER/USER OR INVESTMENT OPPORTUNITY

6027-6033 BROAD STREET PITTSBURGH, PA 15206



**18,816 SQ. FT. BUILDING • \$1,625,000 • PRISTINE CONDITION**

**LORI MORAN**

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**BALLYMONEY**

REAL ESTATE

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- 18,816 sf in the heart of East Liberty Business District
- Two Story Office/Retail, pristine condition
- Corner of Broad St and N Sheridan Ave, East Liberty, 1 block from Target
- Over 100 parking spaces adjacent to property
- Investment or owner occupy
- 1 minute from Duolingo headquarters, 2 minutes from Google's Pittsburgh headquarters, 5 minutes to Oakland, CMU, Highland Park and Shadyside, 10 minutes to Downtown Pittsburgh
- Close to major universities, hospitals and cultural institutions,
- Within walking distance to hotels, restaurants, apartments, entertainment, and Whole Foods

**18,816 SQ. FT.  
BUILDING**

**\$1,625,000**

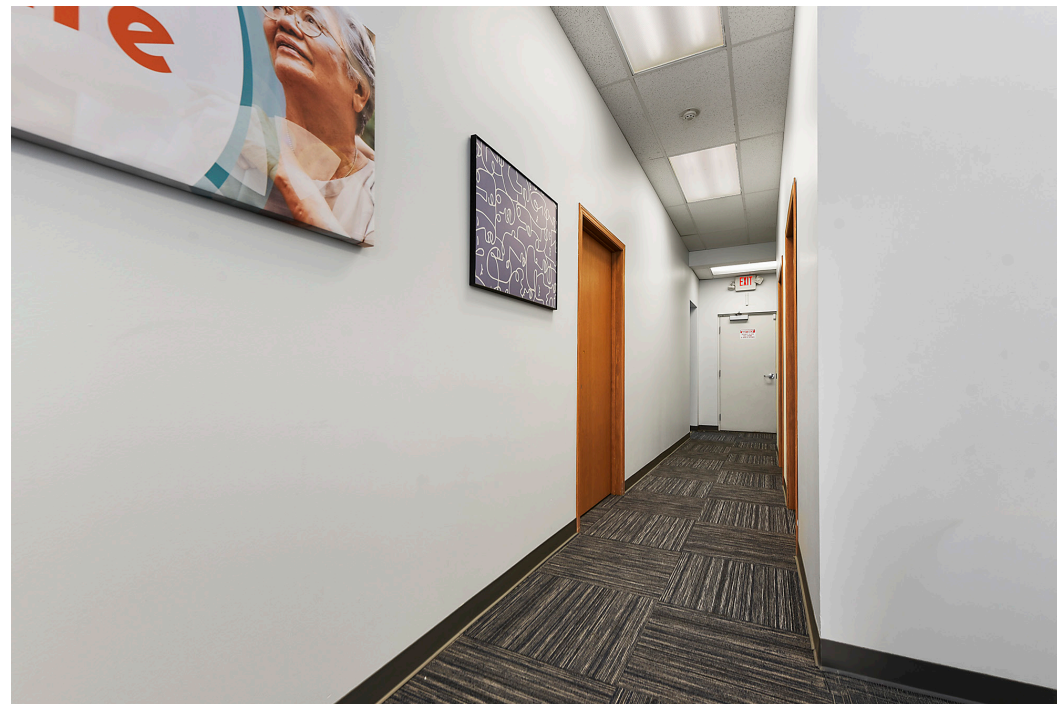
**INVESTMENT  
OR OWNER  
OCCUPIER  
OPPORTUNITY**

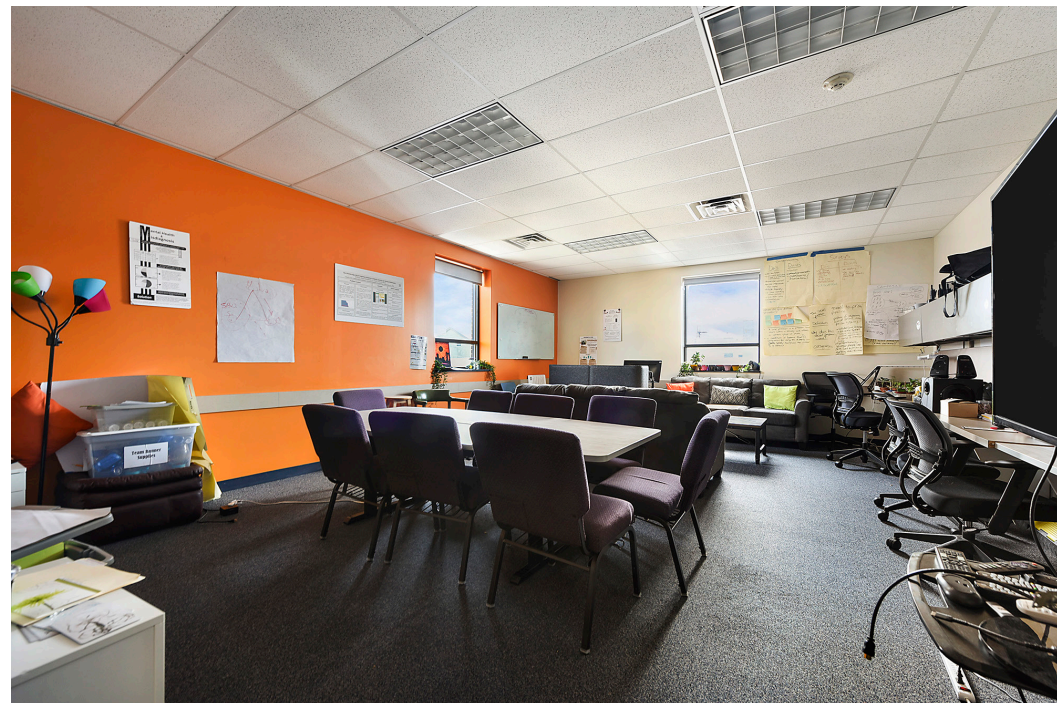
**PRISTINE  
CONDITION**

**100 PARKING  
SPACES  
ADJACENT**











# The Neighborhood: East Liberty

East Liberty is undergoing a monumental redevelopment boom and has become an office destination for aerospace, software, medical and technology engineering of all kinds. East Liberty enjoys among the strongest demographics in all of Western Pennsylvania with revenue drawn from nearby neighborhoods such as downtown Pittsburgh, Fox Chapel, Shadyside, Highland Park, Squirrel Hill, Morningside, Lawrenceville, Bloomfield and many others, all located within a 10 minute drive from East Liberty. Whole Foods and Trader Joe's recently expanded because of the overwhelming volume of sales. Historic buildings are being rehabbed into boutique hotels. New restaurants are popping up all over. A massive influx of aerospace, medical, software engineering firms continue to enter the East Liberty market, joining Google and Duolingo's continued growth within blocks of the Kirkwood Building. Great walkability and the "place to be" for young professionals. Within 15 minutes of 6 universities/colleges.



## POPULATION

0.5 miles	12,651
1 miles	36,232
3 miles	179,227
5 miles	339,820



## HOUSEHOLDS

0.5 miles	7,748
1 miles	19,613
3 miles	84,158
5 miles	157,887



## AVG HH INCOME

0.5 miles	\$77,682
1 miles	\$82,733
3 miles	\$82,410
5 miles	\$79,772



## DAYTIME POPULATION

0.5 miles	13,641
1 miles	40,113
3 miles	210,685
5 miles	417,478





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