



## PROPERTY HIGHLIGHTS

- 6,068 SF - Divisible to 3,904 sf and 2,164 sf
- Tech office or retail
- High ceilings
- Move in ready
- Open and enclosed floor plans
- Excellent location at entrance to East Liberty, adjacent to Fish Nor Fowl
- One block from Whole Foods and Duolingo Headquarters

## OFFICE OR RETAIL FOR LEASE

**6,068 Sq. Ft.  
Divisible**

**5515 PENN AVENUE  
PITTSBURGH, PA 15206  
EAST LIBERTY**



### LORI MORAN

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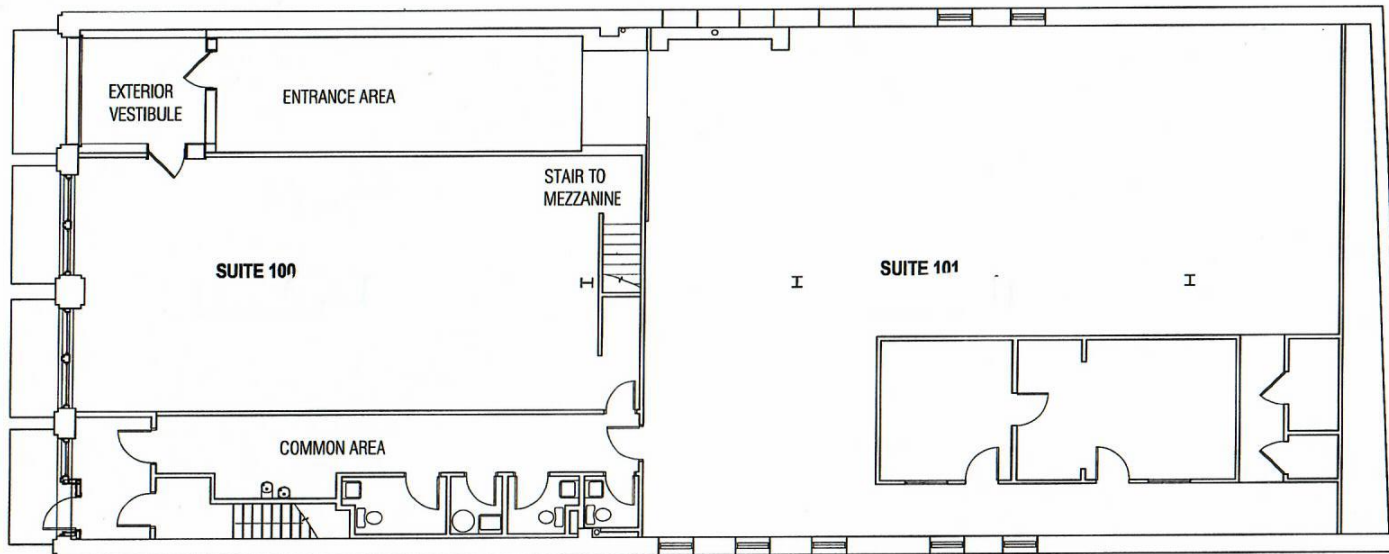
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**BALLYMONEY**  
REAL ESTATE







**1 | FIRST FLOOR**  
SCALE: 1/16" = 1'-0"



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# The Neighborhood: East Liberty

East Liberty is undergoing a monumental redevelopment boom. Google, Duolingo and Phillips have established offices here, among others. 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. 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

