



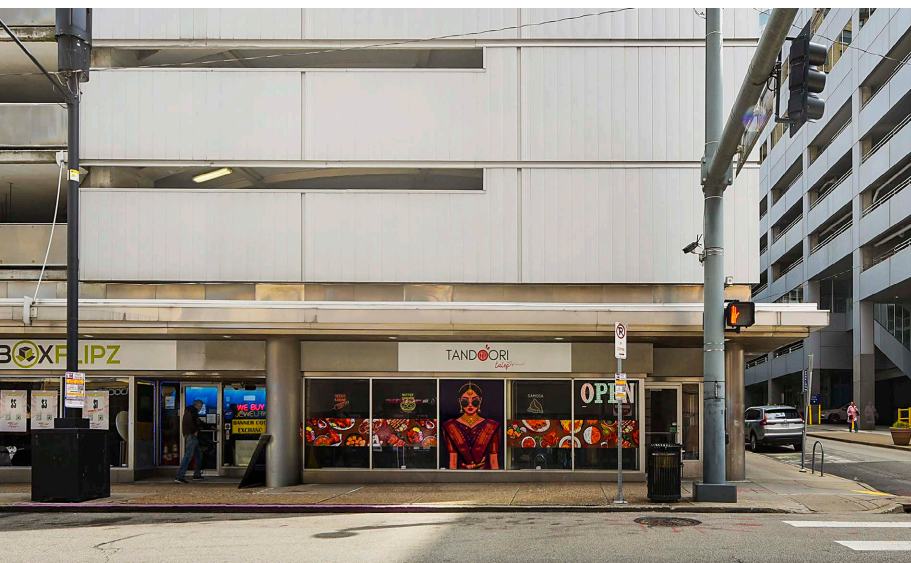
PROPERTY HIGHLIGHTS

- Sublease with 9 years of term left
- 1,915 sq. ft.
- Monthly rent \$2,850 plus operating costs (\$525/month) and utilities
- Fully equipped kitchen with hood
- Sitdown casual dining restaurant

AVAILABLE RETAIL SUBLEASE SPACE

CBD Corner Location

**400 SMITHFIELD STREET
SMITHFIELD AND 4TH AVE
PITTSBURGH, PA 15219**



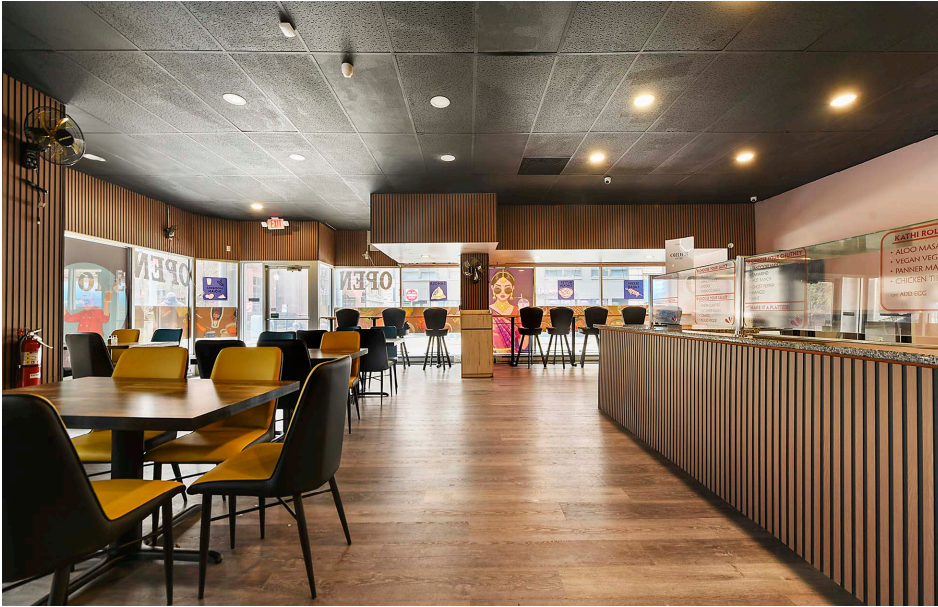
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The Neighborhood: Downtown Pittsburgh

Located in the vibrant core of Pittsburgh, Downtown offers a dynamic blend of business, culture, and growing residential density that makes it an increasingly attractive destination for restaurant concepts. The intersection of Fourth Avenue and Smithfield Street sits at the heart of this energy—surrounded by historic architecture, Class A office buildings, and a steady flow of professionals, residents, and visitors. Just steps from key destinations like Market Square and PPG Paints Arena, the location benefits from consistent foot traffic driven by daily commuters, events, and a thriving hospitality scene. With ongoing downtown revitalization efforts, an expanding residential base, and a demand for unique dining experiences, this highly visible corner presents an exceptional opportunity for a restaurant to establish a strong presence in one of the city's most active and evolving districts.



POPULATION

1 miles	21,241
3 miles	155,487
5 miles	392,737



HOUSEHOLDS

1 miles	9,006
3 miles	71,058
5 miles	182,441



AVG HH INCOME

1 miles	\$116,891
3 miles	\$89,207
5 miles	\$98,913



DAYTIME POPULATION

1 miles	103,686
3 miles	315,067
5 miles	521,005

