

6107 PENN AVE

PITTSBURGH, PA 15206

EAST LIBERTY INVESTMENT PROPERTY FOR SALE

DollarBank

6107

Let's get you there.

Let's get you there.

Lori Moran

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BALLYMONEY
REAL ESTATE

INVESTMENT HIGHLIGHTS

- 4,350 sf
- Tenant: Dollar Bank, triple net lease, occupant since July 2014
- Lease termination date June 2029.
- Lease and financials available with executed CA
- Blocks from Google (Bakery Square), Duolingo and Home Depot, 1/2 block from Target
- New ground up Chase Bank and Citizens Bank across the street along with Warby Parker.
- Hundreds of market rate apartments, restaurants, retailers and hotels within walking distance.
- Highest density market area in Allegheny County.



- Centrally located in East Liberty, in the East End of Pittsburgh
- 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
- Next to high grossing Target
- Close to major universities, hospitals and cultural institutions,
- Within walking distance to hotels, restaurants, apartments, entertainment, and Whole Foods



LOCATION



MINUTES FROM:

- The headquarters for Google, Duolingo, and Phillips
- Carnegie Mellon, University of Pittsburgh, Carlow University, and Chatham Univeristy
- Hundreds of high-end apartment units
- A vast collection of wide ranging restaurants
- Target
- Whole Foods



2023 DEMOGRAPHICS			
	1 mile	3 miles	5 miles
Population	35,017	173,764	327,504
Households	18,637	82,103	155,376
Average HH Income	\$104,800	\$99,093	\$95,410
Daytime Population	33,678	257,829	479,772