

**EAST LIBERTY RESIDENTIAL / RETAIL**

# **OWNER/USER OR INVESTMENT OPPORTUNITY**

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



**12,790 SQ. FT. BUILDING • \$2,250,000 • INCOME PRODUCING**

**LORI MORAN**

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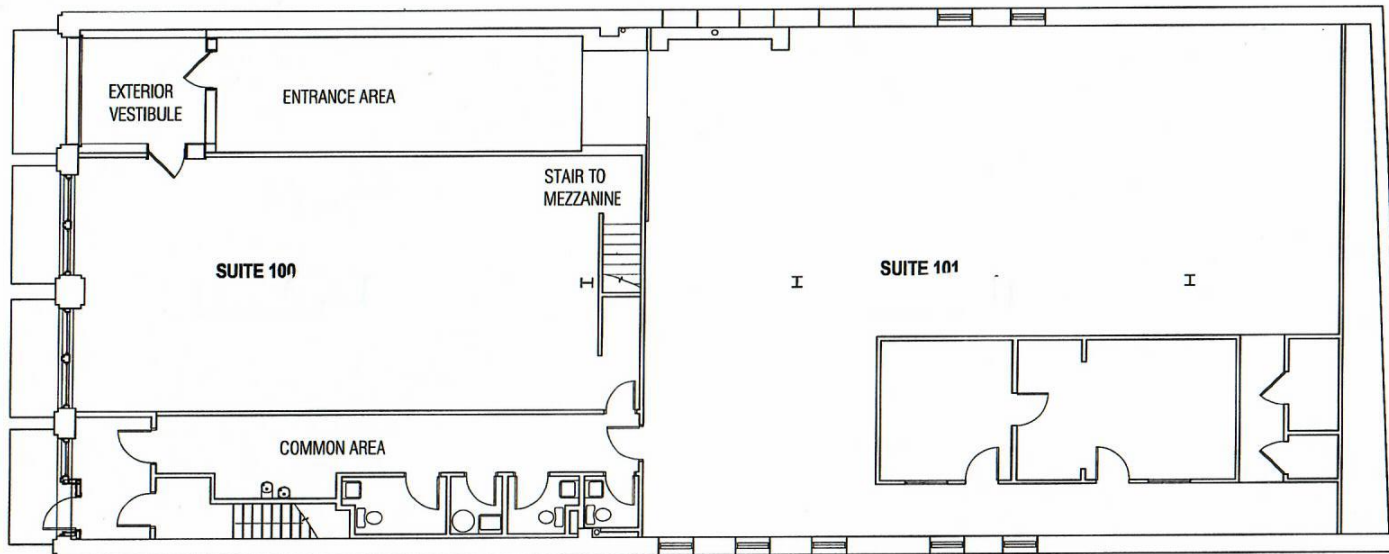
## PROPERTY HIGHLIGHTS

- 12,790 sq. ft. mixed use building
- 6,068 sf 1st Floor Office/Retail and 3 Class A, Manhattan style apartments on the 2nd floor
- Additionally, 4 parcels of land that comprise 1/3 acre behind the 2 story property with access from Dunkirk Street, zoned R2-H and currently used for parking
- Located in the East Liberty Business District one block from a new Whole Foods, 2 blocks from Duolingo's Corporate Headquarters and 6 blocks from Google's Pgh Headquarters
- Surrounded by tech and professional offices, hotels, restaurants, retail, residential and minutes from 5 universities and 5 hospitals
- Major visibility along East Liberty's main Penn Ave corridor
- The first floor office/retail features high ceilings, exposed brick, and open floor plates conducive to retail, office, or owner-user occupancy
- The 2nd floor apartments are breathtaking with incredible natural wood, brick and glass features
- Parking available to the rear of the building

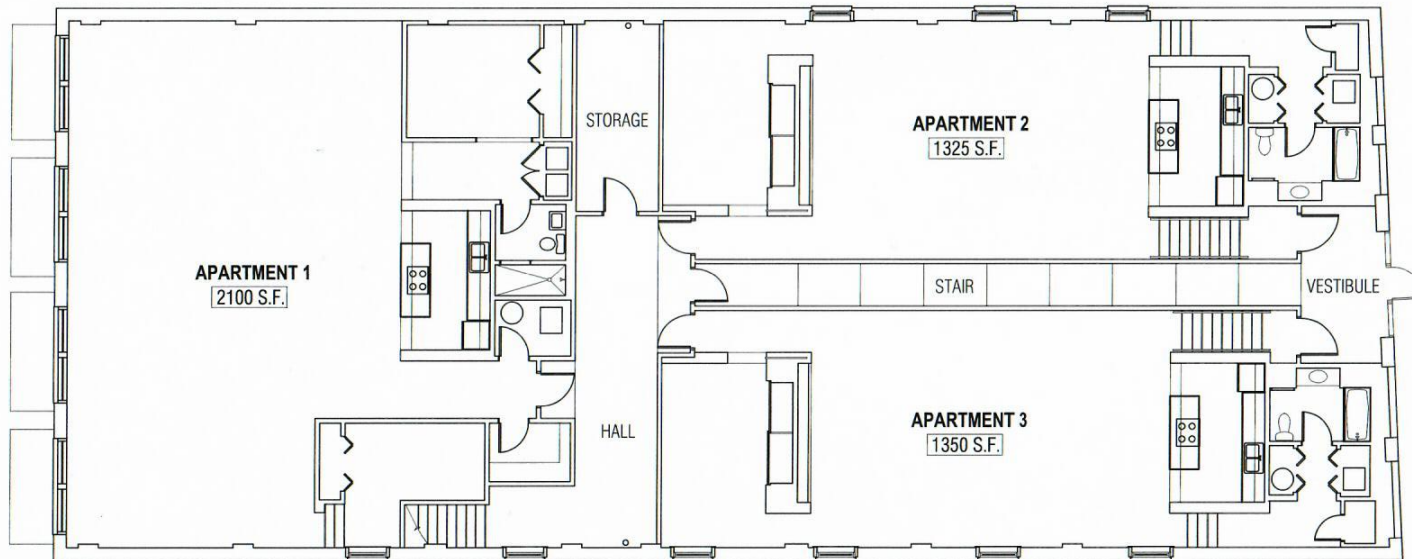






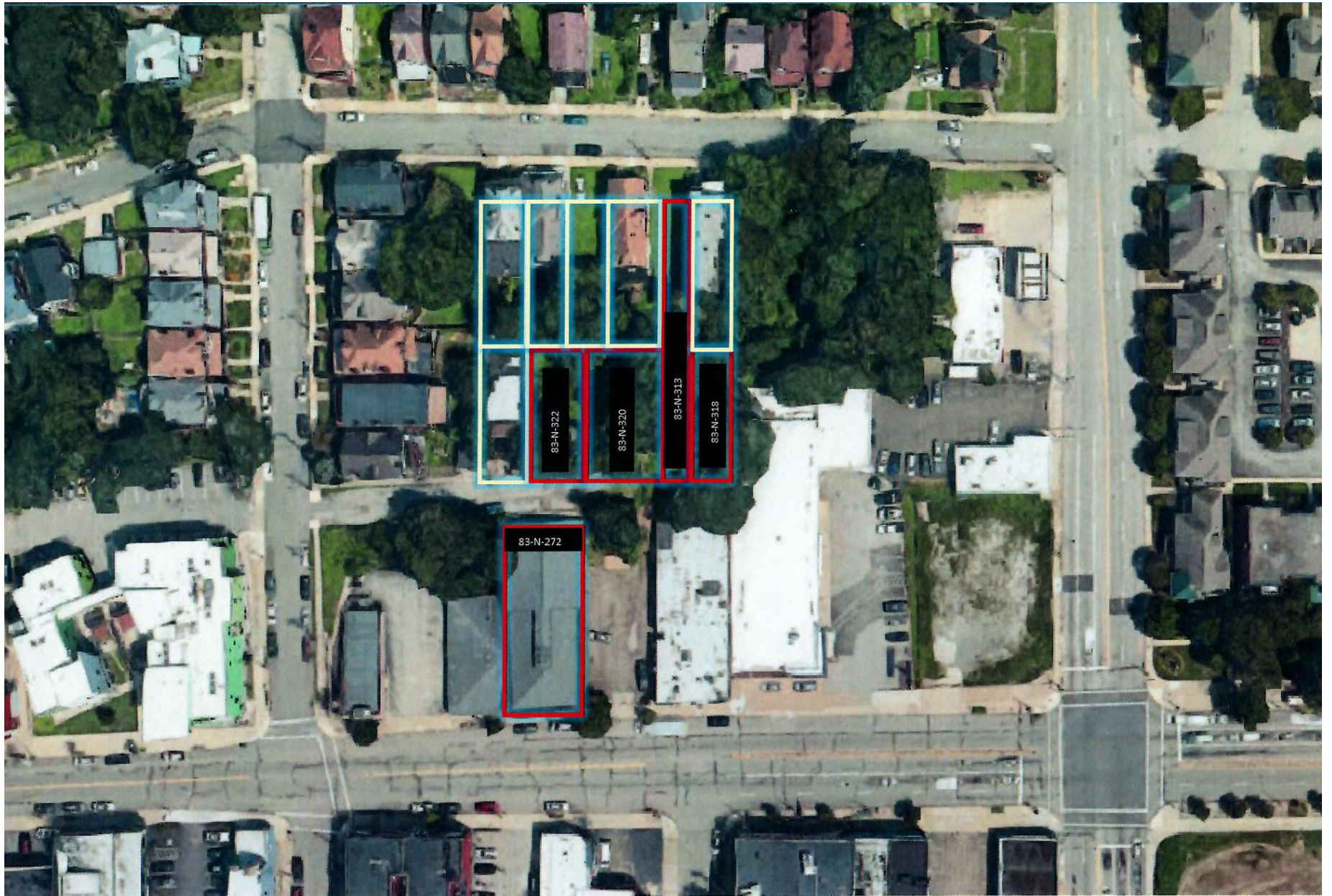


**1 | FIRST FLOOR**  
SCALE: 1/16" = 1'-0"



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

**GROSS S.F. = 6,095**





# 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





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