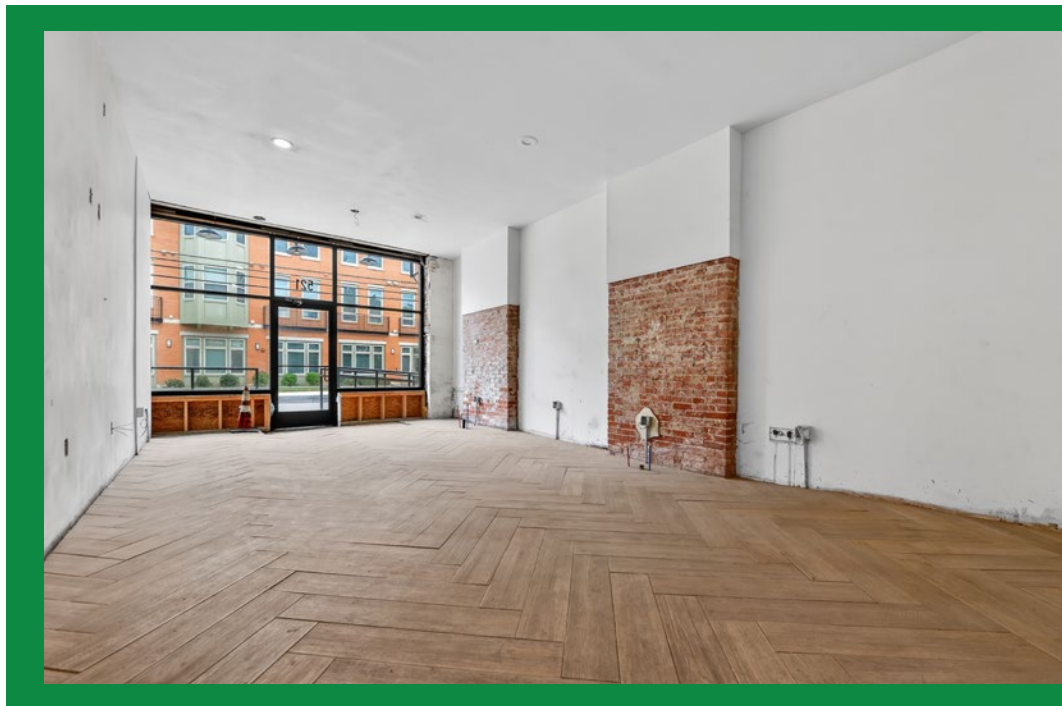




# RETAIL / COMMERCIAL SPACE FOR LEASE

521-523 LARIMER AVENUE | PITTSBURGH, PA 15206 | EAST END

- 1,450 sf
- 41' frontage - GREAT VISIBILITY!
- New store front in vanilla shell condition
- Plumbed for hair or nail salon
- One ADA restroom
- Great space



**LORI MORAN**

(412) 491-1690

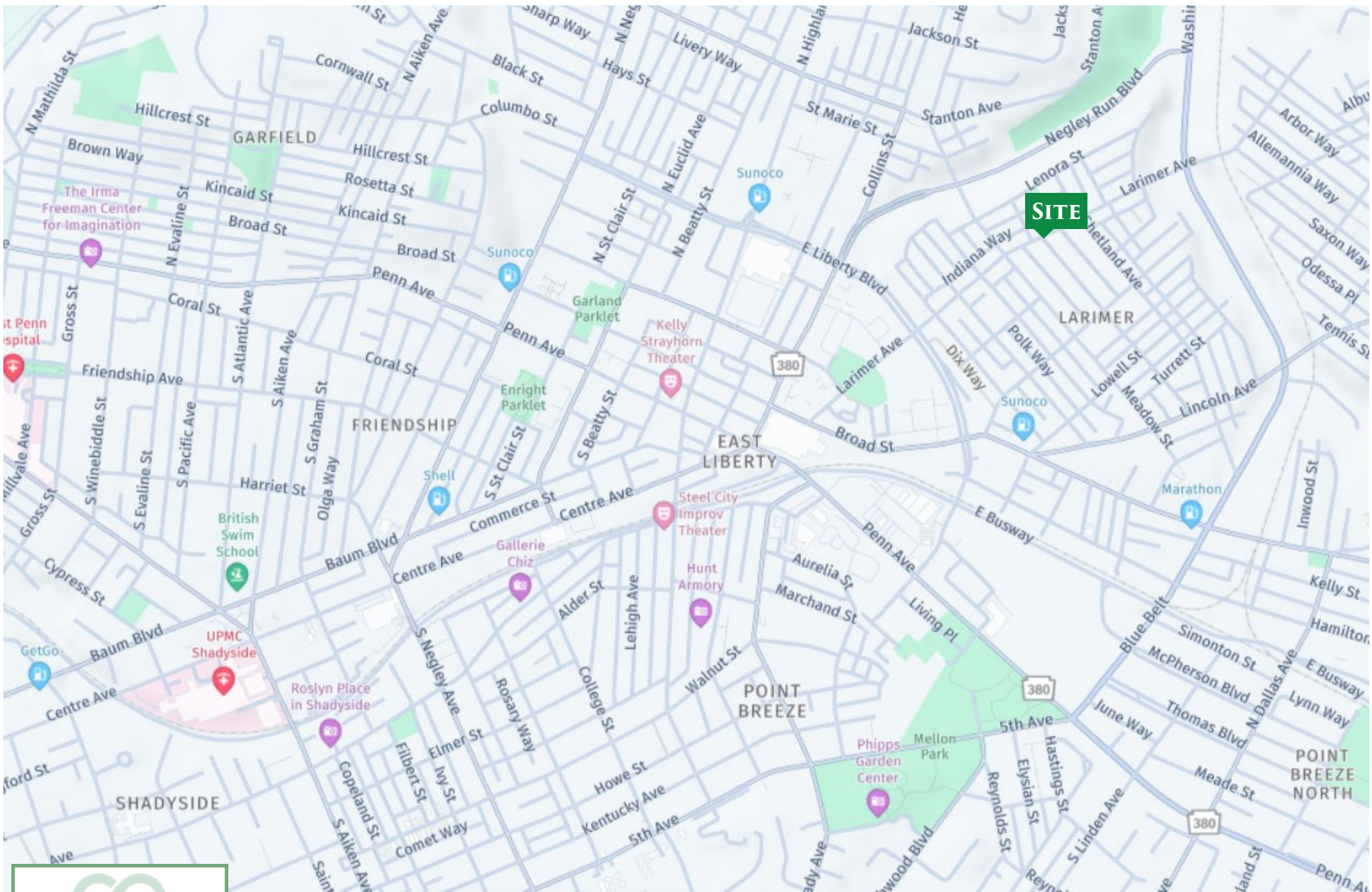
[lmoran@ballymoneyrealestate.com](mailto:lmoran@ballymoneyrealestate.com)





|                    | one mile  | three mile | five mile |
|--------------------|-----------|------------|-----------|
| population         | 23,818    | 163,484    | 318,756   |
| households         | 12,089    | 76,048     | 149,412   |
| average hh income  | \$109,529 | \$107,036  | \$101,422 |
| daytime population | 22,139    | 242,713    | 454,541   |





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