



FOR LEASE

Barrett Elementary



FLEX SPACE

- Historic charm with modern updates
- Ideal for professional and nonprofit use
- High ceilings and natural light
- Convenient Homestead location



RE/MAX SELECT REALTY

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PROPERTY SUMMARY

BARRETT ELEMENTARY

221 East 12th Avenue
Homestead, PA 15120



Property Summary

Address1:	221 East 12th Avenue
Address2:	Homestead, PA 15120
APN:	0130-P-00366-0000-00
Lease Rate:	\$20 / SF - Full Service
Available SF:	39,000
Building SF:	50,000
Construction Type:	Masonry
Floors:	4
Parking Ratio:	2/1000 SF

Property Overview

Barrett School in Homestead presents a rare opportunity to lease up to three upper floors of professional office space in a beautifully maintained historic building. The first floor remains an active school, while the upper levels and basement are being converted into full-service offices featuring high ceilings, large windows, and flexible layouts ideal for professional, nonprofit, and education-related users. Tenants will appreciate the building's character, abundant natural light, and quiet environment, along with a full-service lease structure that includes utilities, janitorial, maintenance, and taxes.

Location Overview

Situated in the heart of Homestead, Barrett School offers a prime location just minutes from Downtown Pittsburgh and The Waterfront retail and dining district. The property provides easy access to I-376, Route 837, and the Homestead Grays Bridge, ensuring a convenient commute from all parts of the region. The surrounding area combines residential neighborhoods, community institutions, and small businesses, creating a walkable, accessible, and welcoming environment that supports both professional and educational uses.



The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. Users should consult with a professional in the respective legal, accounting, tax or other professional.

PROPERTY PHOTOS

BARRETT ELEMENTARY

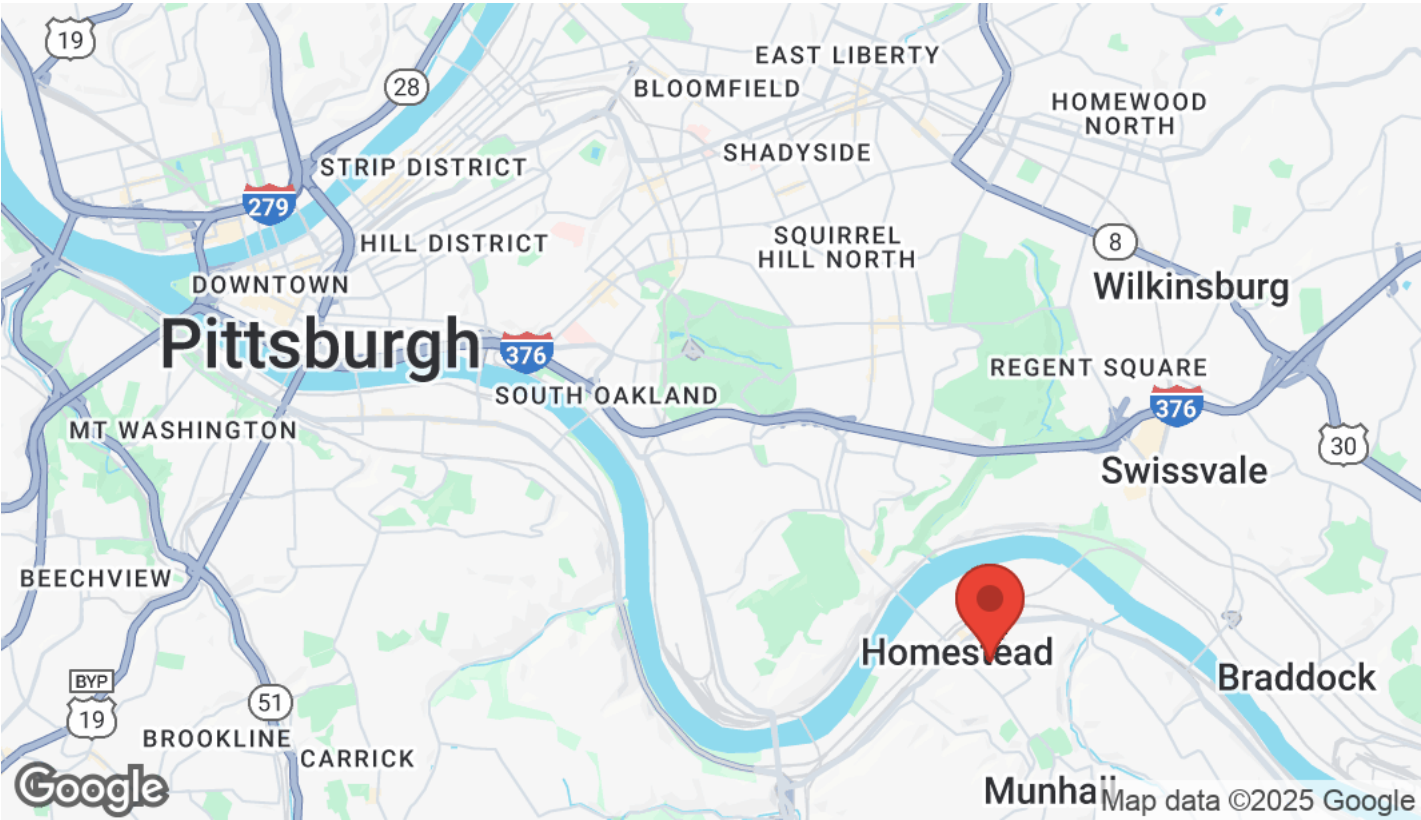
221 East 12th Avenue
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LOCATION MAPS

BARRETT ELEMENTARY
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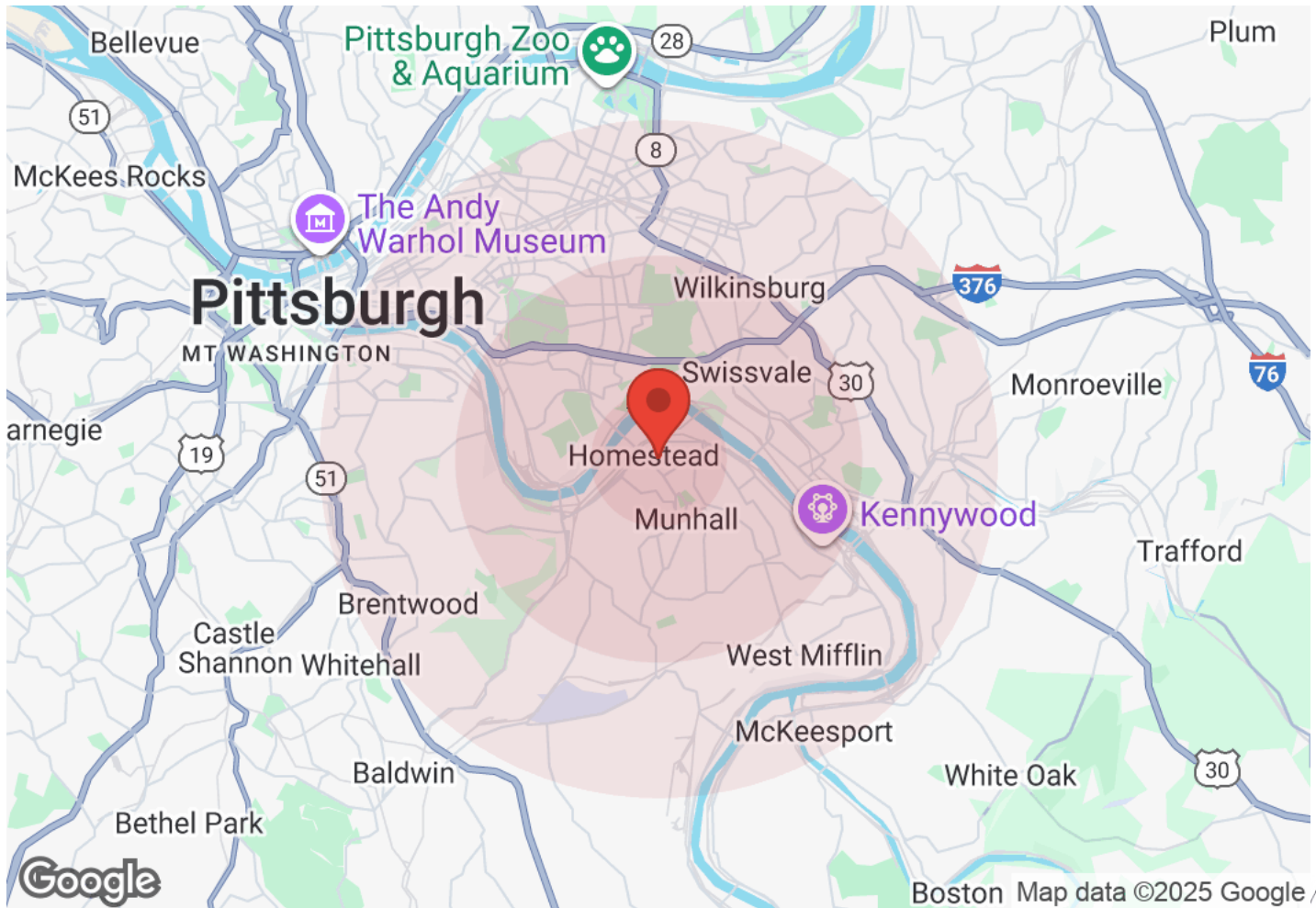


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DEMOGRAPHICS

BARRETT ELEMENTARY

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	4,613	47,788	172,327	Median	\$63,493	\$71,438	\$64,668
Female	4,953	49,708	160,755	< \$15,000	630	5,552	20,816
Total Population	9,566	97,497	333,085	\$15,000-\$24,999	359	3,277	11,775
				\$25,000-\$34,999	329	3,142	11,903
				\$35,000-\$49,999	573	5,012	17,395
				\$50,000-\$74,999	778	7,142	24,065
				\$75,000-\$99,999	445	5,164	17,613
				\$100,000-\$149,999	816	7,321	22,579
				\$150,000-\$199,999	308	4,111	11,785
				> \$200,000	432	5,555	15,512
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	1,440	14,451	45,089	Total Units	5,614	52,407	173,960
Ages 15-24	1,004	10,955	57,790	Occupied	4,671	46,273	153,444
Ages 25-54	3,781	40,090	133,585	Owner Occupied	2,180	25,213	72,334
Ages 55-64	1,232	11,794	36,138	Renter Occupied	2,491	21,060	81,110
Ages 65+	2,110	20,206	60,481	Vacant	943	6,134	20,516
Race	1 Mile	3 Miles	5 Miles				
White	5,902	68,248	213,841				
Black	2,870	18,583	78,275				
Am In/AK Nat	9	68	333				
Hawaiian	1	10	33				
Hispanic	284	3,325	11,591				
Asian	212	4,553	19,519				
Multi-Racial	265	2,486	8,360				
Other	24	224	1,132				



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As a dedicated and hardworking commercial real estate professional, I specialize in multi-family and retail properties, focusing on representing sellers in the Pittsburgh market. My mission is to provide exceptional service and achieve outstanding results for my clients, ensuring every transaction is smooth, efficient, and ultimately successful. I recognize that selling a commercial property can be complex and, at times, overwhelming, which is why I go above and beyond to make the process as seamless and stress-free as possible.

One of my key strengths is my ability to add substantial value to every transaction. Through my extensive network, personalized one-on-one service, and strategic marketing efforts, I aim to enhance my clients' investments and maximize their returns. My deep understanding of the commercial real estate landscape enables me to craft customized strategies tailored to the unique needs of each property and seller, ensuring that my clients have a competitive edge in the market.

In multi-family and retail transactions, I leverage heavy marketing techniques to promote properties effectively, utilizing a range of tools including digital advertising, targeted outreach campaigns, and in-depth market analysis. I combine these efforts with my strong negotiation skills and creative problem-solving approach, always looking for innovative ways to showcase the value of each property and attract the right buyers.

My strategic focus on building and maintaining relationships is also a significant part of my success. I believe that trust and clear communication are the foundations of any successful transaction, and I work diligently to establish these connections with my clients. My one-on-one service ensures that I am always accessible and responsive, providing clients with the insights, advice, and support they need throughout the entire sales process.

If you're looking for a commercial real estate professional who can offer specialized expertise in multi-family and retail properties, a commitment to strategic marketing, and a dedication to delivering outstanding service, I am here to help. Whether you're considering selling a single retail space or a larger multi-family portfolio, I have the skills, network, and experience to guide you through the process and achieve your real estate goals. Let's work together to create success in your next commercial transaction.