



Boulevard of the Allies Elevation

PITTSBURGH, PA

3401 BOULEVARD OF THE ALLIES

PREMIER ANCHOR SPACE FOR LEASE



PROJECT DETAILS

3401 BLVD OF THE ALLIES • MIXED USE DEVELOPMENT • 21,800 SF

AVAILABLE SPACE	21,800 SF (Ground Floor)
TRAFFIC COUNTS	27,767 ADT - Blvd of the Allies 23,737 ADT - Bates Street 15,898 ADT - Forbes Ave
PROPERTY HIGHLIGHTS	Prominent campus edge location 200 unit market rate apartment complex 2026 Construction Start (Est.) Grocery anchor space available 86 dedicated parking spaces
TRAFFIC DRIVERS	University of Pittsburgh Carnegie Mellon University Duquesne University Pittsburgh Technology Center Hazelwood Green Carlow University UPMC Presbyterian UPMC Magee-Womens
COUNTY	Allegheny
MARKET	Pittsburgh

	1 MILE	3 MILE	5 MILE
 POPULATION	28,947	189,689	386,442
 DAYTIME POPULATION	110,980	364,760	523,756
 AVERAGE HH INCOME	\$66,433	\$100,460	\$92,563



MARKET AERIAL



SITE AERIAL

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UNIVERSITY OF PITTSBURGH
33,767 STUDENTS

CARLOW UNIVERSITY
2,104 STUDENTS

SITE

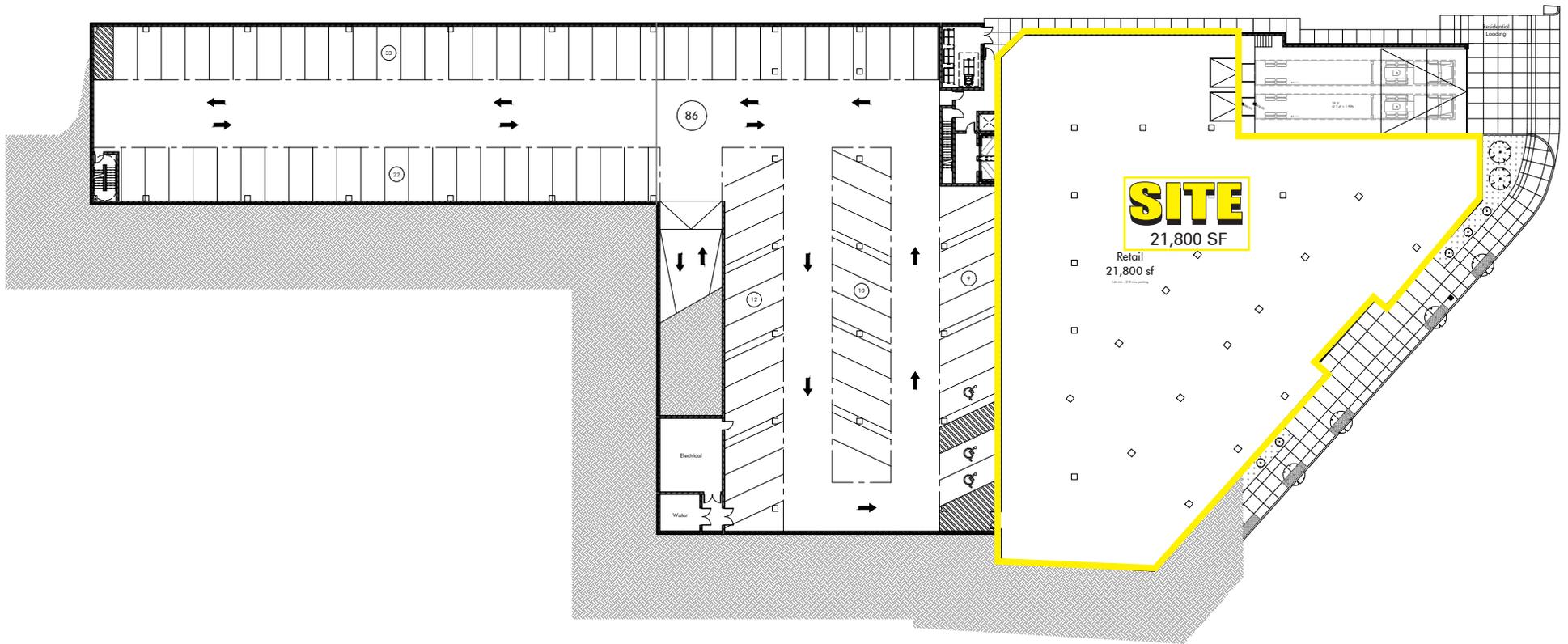
PITTSBURGH TECHNOLOGY CENTER

- hotel INDIGO
- Hitachi Rail STS
- University of Pittsburgh
- Carnegie Mellon University Entertainment Technology Center
- Braskem
- BlueSphereBIO
- CenturyLink™

SITE PLAN

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Min. Parking	50% Reduction	Current Design	.7 factor	Difference from Target	Difference w/ min. code
202 Residential	137 Residential	199 Residential	194 Target Residential	29 Residential	29 Residential
144 Retail	73 Retail	86 Retail	100 Target Retail	17 Retail	17 Retail
408 Total	200 Total	245 Total	297 Target	46 Total	44 Total



Note: See A-F series for Conceptual Unit Plans, Layouts and Amenity Spaces on this Level

1 Level 00 Floor Plan
1/16" = 1'-0"



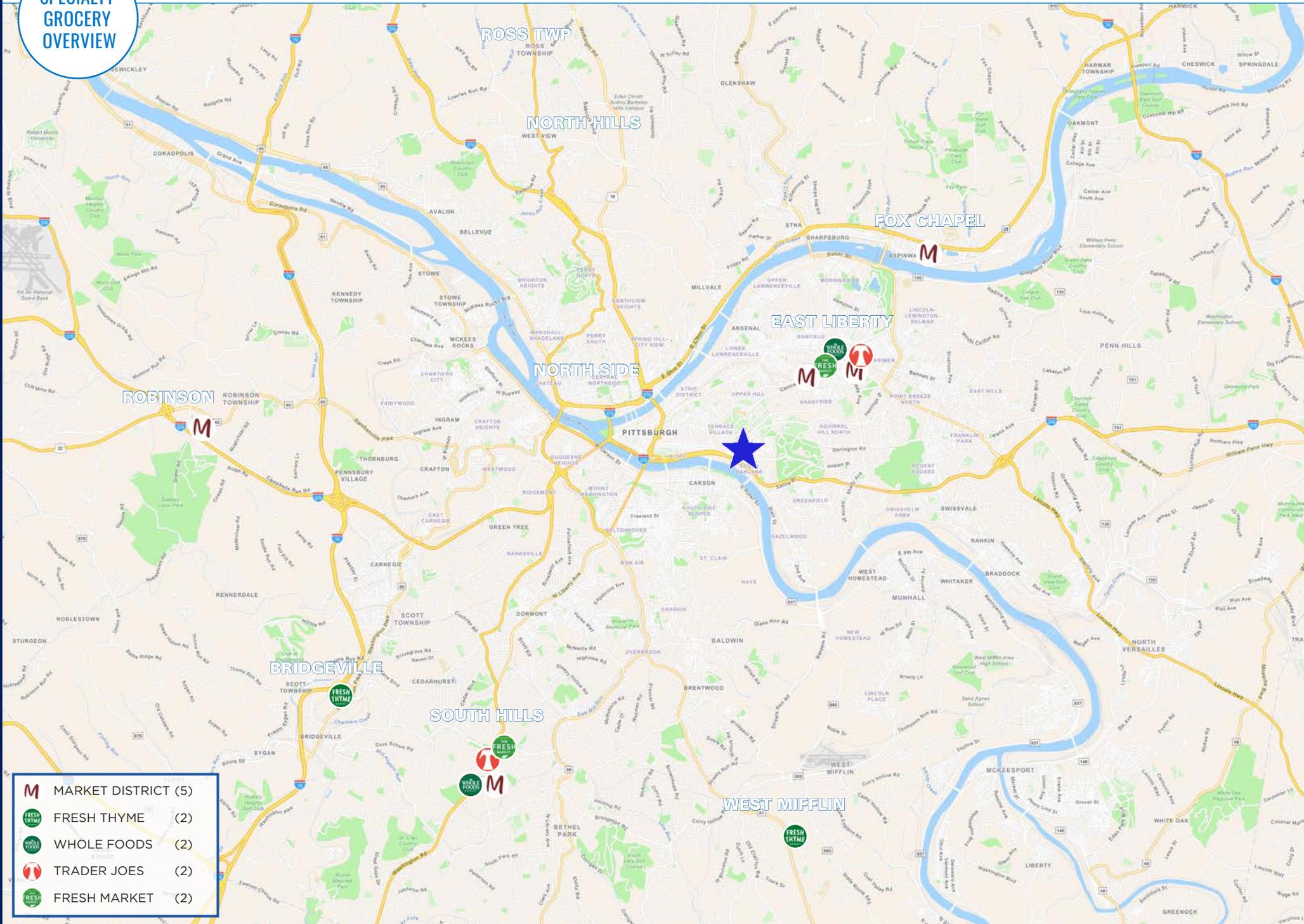
SITE
RENDERING

3401 BLVD OF THE ALLIES • MIXED USE DEVELOPMENT • 21,800 SF



SPECIALTY GROCERY OVERVIEW

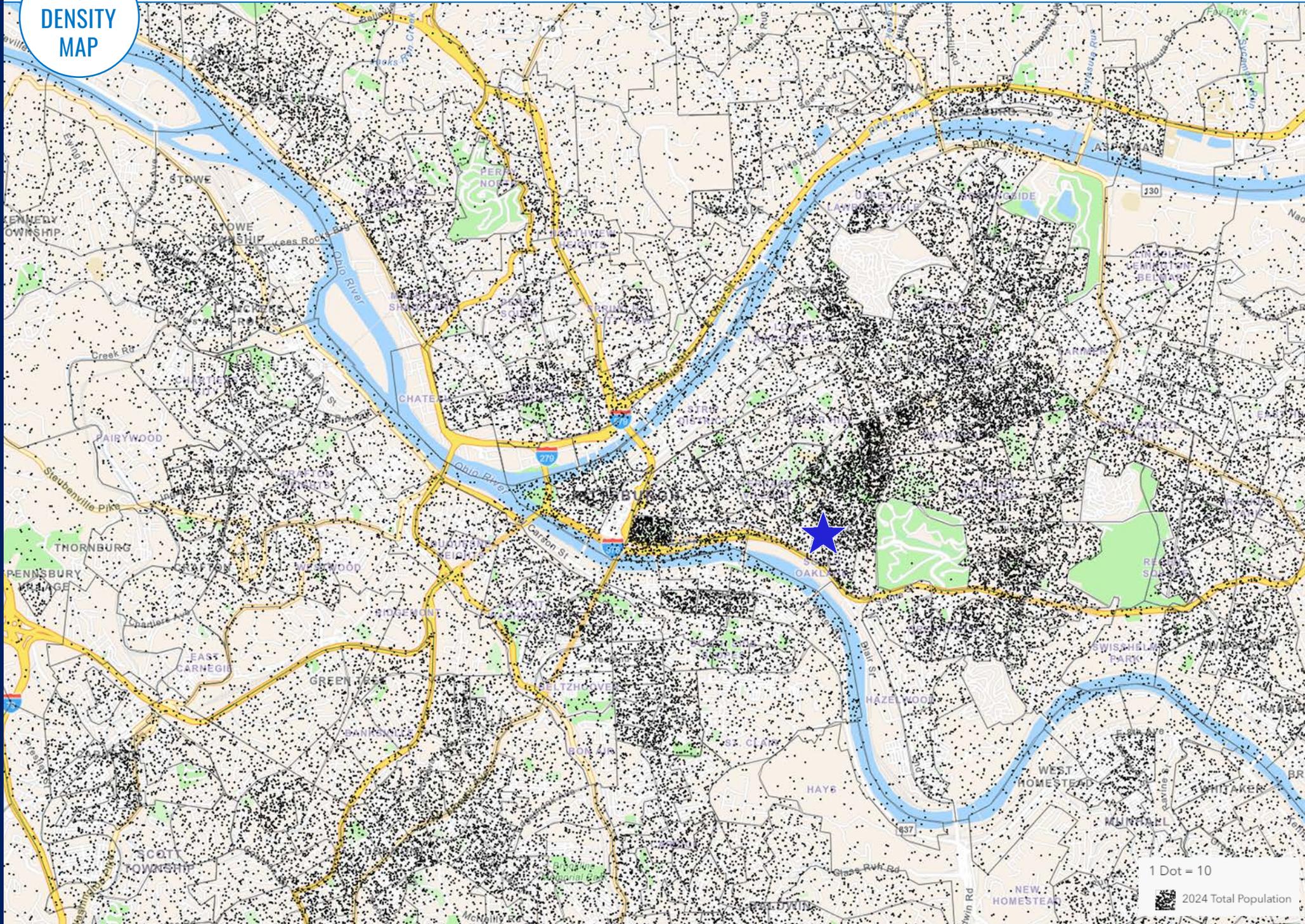
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- M** MARKET DISTRICT (5)
- FRESH THYME** (2)
- WHOLE FOODS** (2)
- TRADER JOES** (2)
- FRESH MARKET** (2)

DOT
DENSITY
MAP

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PITTSBURGH, PENNSYLVANIA

3401 BLVD OF THE ALLIES

PREMIER ANCHOR SPACE FOR LEASE

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