

**For Lease**  
1,500 SF Retail

**JAMES  
CAFE**

2550 Smallman Street,  
Pittsburgh, PA 15222



## Building Highlights

- New Construction. Fully ADA Compliant
- Located in Highly Desirable Strip District near Tech and Professional Offices, Residential Buildings, and Fitness Studios
- Turnkey Space with over \$100k in Equipment, Furnishings, and IP Included
- Beautiful European-inspired Decor
- ~44 Indoor Seats, 16 Outdoor Seats
- 1 Dedicated Parking Space in Attached Garage



For more information, contact:  
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**Naiburns Scalo**  
Brokerage Services  
412.250.3000 | naiburnsscalo.com

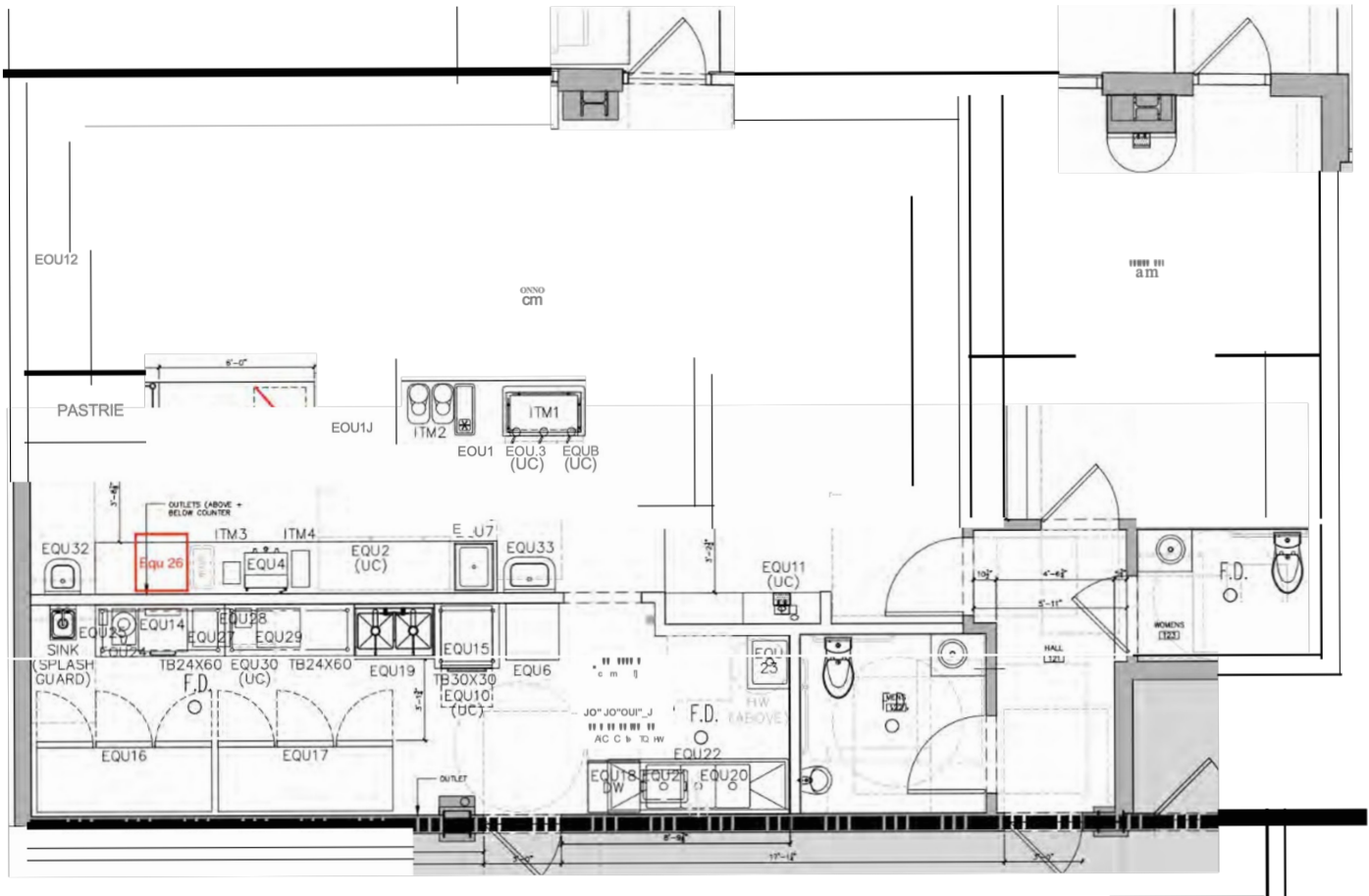


# Floor Plan

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## SMALLMAN STREET



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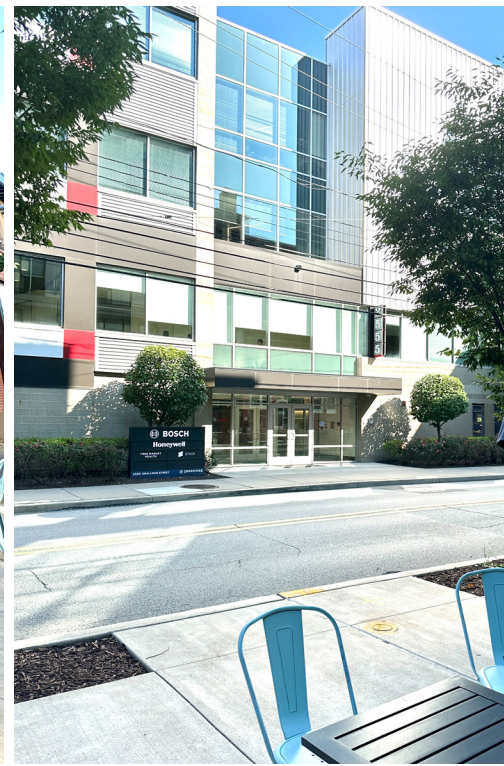
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# Photography

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# Location



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## About the Strip District

- The neighborhood attracts over 7M annual visits
- Vibrant food and beverage culture
- 319% increase in residents since 2015

CATEGORY	1 MILE	2 MILES	3 MILES
2024 Population	17,034	91,075	171,541
2024 Households	8,828	41,787	79,060
Avg Household Income	\$73,262	\$75,897	\$76,680
Daytime Employment	15,197	300,967	345,897
Businesses	1,518	21,877	26,449

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