

FOR SALE & LEASE

# 1801 BLVD OF THE ALLIES

1801 BOULEVARD OF THE ALLIES, PITTSBURGH, PA 15219



## Redevelopment Opportunity



FOR SALE & LEASE

**PRESENTED BY:**

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# PROPERTY SUMMARY

1801 BOULEVARD OF THE ALLIES | PITTSBURGH, PA 15219



## Property Summary

Available SF:	12,755
Building Name:	1801 Blvd Of The Allies
County:	Allegheny County - PA
Lot Size:	0.22 Acres
Market:	Pittsburgh, PA
Zoning:	UPR-B

## Property Overview

Historic 12,755 SF building plus 1,712 SF garage positioned in Pittsburgh's dynamic Uptown district. Located in a Qualified Opportunity Zone, 1801 Boulevard of the Allies stands directly adjacent to UPMC's transformative \$500 million Mercy Campus development, placing it squarely in Pittsburgh's path of growth

## Location Overview

Strategically located in Pittsburgh's Uptown neighborhood next to UPMC's new 410,000 SF Mercy Campus, which includes 100,000 SF of dedicated research space. The property offers walking access to PPG Paints Arena and the First National Bank Tower, connecting it to downtown's financial district. With proximity to five universities and Pittsburgh's expanding medical hub, the location positions this asset perfectly for future growth and development.

## Zoning Overview

Multifamily- Potential +66 units  
Height- Max height with bonus points is 70'

## Link To Zoning Code



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# Concept Plan | 66 Units

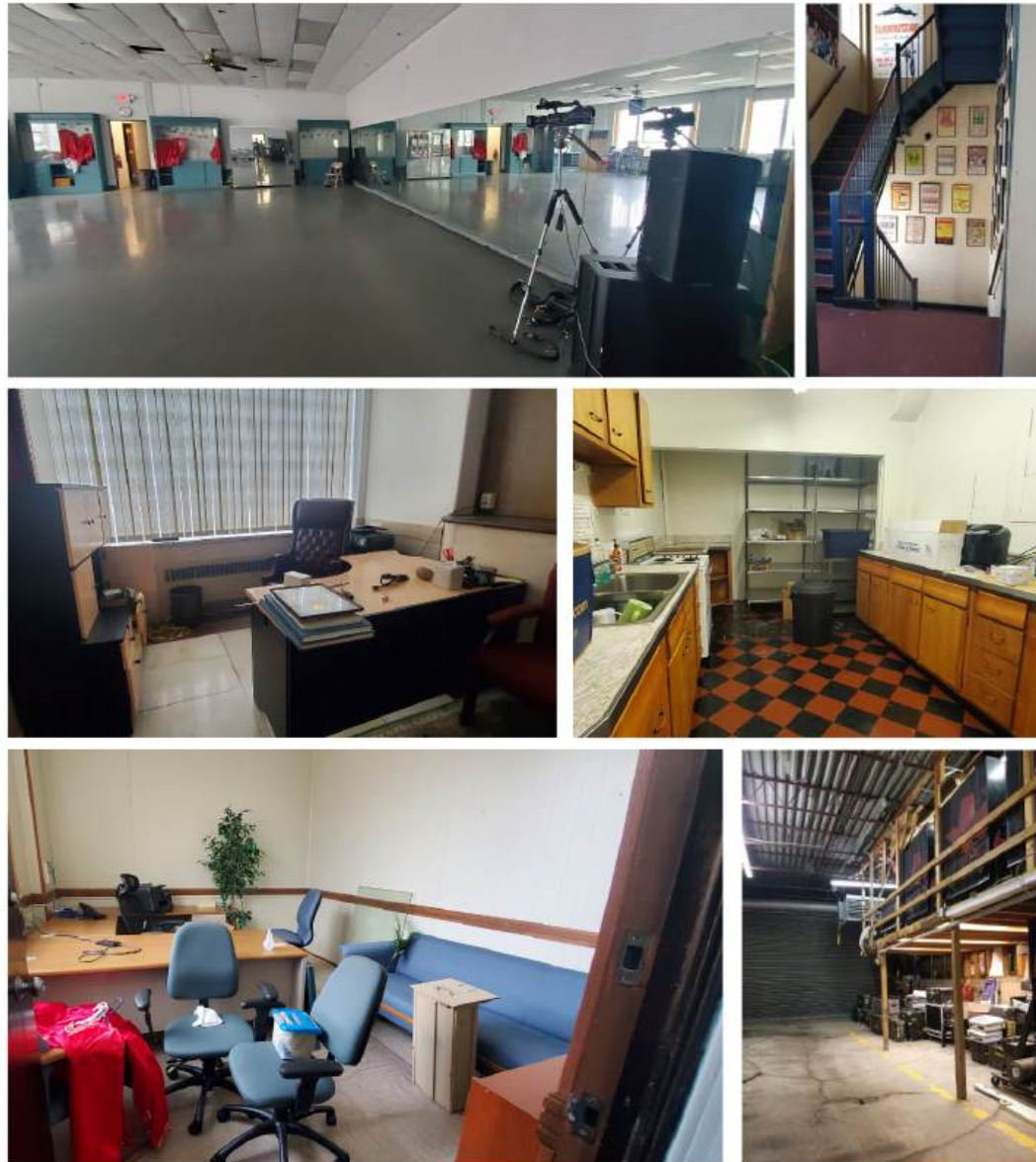
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# CURRENT PROPERTY PHOTOS

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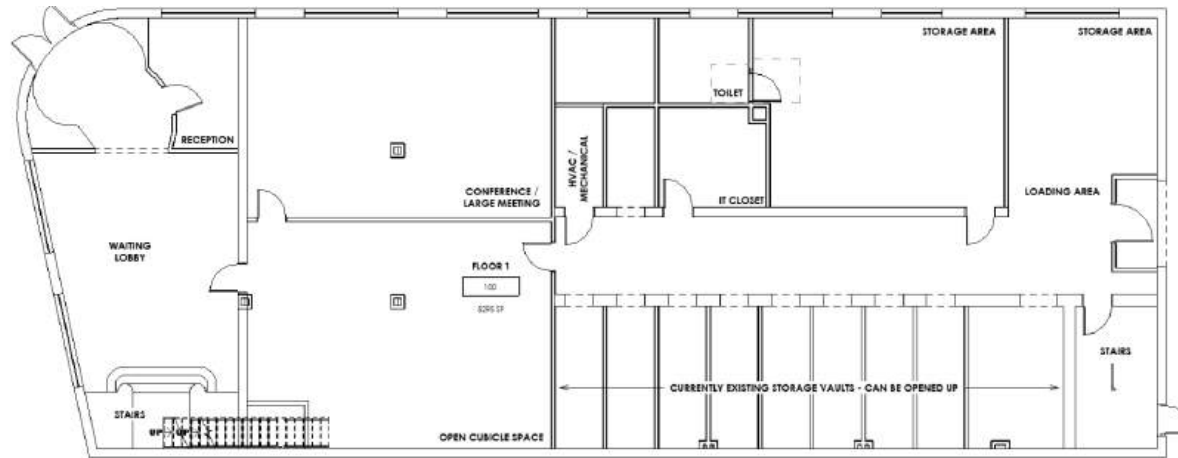
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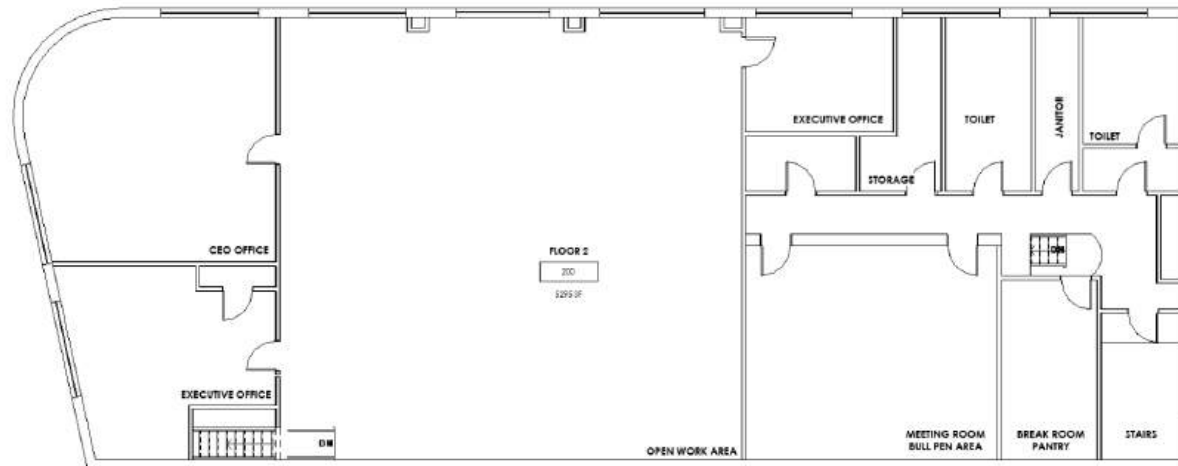
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# CURRENT PROPERTY FLOOR PLAN

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**FIRST FLOOR PLAN**  
TOTAL INTERNAL AREA - 5,295 SF



**SECOND FLOOR PLAN**  
TOTAL INTERNAL AREA - 5,295 SF

# SITE PLAN 1801

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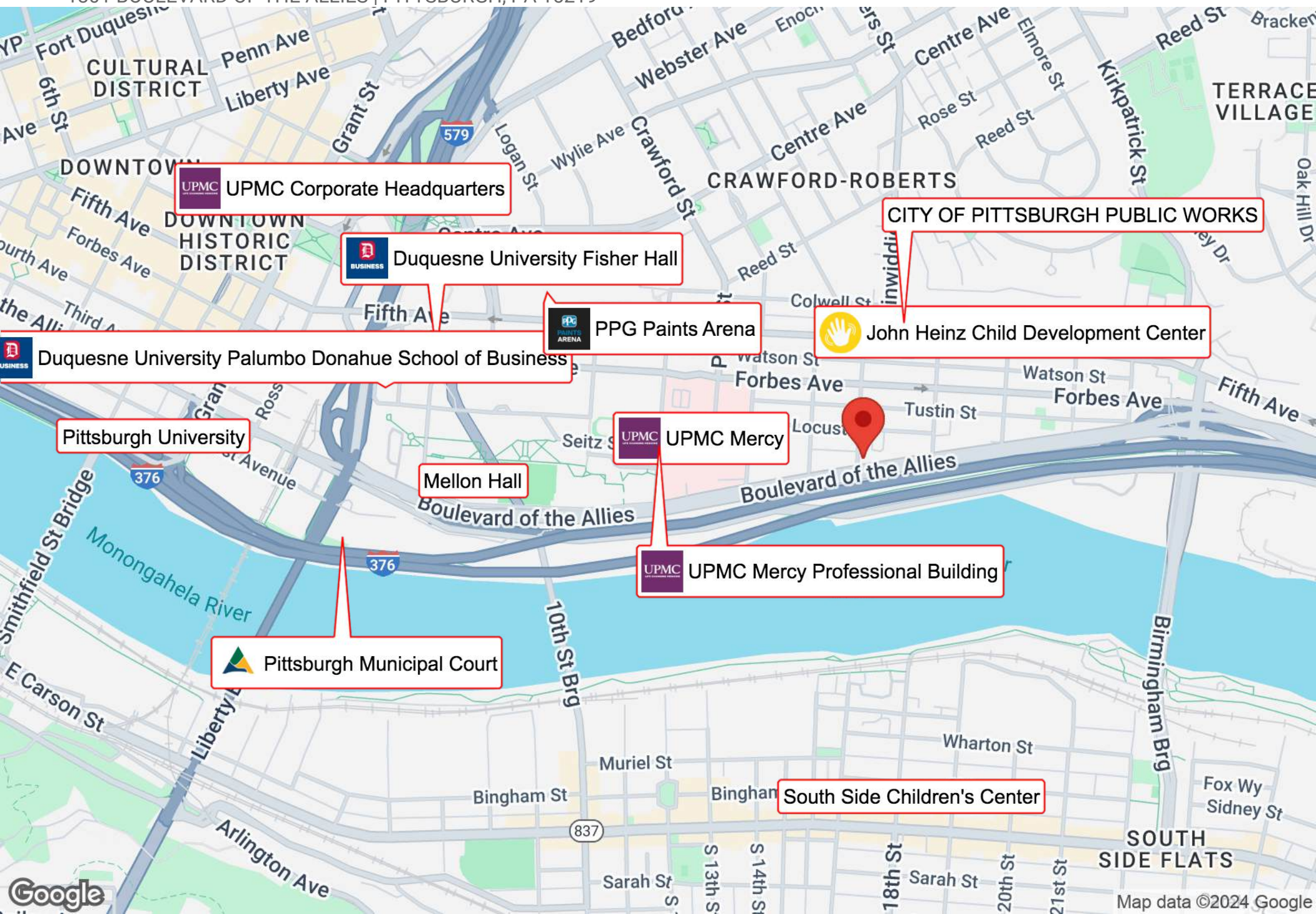
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# BUSINESS MAP

1801 BOULEVARD OF THE ALLIES | PITTSBURGH, PA 15219



**UPMC** UPMC Corporate Headquarters

**BUSINESS** Duquesne University Fisher Hall

**PPG PAINTS ARENA** PPG Paints Arena

CITY OF PITTSBURGH PUBLIC WORKS

**Hand icon** John Heinz Child Development Center

**BUSINESS** Duquesne University Palumbo Donahue School of Business

Pittsburgh University

**UPMC** UPMC Mercy

Mellon Hall

**UPMC** UPMC Mercy Professional Building

**City of Pittsburgh** Pittsburgh Municipal Court

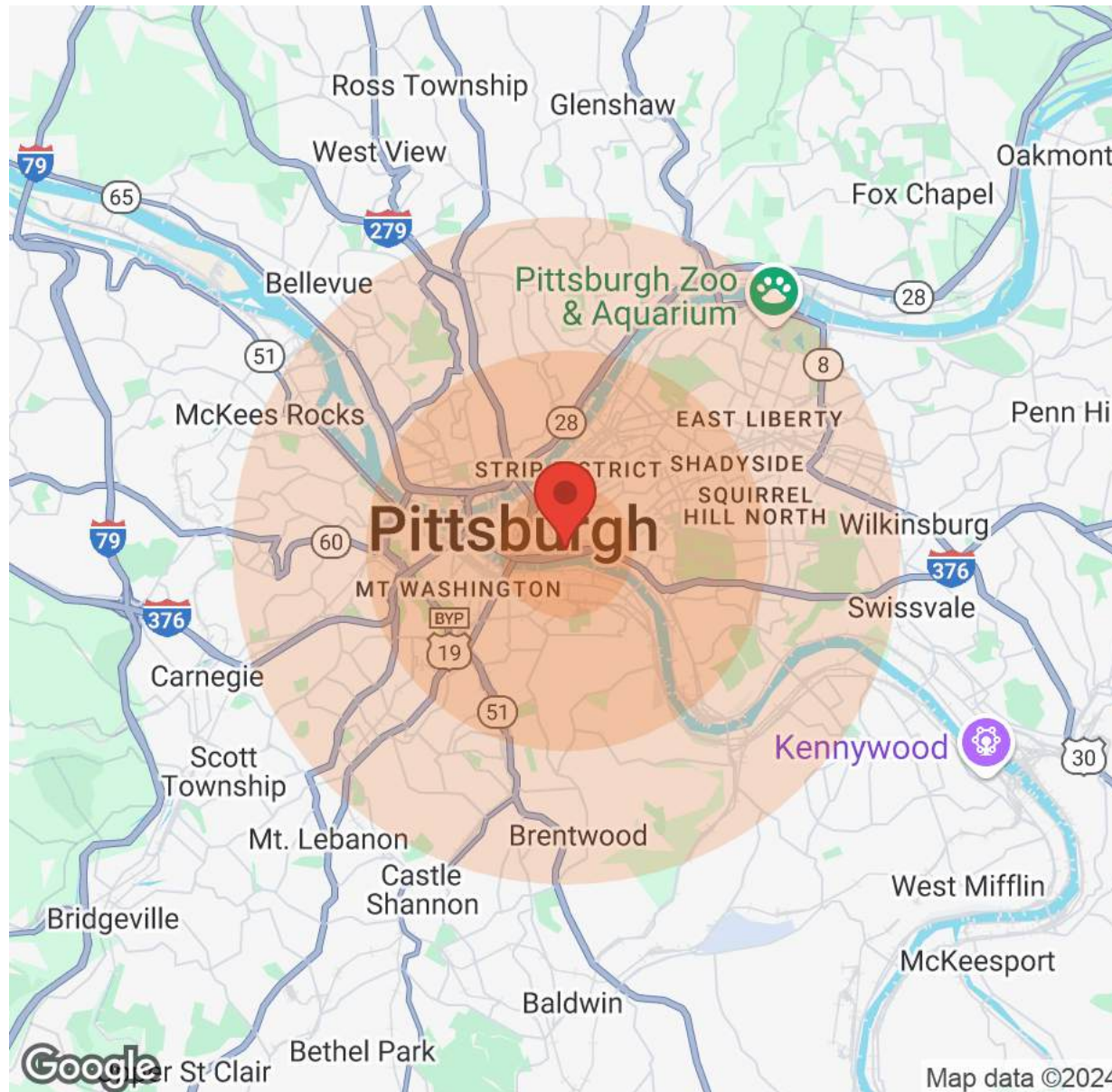
South Side Children's Center

SOUTH SIDE FLATS



# DEMOGRAPHICS

1801 BOULEVARD OF THE ALLIES | PITTSBURGH, PA 15219



Population	1 Mile	3 Miles	5 Miles
Male	11,283	81,747	187,764
Female	9,698	82,449	198,096
Total Population	20,981	164,196	385,860

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,880	20,238	54,617
Ages 15-24	1,406	14,527	39,784
Ages 25-54	8,585	79,747	171,461
Ages 55-64	2,894	19,611	49,774
Ages 65+	6,216	30,073	70,224

Income	1 Mile	3 Miles	5 Miles
Median	\$18,450	\$35,379	\$38,942
< \$15,000	2,860	18,550	34,746
\$15,000-\$24,999	1,234	11,152	24,915
\$25,000-\$34,999	704	8,607	20,173
\$35,000-\$49,999	988	10,110	24,966
\$50,000-\$74,999	901	10,751	29,221
\$75,000-\$99,999	288	5,499	16,249
\$100,000-\$149,999	418	4,242	13,498
\$150,000-\$199,999	125	1,238	4,179
> \$200,000	181	2,388	5,237

Housing	1 Mile	3 Miles	5 Miles
Total Units	8,848	86,403	201,737
Occupied	7,608	74,347	177,806
Owner Occupied	2,040	30,788	89,858
Renter Occupied	5,568	43,559	87,948
Vacant	1,240	12,056	23,931



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## MEET OUR TEAM

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