

# Strip District 3220-3232

Penn Avenue

PITTSBURGH, PA 15201

**CARRIED LAND PLAY**



**FLEX WAREHOUSE FOR SALE | 24,000 SF / 0.84 ACRES**

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**HOWARD WEST**

hwest@lee-associates.com

C 412.528.1301

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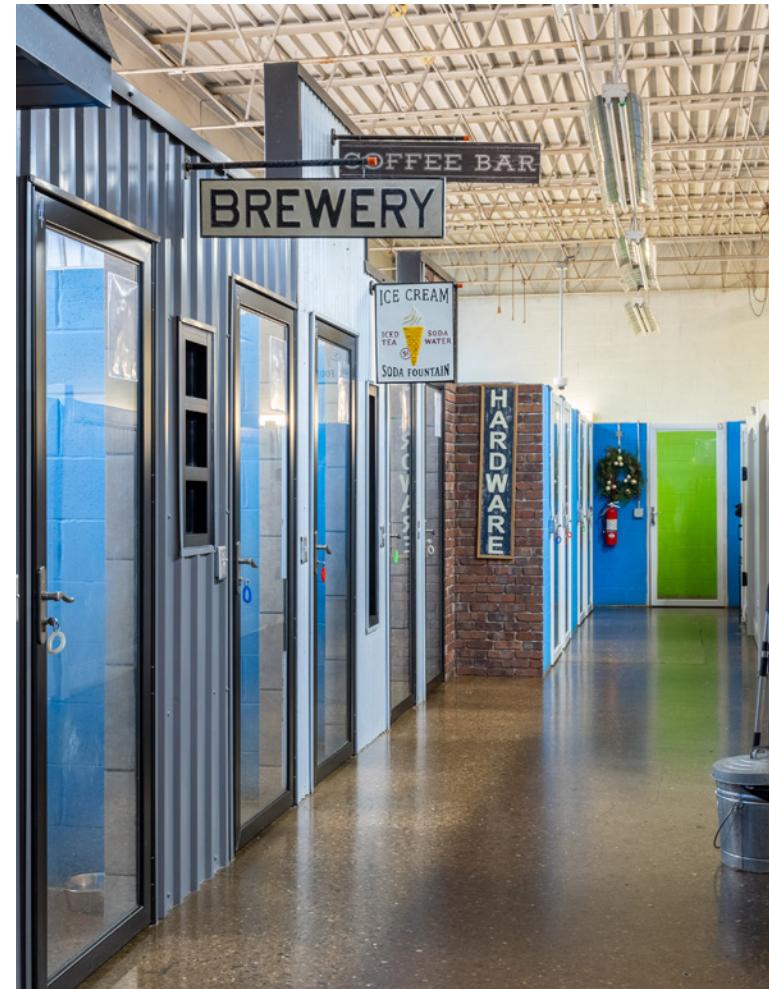
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## 24,000 SF / 0.84 ACRES FLEX WAREHOUSE

- Carried land play - substantial in-place cash flow
- 24,000 SF flex industrial building
- Lot size: 0.84 acres
- Potential for vertical construction (up to 155 units)
- 100% occupied by three tenants
- Located in the heart of the Strip District
- Steps to numerous nearby amenities
- 28 parking spaces and (3) drive-in doors
- Convenient access: 1.9 miles to the CBD, 2.1 miles to PA-28, 2.1 miles to I-376 & I-579



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<b>LOCATION</b>	Strip District, Greater Pittsburgh Submarket
<b>GROSS BUILDING AREA</b>	24,000 SF
<b>OCCUPANCY</b>	100%
<b>LOT SIZE</b>	0.84 acres
<b>BUILDING CONSTRUCTION</b>	Masonry building
<b>BUILDING USE</b>	Flex-Industrial
<b>PARKING</b>	28 spaces
<b>TENANCY</b>	Work America, Hounds Town, Door Dash
<b>SURROUNDING USES</b>	Warehouse, Office, Residential, Retail
<b>ZONING</b>	RIV-IMU (Riverfront Industrial Mixed-Use)

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## DEMOGRAPHICS (2024)

Source: U.S. Census, Esri, Esri-U.S. BLS

3220-3232 PENN AVENUE	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION	18,783	181,374	352,232
HOUSEHOLDS	10,403	84,830	163,197
AVG. HOUSEHOLD SIZE	1.77	1.86	2.01
OWNER-OCCUPIED HOUSING	3,561	30,233	74,635
RENTER-OCCUPIED HOUSING	6,842	54,597	88,562
MEDIAN AGE	35.3	31.4	34.4
AVG. HOUSEHOLD INCOME	\$105,238	\$99,152	\$97,079

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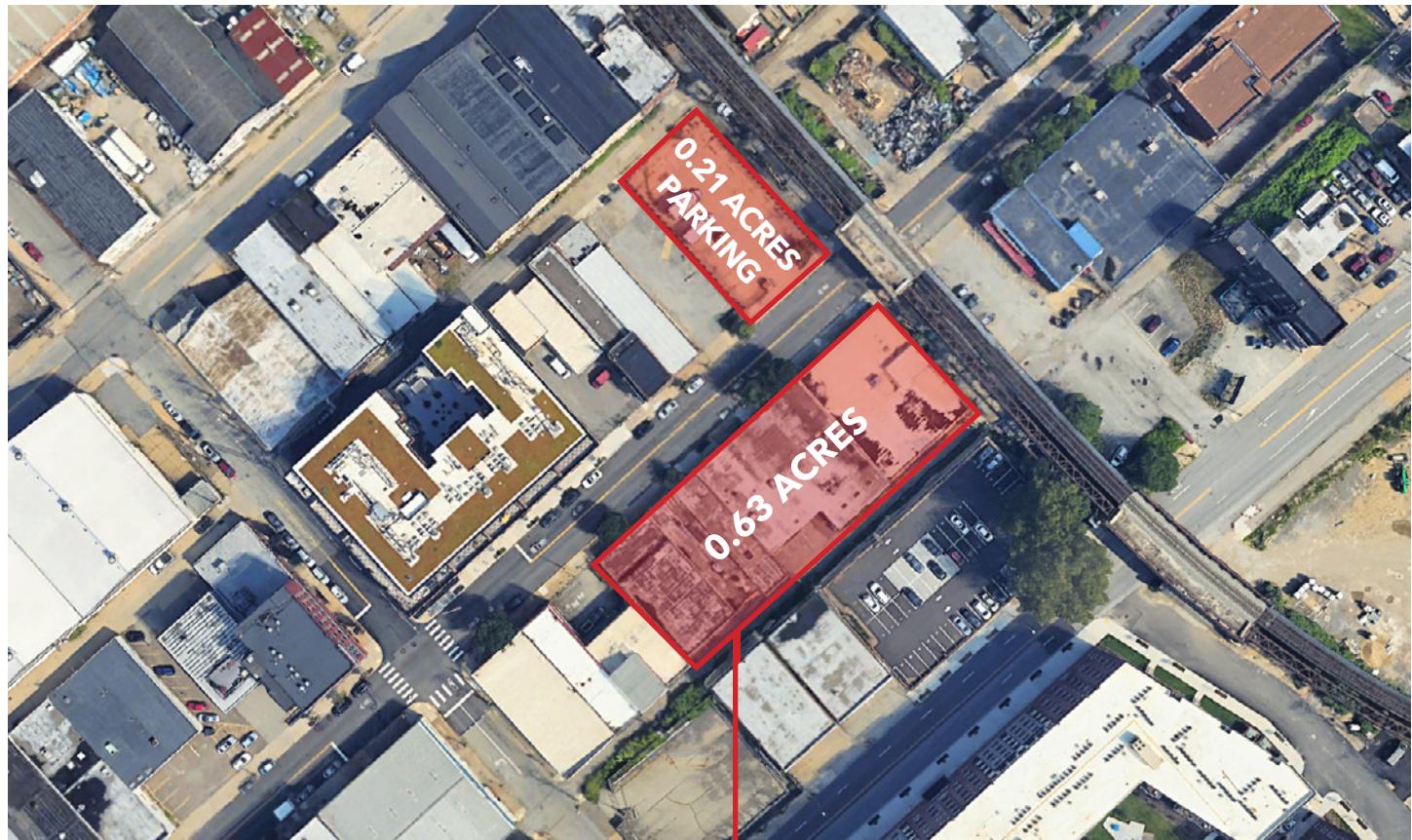
## AERIAL VIEW

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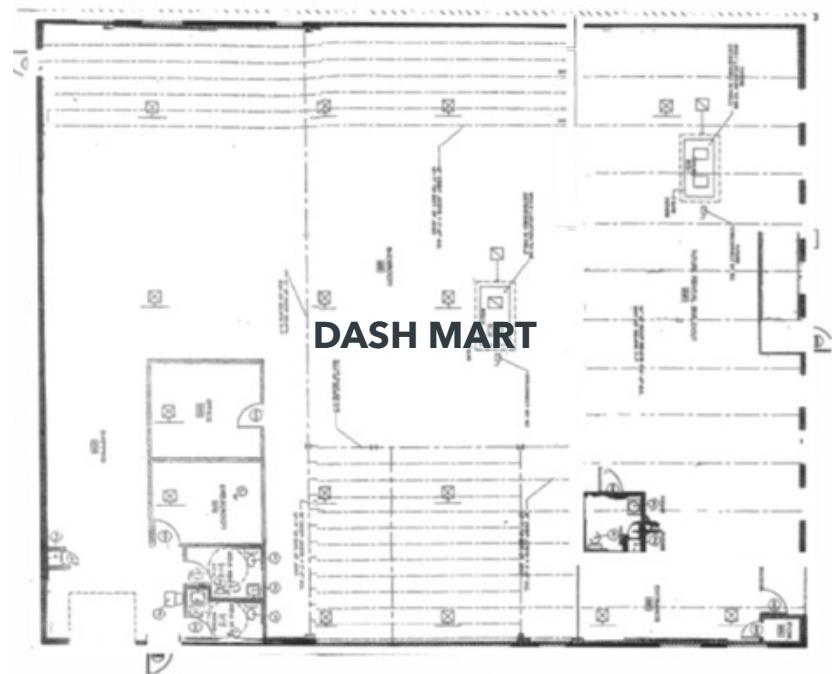
## FLOOR PLANS

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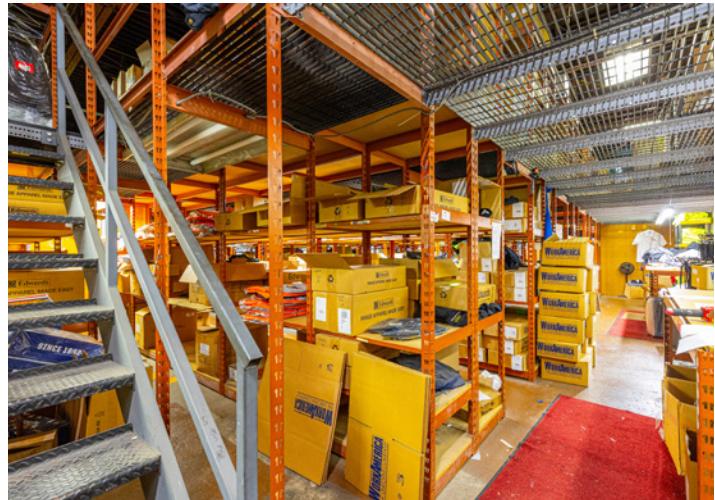
## BUILDING INTERIOR

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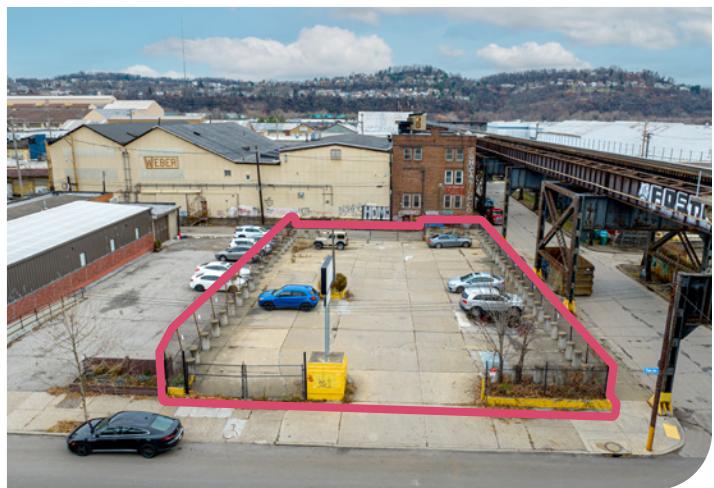
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## BUILDING EXTERIOR



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## RENDERING

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## BUILDING PLAN

UNIT MATRIX		
UNIT TYPE	Area	Units
1 BED	631 SF ... 873 SF	54
2 BED	845 SF ... 1224 SF	31
3 BED	1224 SF ... 1286 SF	5
STUDIO	394 SF ... 619 SF	60
<b>TOTAL</b>		<b>150</b>



## STRIP DISTRICT AMENITIES: DINING



- 1. Jimmy John's
- 2. Eleven
- 3. Aruba Island Bowls Cafe
- 4. Helltown Brewing
- 5. Andy's Sushi Bar
- 6. Primanti Bros.
- 7. Roland's Seafood Grill
- 8. Bella Notte
- 9. Kaya
- 10. De Fer Coffee & Tea
- 11. DeLuca's Diner
- 12. PaPa J's
- 13. Pamela's Diner
- 14. Luke Wholey's Wild Alaska Grille
- 15. The BeerHive
- 16. Pho Van Pittsburgh
- 17. Penn Avenue Fish Co.
- 18. Bar Marco
- 19. Coop De Ville
- 20. Kelly O's Diner
- 21. Mullaney's Harp & Fiddle
- 22. DiAnoia's Eatery
- 23. Cinderlands
- 24. Preeti's Pitt
- 25. Klavon's Ice Cream Parlor
- 26. Smallman Street Deli
- 27. Salem Market & Grill
- 28. Senti Restaurant

## STRIP DISTRICT AMENITIES: RECREATION/OTHER RETAIL



- 1. David L. Lawrence Convention Center
- 2. Senator John Heinz History Center
- 3. Putttery
- 4. Allegheny River Trail
- 5. August Wilson House
- 6. F45 Training
- 7. OnPar Now
- 8. Sandbox VR
- 9. Puttshack
- 10. Mancini's Bread Co.
- 11. Walk Run Lift Studio
- 12. Strip District Terminal
- 13. Pennsylvania Macaroni Co.
- 14. Pittsburgh Popcorn Co.
- 15. Grandpa Joe's Candy Shop
- 16. Yinzers in the Burgh
- 17. Leaf & Bean
- 18. WFH Oriental Market
- 19. Sola Salon Studios
- 20. Wigle Whiskey Distillery
- 21. Pittsburgh Opera
- 22. Hair by Design
- 23. Pittsburgh Party Pedaler
- 24. MADabolic
- 25. Stout PGH
- 26. The Dog Stop
- 27. Bob's Market and Greenhouses
- 28. Many More Marketplace
- 29. The Original Pittsburgh Winery
- 30. Intrepidus Fitness
- 31. West Penn Park
- 32. Pittsburgh Ballet Theatre
- 33. 31st Street Studios
- 34. The Clemente Museum

28 Strip District  
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SUBJECT PROPERTY

DRIVING DISTANCES TO  
MAJOR ROADWAYS

PA-28	2.1 Miles
I-376	2.1 Miles
I-579	2.1 Miles
I-279	7.5 Miles



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