

4017-4065 BUTLER STREET  
**PORTFOLIO**  
FOR SALE



*Five Property Portfolio at the Entrance of Bustling Butler Street in Lawrenceville*

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**LEGACY**  
REALTY PARTNERS



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# Confidentiality Agreement

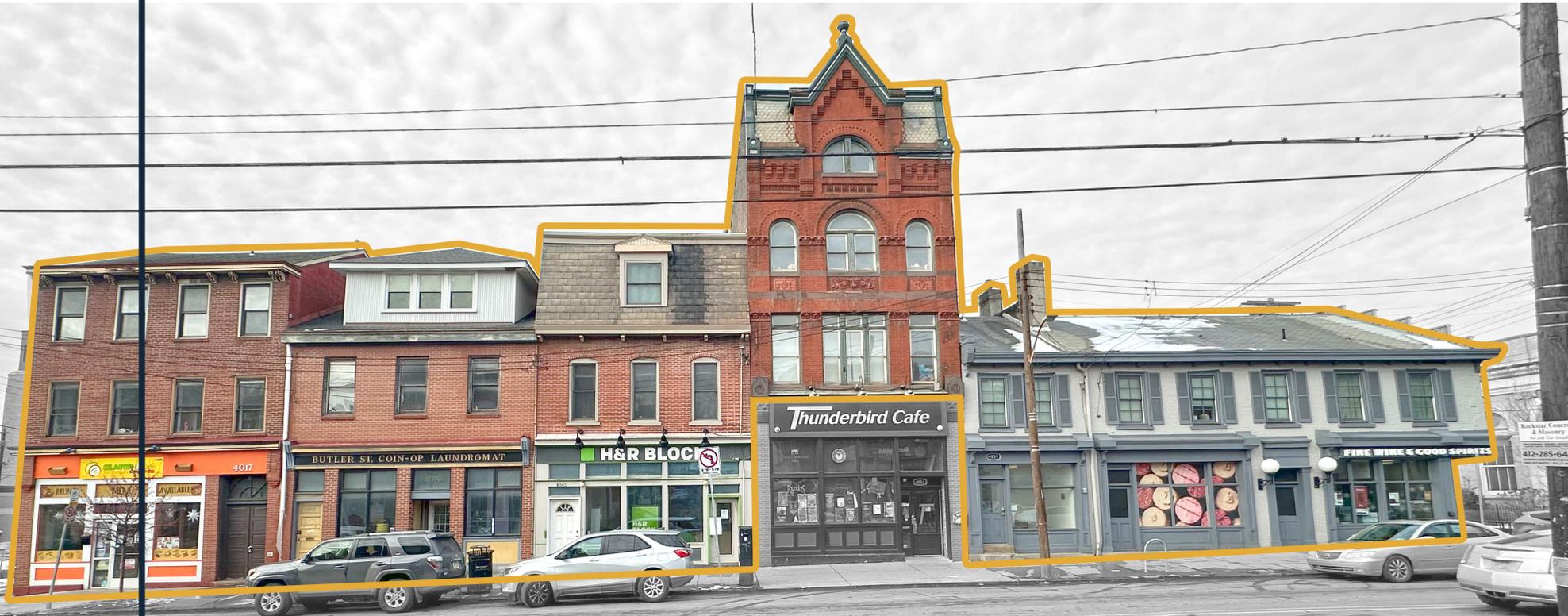
Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or LEGACY REALTY PARTNERS, Inc. (“LEGACY REALTY PARTNERS”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or LEGACY REALTY PARTNERS. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to LEGACY REALTY PARTNERS.

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither LEGACY REALTY PARTNERS, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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# Executive Summary



## Executive Summary

Legacy Realty Partners is pleased to present the opportunity to acquire five premier assets from the Lawrenceville Holdings portfolio. This assemblage is situated in the heart of Pittsburgh's Lawrenceville neighborhood, one of the city's most dynamic and rapidly evolving submarkets. The Property boasts over one hundred and sixty feet of frontage along bustling Butler Street, a primary retail and commuter corridor.

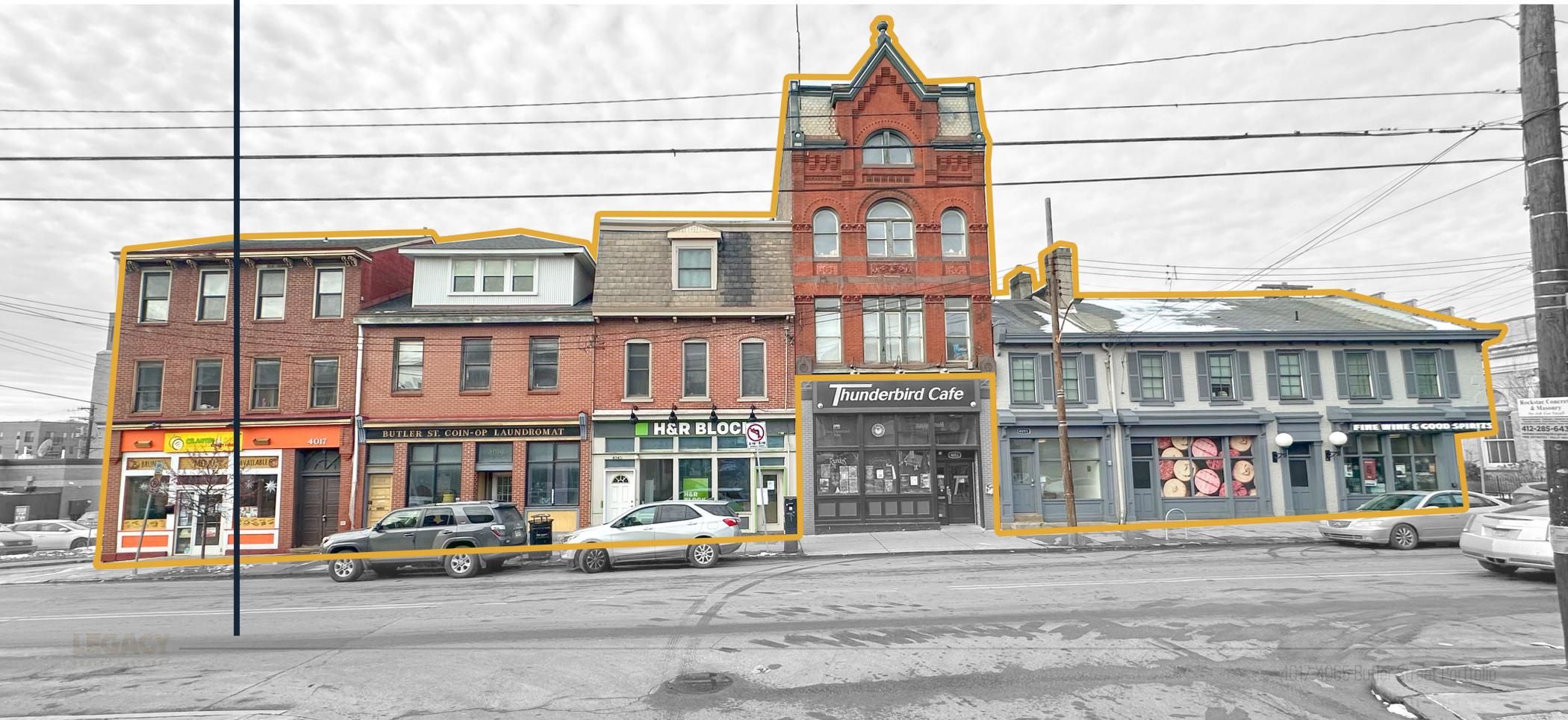
Lawrenceville is truly Pittsburgh's favorite neighborhood, due to its strong commercial presence, walkability, and trendy vibe. This community has experienced sustained investment driven by a combination of neighborhood revitalization, proximity to major employment centers, and continued residential growth. These properties are also extremely well-positioned within the neighborhood, surrounded by strong retail, commercial, and multifamily assets alike, to include the 8th nationally ranked Children's Hospital. The offering is also ideally situated just minutes from downtown along with world class education and healthcare.



***These properties are extremely well-positioned within the neighborhood, surrounded by strong retail, commercial, and multifamily assets alike.***



# 02 About the Offering





Ideal **Location**

# 4017 Butler Street

Lot & Block	49-F-13
Rentable SF	3,450 SF on Three Levels <ul style="list-style-type: none"><li>· 1st floor retail (1,350 SF)</li><li>· 2nd floor: two-bedroom unit (1350 SF)</li><li>· 3rd floor: one bedroom unit (750 SF)</li></ul>
Unit Count	1 Retail 2 Residential
Occupancy	100%
Retail Tenant	Cilantro & Ajo

The endcap along Almond Way has been completely remodeled on all floors. Cilantro and Ajo newly opened in September of 2024 and has experience tremendous success at this location. The modernization of the residential units on the upper floors was completed at the end of January this year. Two new leases are currently being executed for these completely refurbished apartments. One of the greatest attributes of this property is the 8 off street parking spaces it provides. These highly coveted spaces are utilized by the residential and commercial tenants alike within this portfolio.





## CILANTRO & AJO

Cilantro & Ajo is a beloved Venezuelan restaurant and Latin American eatery with locations in Pittsburgh's South Side and Lawrenceville that brings authentic Venezuelan street food and traditional dishes to the city. Known for its vibrant yet casual atmosphere and friendly service, the restaurant serves a wide variety of Venezuelan favorites like arepas (cornmeal pockets filled with savory ingredients), empanadas, cachapas (sweet corn pancakes with cheese), pabellón bowls, tequeños, and other classic items prepared with fresh ingredients. Customers frequently praise the flavorful, generous portions and the warm, family-oriented vibe that pairs well with both dine-in and takeout experiences. The name "Cilantro & Ajo" refers to two key flavor elements (cilantro and garlic) that are integral to many of the dishes and sauces served there. With options that include vegetarian and gluten-free choices, it's a go-to spot for anyone in Pittsburgh looking to explore authentic Venezuelan cuisine.



# 4019 Butler Street

Lot & Block	49-F-12
Rentable SF	4,250 SF <ul style="list-style-type: none"><li>Lower Level: 1,500 square feet of existing storage</li><li>1st Floor: 1,500 square feet</li><li>2nd Floor: 1,500 square feet</li><li>3rd Floor: 1,250 square feet</li></ul>
Occupancy	0%
Retail Tenant	Butler Street Coin-Op Laundromat

The ground floor of 4019 Butler is configured for retail use with large display windows and easy street access; upper floors have framing in place for multiple apartments and await finish work and personalization. This asset is a blank canvas and is ideal for investors or owner-developers looking to create mixed-use income with significant value creation through renovation. The property includes an existing two-story residential structure that is approximately 1900 square feet and generates \$2,300 in income per month. This address is 4020 Eden Way and is situated towards the rear of the 4019 Butler Parcel. This unique asset offers investors or owner-users exposure to a supply-constrained urban submarket with attractive long-term fundamentals and flexibility for a range of commercial uses.



# 4045-4049 Butler Street

Lot & Block	49-F-10
Rentable SF	2,495 SF First Floor: 1,005 SF retail space Second Floor: two-bedroom unit (1,490 SF)
Unit Count	Two One retail, One residential
Occupancy	100%
Retail Tenant	H&R Block

This property consists of first floor retail and a sizeable two-bedroom apartment on the second floor, which has been updated within the past 6 years. The first floor has a national credit tenant in H&R block, who has been a fixture at this property for well over a decade. H&R recently renewed their lease for an additional three-year term which begins in May. \*

\* Lower Level is part of the Thunderbird Cafe and Music Hall condo and is not included in sale



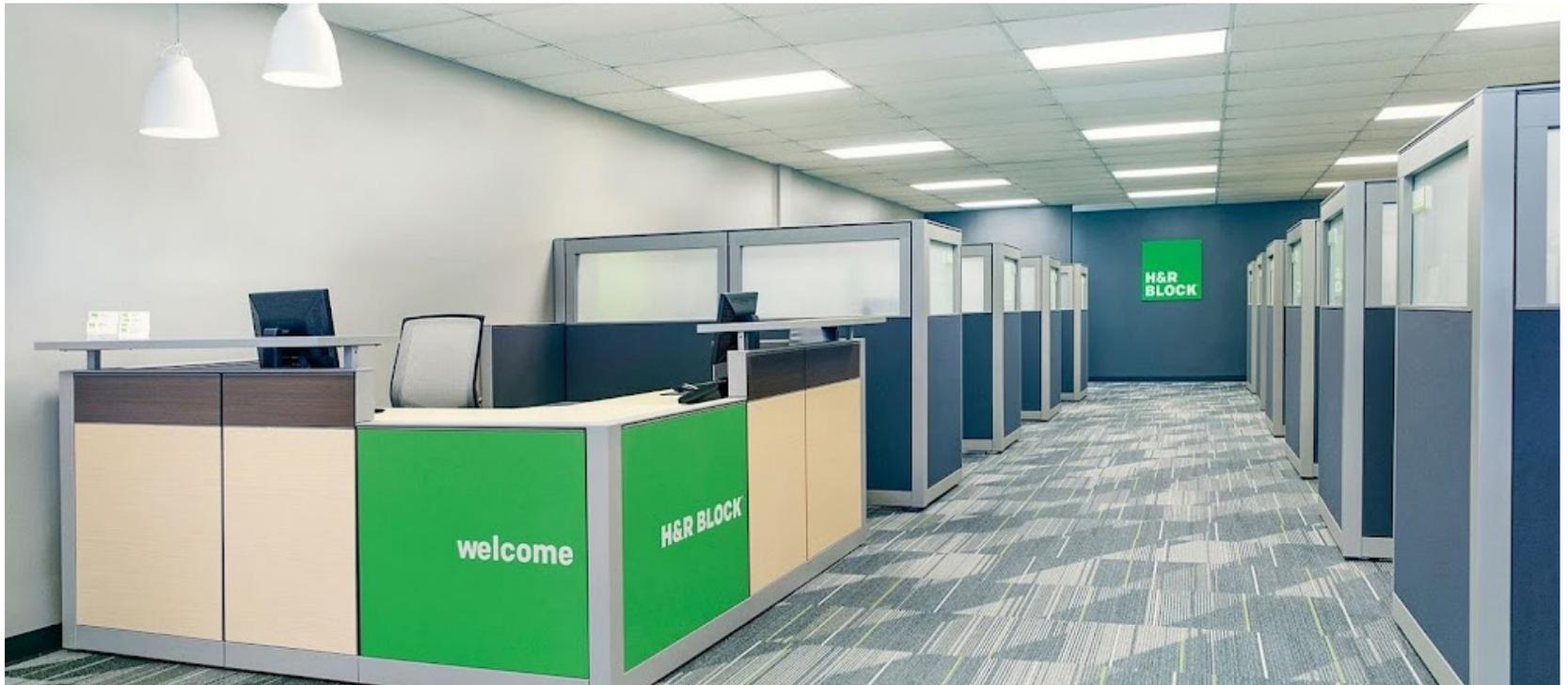


## H&R BLOCK

### H&R BLOCK

H&R Block is a leading tax preparation and financial services company best known for helping individuals and small businesses file their taxes. Since 1955, H&R block has grown into one of the most recognized names in the tax industry, offering services through a large network of company-owned and franchise retail offices, as well as online and digital platforms.

H&R Block provides a range of services including individual and business tax preparation, tax planning, bookkeeping, payroll support, and financial products such as refund advance options. While the company is widely associated with in-person tax services, it has also invested heavily in digital solutions to compete with online-only tax preparation platforms, allowing customers to choose between assisted, hybrid, or fully self-directed filing.



# 4055 Butler Street

Lot & Block	49-F-10
Rentable SF	3,781 SF
Unit Count	Four residential units <b>Second Floor</b> One-bedroom unit: 769 SF Two-bedroom unit: 1,065 SF One-bedroom unit: 597 SF <b>Third Floor</b> Two-bedroom unit: 1,350 SF
Occupancy	100%
Retail Tenant	Only Residential For Sale

This property consists of four apartment units on the upper floors over the Thunderbird Café and Music Hall. The offering consists of the residential portion, which will be separated from the first floor commercial space via a condo. The current ownership group will retain control of the Thunderbird Café and Music Hall moving forward, but could entertain offers for sale given the right scenario. All of these units have been updated within the past 6 years and historically are always 100% occupied.\*

\* First floor and lower level are part of the Thunderbird Cafe and Music Hall condo and are not included in sale



# 4065 Butler Street

Lot & Block	49-F-10
Rentable SF	4,823 on one level
Unit Count	One Retail
Occupancy	100%
Retail Tenant	Fine Wine and Good Spirits

This property is located on the highly visible corner of Butler and 41st Street. This property is comprised of one retail unit occupied by another credit tenant in the Pennsylvania Liquor Control Board, who has occupied this storefront since 2017.

\* Lower Level is part of the Thunderbird Cafe and Music Hall condo and is not included in sale



## FINE WINE & GOOD SPIRITS

### FINE WINE & GOOD SPIRITS

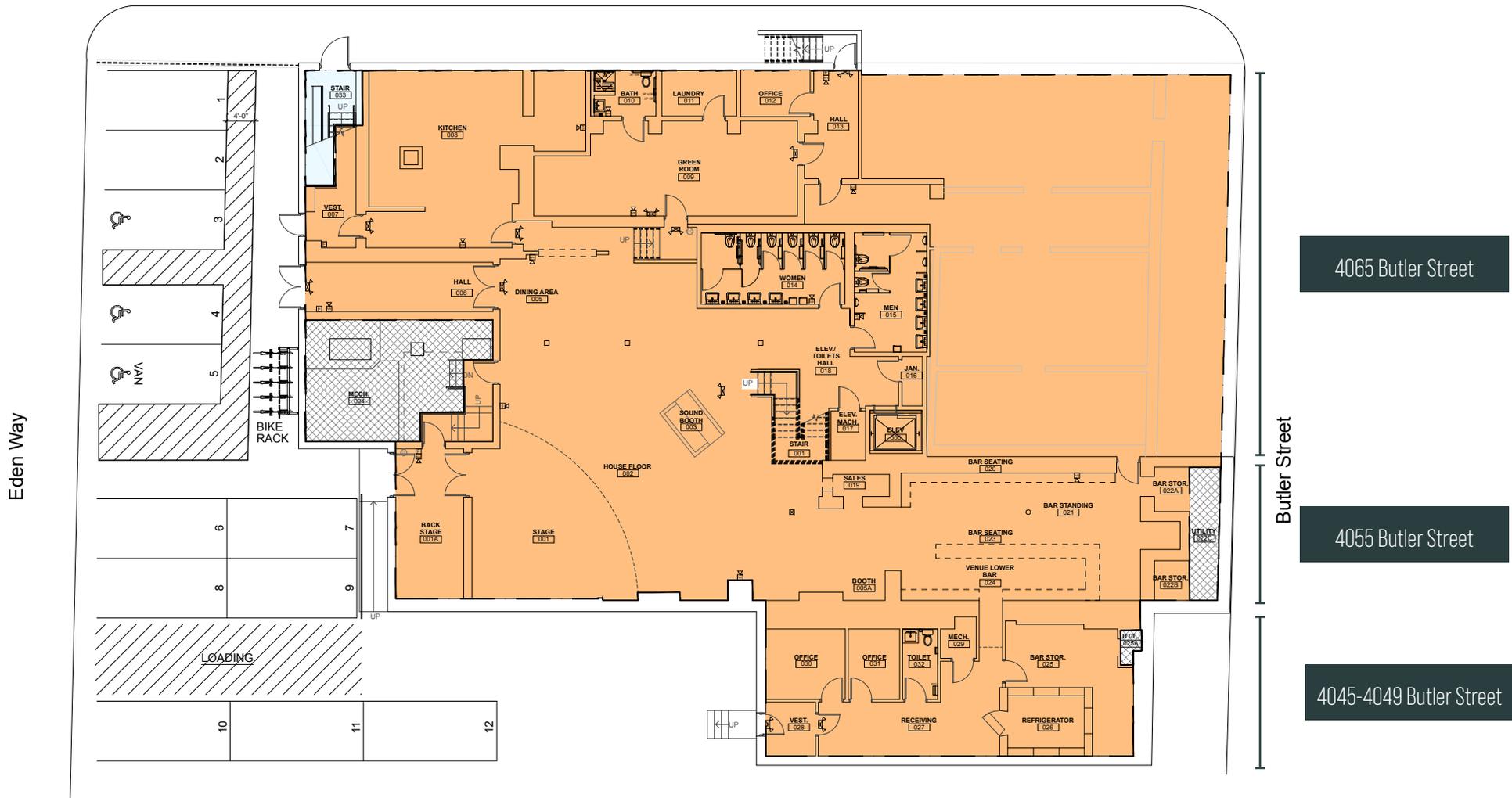
Fine Wine and Good Spirits is the retail brand of the Pennsylvania Liquor Control Board (PLCB), operating as the state's official retailer and wholesaler of wine and spirits. The stores offer a wide selection of wines, spirits, and related products, with a focus on quality, value, and responsible alcohol sales. As a state-controlled system, Fine Wine & Good Spirits plays a key role in promoting consumer education and compliance with alcohol regulations.



# Lot & Block With Addresses

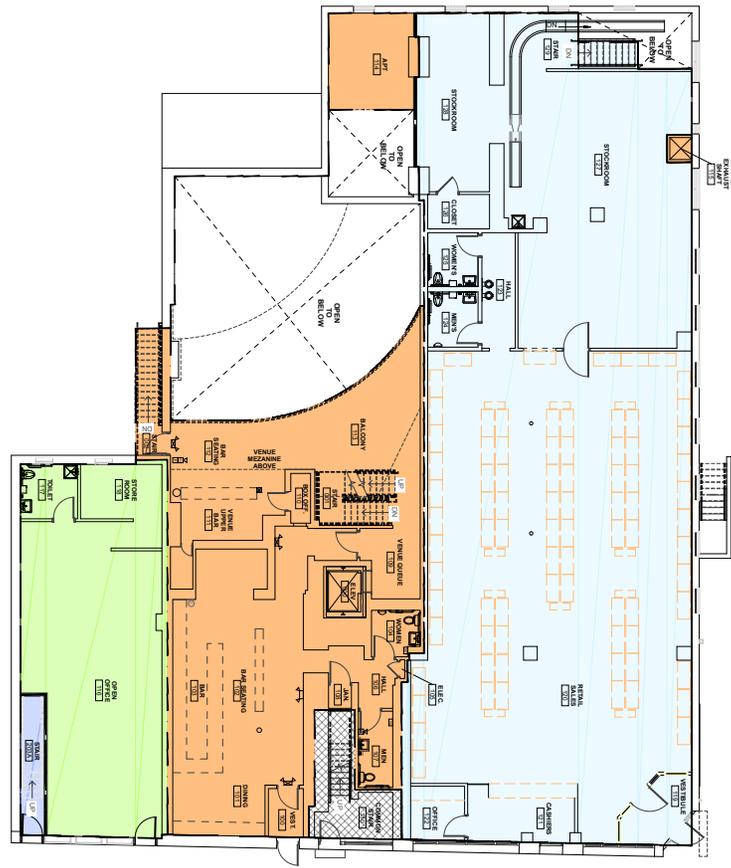


41st Street



## LOWER LEVEL 4045-4049 Butler, 4055 Butler, and 4065 Butler

The Lower Level of three buildings have been condoed to Thunderbird Cafe and Music Hall and therefore is not included in the sale. See above which depicts the lower level spaces owned by Thunderbird Cafe and Music Hall.

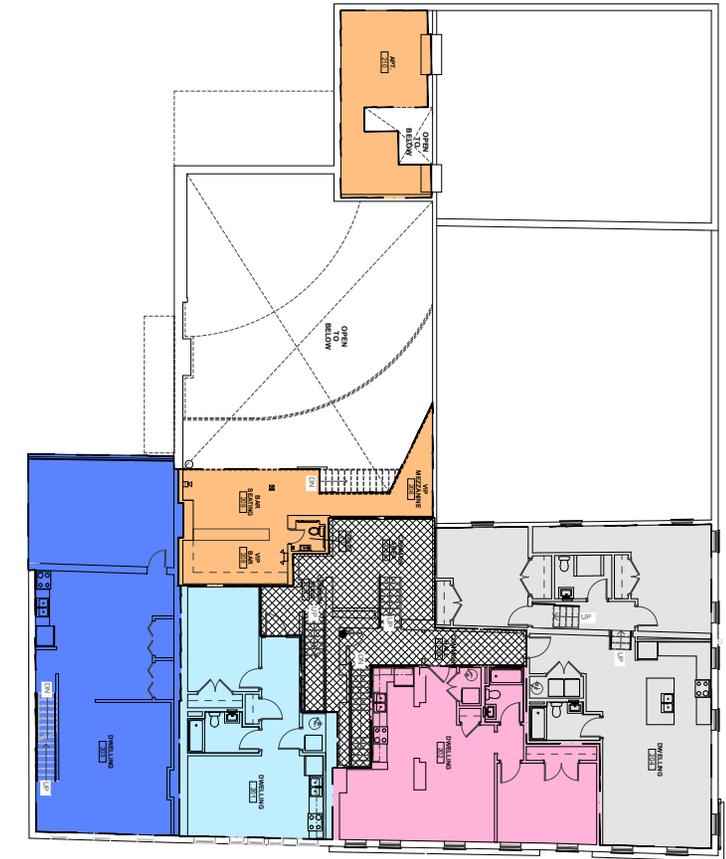


Butler Street

## GROUND LEVEL

4045-4049 Butler, 4055 Butler, and 4065 Butler

- First and upper floors included in sale - LL not Included
- Upper floors included in sale - First floor and LL not included
- First and upper floors included in sale - LL not Included



Butler Street

## SECOND LEVEL

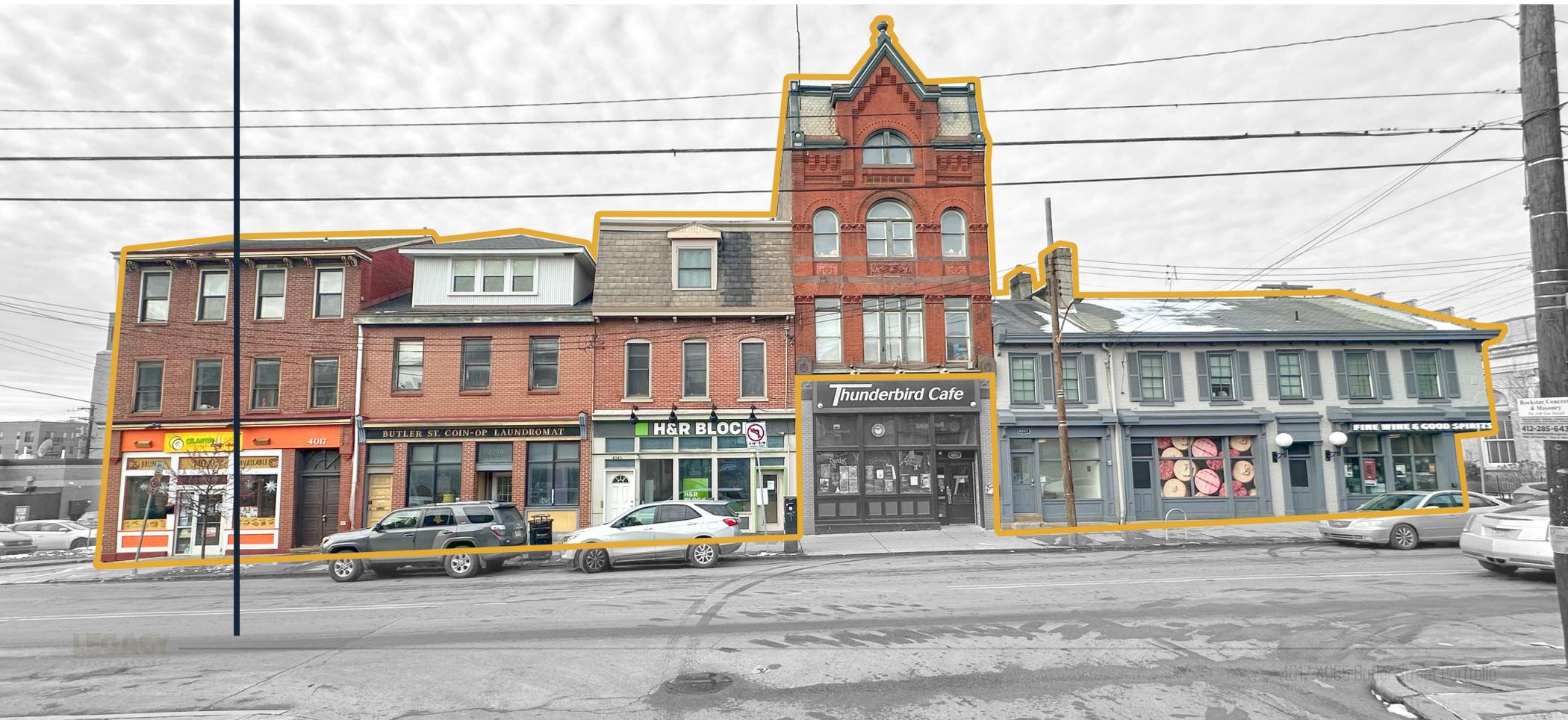
4045-4049 Butler, 4055 Butler, and 4065 Butler

- Thunderbird Cafe and Music Hall - Not included.

All other spaces on this drawing are included in the sale.

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# Pittsburgh Overview



# ABOUT PITTSBURGH

Many may not expect to see Pittsburgh on the lists of “Bests”. Like Best Place to Live, Best City to Retire, Best Place to Travel, or Best City for Graduates to Live. But those people would be wrong. When watching Monday Night Football when the Steelers are hosting, you will see the flashy shots of the fiery blast furnaces at the one of the two steel mills in Allegheny County that are still in production today. But what they should be showing are the robots at the Carnegie Mellon University Robotics labs, the doctors at UPMC studying groundbreaking cancer treatments, or the engineers at Astrobiotics that put a lunar lander on the moon. Although not as dramatic, these are more accurate depictions of the city today.

Although Pittsburgh will always be known as the “Steel City”, the current economy has diversified and is now driven by these sectors; healthcare, education, technology, robotics, and financial services. Some of the largest employers are the University of Pittsburgh Medical Center (UPMC), PNC Financial Services, and Highmark Health. Yes, US Steel is still here, but “Eds and Meds” are the backbone of the city today.

Pittsburgh has been able to attract top talent, businesses, and innovation, particularly for Gen Z and millennials. As of 2025, Pittsburgh is among the top 20 U.S. cities with the largest Gen Z workforce. Gen Z displays unique characteristics such as digital technology proficiency and a blend of virtual and off-line experiences. They prioritize job interest over salary, and they seek companies that value ethical corporate behavior and prioritize



Environmental, Social, and Governance (ESG) issues. Pittsburgh’s education services and healthcare sectors are particularly attractive to this generation, offering meaningful careers with growth potential.

A passionate fan base, rich sports history, and successful professional teams – Pittsburgh is fanatical about their sports teams. The city is home to three major league sports teams: the Pittsburgh Steelers (NFL), the Pittsburgh Penguins (NHL), and the Pittsburgh Pirates (MLB). The Steelers have won six Super Bowl titles, the Penguins have five Stanley Cup championships, and the Pirates have five World Series titles. The city's sports fans are known for their loyalty and enthusiasm and are always good for creating a vibrant environment. Loyal citizens as well as ex-pats coming to Pittsburgh to see a game, the seats at the stadiums and arenas are always filled. PPG Paints Arena has hosted the First and Second Rounds of the NCAA Men's Basketball Championship seven times. This April, the NFL will be holding the 2026 draft in Pittsburgh. It is estimated that over 500,000 people will be traveling to Pittsburgh for this huge event.

Pittsburgh's food scene is gaining national and international recognition with BBC Good Food naming it as one of the top-10 destinations for foodies in 2019 and Zagat crowning it as the "No. 1 Food City" in 2015, and more recently, the #13 Foodie City in 2025. The city hosts several James Beard Award semifinalists and new restaurants that have contributed to its culinary renaissance. Pittsburgh is home to over 100 restaurants and numerous annual food festivals, including Little Italy Days and Picklesburgh, which has been named the #1 Specialty Food Festival in 2025. The city's food scene has been shaped by its rich history, including traditional culinary staples introduced by European immigrants. Restaurants have undoubtedly played a significant role in revitalization of the city from steel to science. The appeal of living in a trendy food city encourages young people to visit, move, and stay in the city.



## TECH IN THE BURGH

Tech companies are retreating from high-cost markets and exploring secondary cities with the talent and infrastructure they need. Pittsburgh, with its robust infrastructure and skilled workforce, is becoming an attractive option for these forward-thinking businesses. The city is home to top-tier universities, including the University of Pittsburgh and Carnegie Mellon University, which fuel innovation and foster new talent. A software developer earning \$150,000 in the Bay Area could maintain the same lifestyle in Pittsburgh with an income of \$90,000.



#6 BEST CITIES FOR  
STEM JOBS

*Wallet Hub 2026*



#1 FASTEST GROWING TECH  
HUB

*Salary Dice Tech Salary  
Report, 2022*

\$7.5B

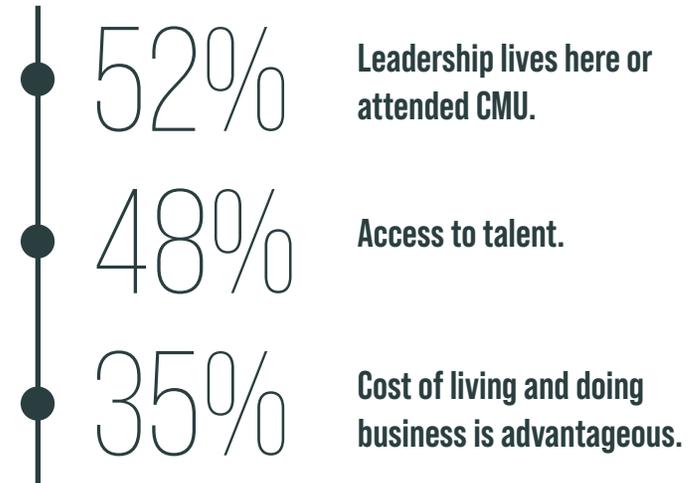
INVESTMENTS IN ROBOTICS  
COMPANIES

*Pittsburgh Robotics Network*

## WHY DO THEY STAY IN PITTSBURGH?

The Pittsburgh Robotics Network regularly surveys the Southwestern Pennsylvania robotics, autonomy, and AI community and reports their findings in "Ecosystem Snapshot".

They report a variety of reasons that they stay in Pittsburgh.



## FOCUS ON HEALTHCARE

The healthcare system is anchored by UPMC, which operates numerous hospitals and specialty clinics throughout the city. Allegheny Health Network is another key player in the city's healthcare landscape. These two health systems are also top employers and responsible for a portion of the city's visitors - families will travel from near and far to visit these world renowned facilities.

These healthcare systems foster new talent that come out of the local universities medical programs including doctors, researchers, and nurses.



#8 IN THE NATION | CHILDREN'S HOSPITAL OF PITTSBURGH  
PEDIATRIC DIABETES & ENDOCRINOLOGY  
PEDIATRIC PULMONOLOGY & LUNG SURGERY

*US News and World Reports - 2024*



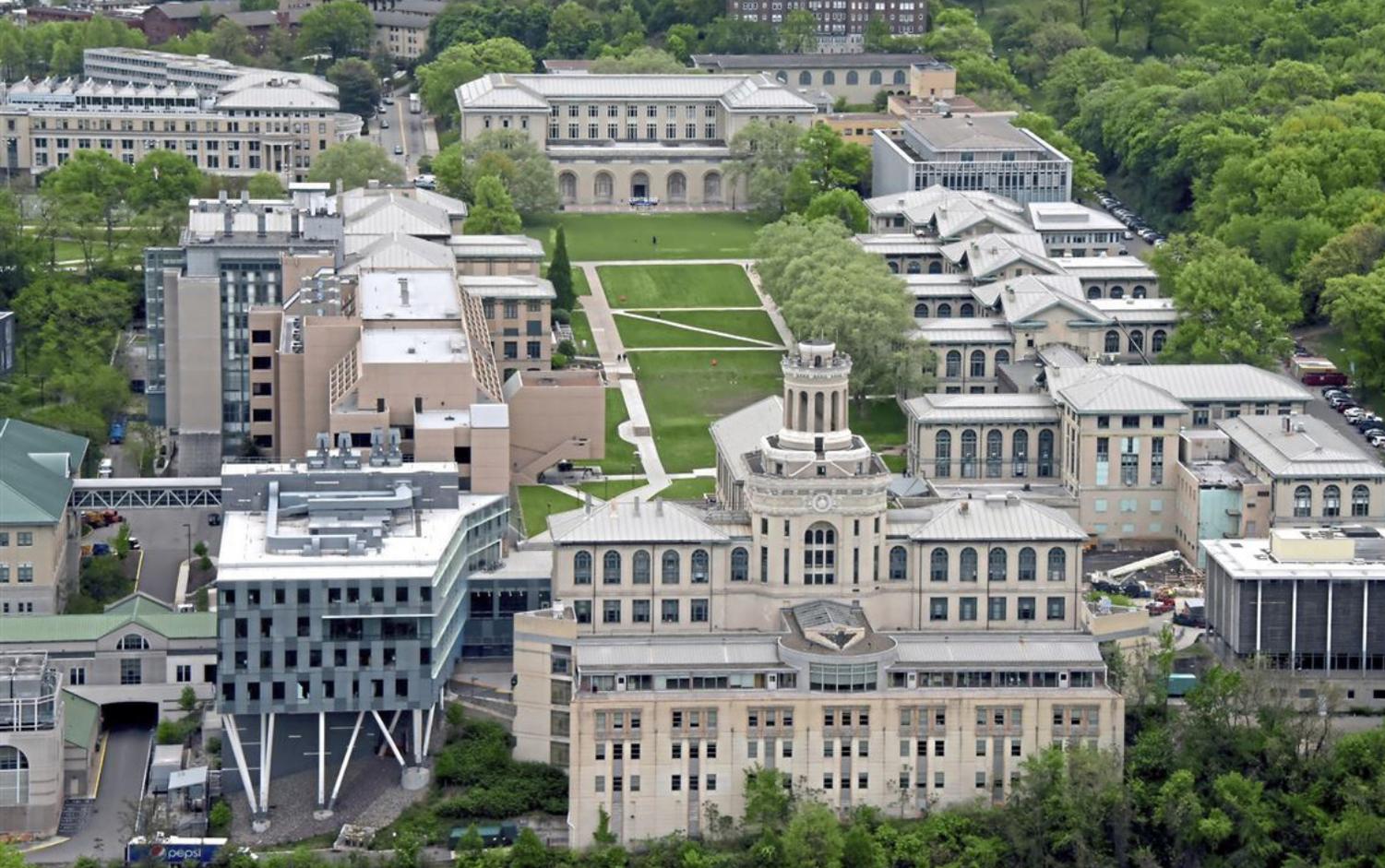
#11 IN THE NATION | UPMC  
BEST NURSING SCHOOLS

*US News and World Reports - 2024*



NATIONALLY RANKED | UPMC  
MEDICAL SCHOOLS  
FOR RESEARCH AND PRIMARY CARE

*US News and World Reports - 2024*

An aerial photograph of the Carnegie Mellon University campus in Pittsburgh. The image shows a dense cluster of buildings, including a prominent central building with a clock tower and a large green lawn in the center. The campus is surrounded by lush green trees and a clear sky.

# Carnegie Mellon University

#1 IN ARTIFICIAL INTELLIGENCE 2025  
US NEWS AND WORLD REPORT

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*"Pittsburgh is used to being the center of the universe when it comes to powering the economy in this country," Pennsylvania Governor Josh Shapiro said. "Whether it was the steel we forged or the energy we produced, Pittsburgh has been on the map for generations. This is now our next chapter, and to me, it seems like the AI and robotics technology that we are building here in Pittsburgh is the next big thing, and we are poised to seriously take advantage of it."*

## PITTSBURGH & ARTIFICIAL INTELLIGENCE

At the recent "AI Horizons and Beyond" hosted by Carnegie Mellon University, CMU researchers showcased AI's expanding role in enhancing human capabilities across fields like healthcare, education, and the arts. The event also highlighted collaborations among academics, policymakers, and private sector leaders, aiming to drive responsible AI development with ethical and human-centered priorities, reinforcing Pittsburgh's emerging status as a leader in AI research. Professors from CMU stressed the importance of retaining talent locally to build a sustainable AI ecosystem in Pittsburgh, which they believe can lead the nation in AI advancement.

Attendance and participation by multiple prominent policymakers, business leaders, and academic heads reinforce Pittsburgh's emerging status as a leader in AI research.



## THE "EDS" MAKE THE GRADE

The higher education systems in and around Pittsburgh play an extremely important role in the identity and economy - of Pittsburgh and beyond. In 2021, the University of Pittsburgh reported that Pittsburgh campus operations generated over \$4.9 billion in economic impact for Pennsylvania and support over 43,000 jobs. The Pittsburgh campus also generated \$254.7 million in direct and indirect tax payments in Pennsylvania. Additionally, about 65% of Pitt graduates stay in Pennsylvania, further contributing to the state's economy. Carnegie Mellon University conducted its own study on their economic impact on the local and state economy. Since 2016, CMU's economic impact rose over 23% in just four years - nearly \$600 million. CMU reported it is responsible for 19,600 direct, indirect, and induced jobs across the state. With an additional 20+ colleges in and around the Pittsburgh area, the significance of these institutes is economically vital.

**Carnegie  
Mellon  
University**

*16,676 total enrollment - 2024*



**University of  
Pittsburgh**

*31,237 total enrollment - Fall 2025*



**DUQUESNE  
UNIVERSITY**

*8,234 total enrollment - Fall 2024*

**chatham  
UNIVERSITY**

*2,319 total enrollment - Fall 2024*

**POINT  
PARK  
UNIVERSITY**

*3,648 total enrollment - Fall 2025*

**CARLOW  
UNIVERSITY**

*2,453 total enrollment - Fall 2025*



**LA ROCHE  
UNIVERSITY**

*2,153 total enrollment - Fall 2024*

**RMU  
ROBERT MORRIS**

*3,764 total enrollment - Fall 2024*

**CCAC**

# 04 Lawrenceville



# The **Lawrenceville** Story

322 Businesses and Restaurants

26K Average daily traffic count along 40th Street Bridge

#2 Most visited Wendy's in 15 miles placer.ai

## YOUR **CORPORATE** NEIGHBORS

CMU National Robotics Engineering Center

RoadRunner Recycling

Predictive Oncology Labs

Children's Hospital Foundation

Amazon (321,000-square-foot warehouse)

McConway & Torley

ten minute drive time of  
**4000 BLOCK OF BUTLER STREET**

population

113,452

daytime population

281,416

consumer spending  
food at home

\$362M

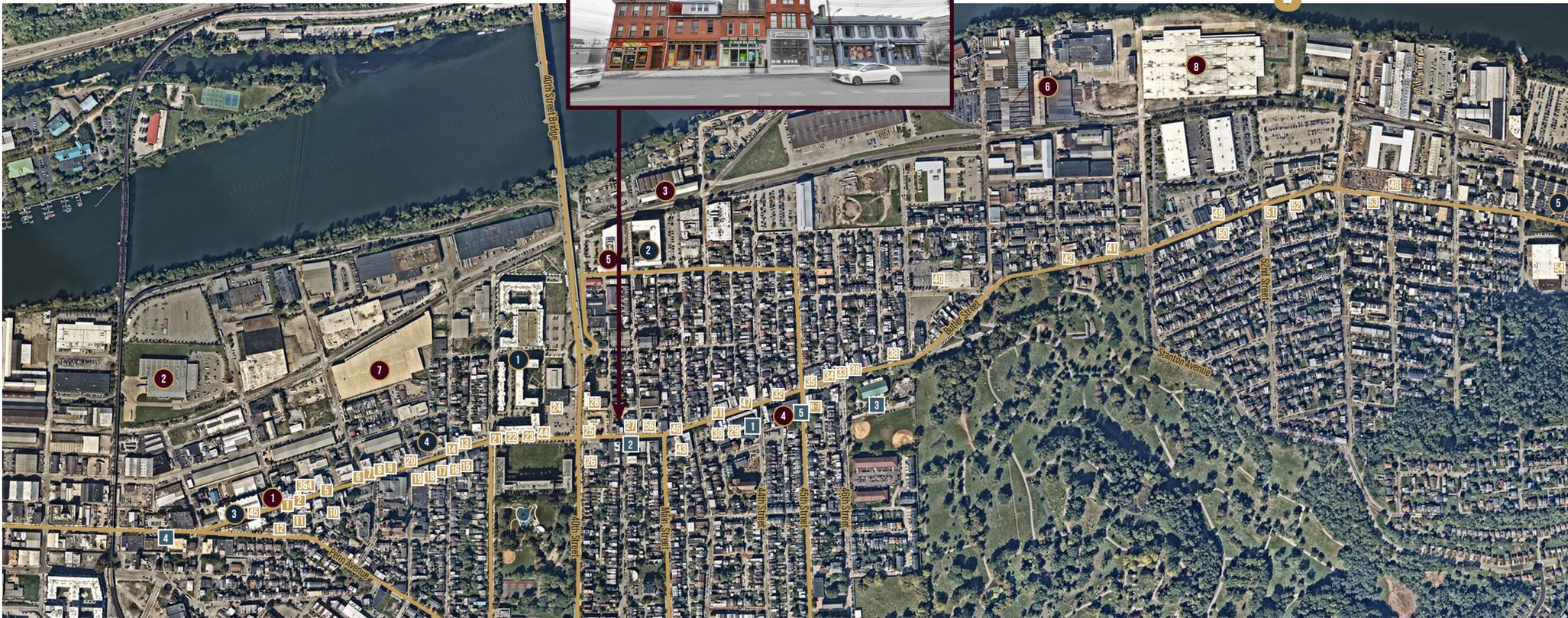
median hh income

\$65,994

The "Top Hipster Neighborhood in Pittsburgh" is three miles from Pittsburgh's CBD and stretches along the Allegheny River, connecting The Strip District to Morningside. Lawrenceville is lined with local, small businesses – coffee shops, bars, restaurants, entertainment establishments, bike shops, tattoo parlors, art galleries...just to name a few – and the residents take pride in the diversity and local flair that makes the neighborhood so unique.

Butler Street is the "main drag" and it is loaded with historical buildings that have been transformed into this trendy district. The National Robotics Engineering Center (NREC) is an operating unit of the Robotics Institute of CMU and has been located in Lawrenceville since 1996. The NREC works closely with governmental and industrial organizations and has a staff of approximately 180 people. RoadRunner Recycling, Predictive Oncology Labs, and Children's Hospital of Pittsburgh Foundation all have office space in the area as well. Amazon has a 321,000-square-foot warehouse in the area as well as McConway & Torely, which has been in Lawrenceville since 1975.

# The Neighborhood



## RETAIL

- |                           |                           |                                   |
|---------------------------|---------------------------|-----------------------------------|
| 1 Manikure                | 15 Iron City Bikes        | 29 The Vandal                     |
| 2 Mosaic Leaf             | 16 William Penn Tavern    | 30 Condado Tacos                  |
| 3 Poulet Bleu             | 17 Round Corner Cantina   | 31 Industry Public House          |
| 4 Morcila                 | 18 Urmami                 | 32 Crystal Bead Bazaar            |
| 5 Sanctuary Pittsburgh    | 19 Pita My Shwarma        | 33 No 14 Boutique                 |
| 6 Burgers Brewing         | 20 Cinderlands            | 34 The Goldmark                   |
| 7 Driftwood Oven          | 21 Stride                 | 35 Walters                        |
| 8 Espresso A Mane         | 22 Diesel Barbershop      | 36 Bahn Mi & Ti                   |
| 9 Phoenix Boutique        | 23 Brooklyn Bagel         | 37 V3 Flatbread                   |
| 10 Studio 725 Hair        | 24 VACANT                 | 38 The Abbey on Butler            |
| 11 Alchemy Dry Cut Lounge | 25 Wendy's                | 39 La Gourmandine                 |
| 12 Trim Pittsburgh        | 26 GetGo                  | 40 Busy Beaver                    |
| 13 The Nook               | 27 PNC Bank               | 41 Lady Moon Tattoo               |
| 14 Piccolo Forno          | 28 Over Eden / Tryp Hotel | 42 Coven Brewing                  |
|                           |                           | 43 Olivers Donuts                 |
|                           |                           | 44 Starbucks                      |
|                           |                           | 45 Senti                          |
|                           |                           | 46 Merchant Oyster Co             |
|                           |                           | 47 Bar Botanico                   |
|                           |                           | 48 Pusadee's Garden Thai          |
|                           |                           | 49 Dive Bar & Grille              |
|                           |                           | 50 Moka                           |
|                           |                           | 51 Mediterra                      |
|                           |                           | 52 The Butterwood Bake Consortium |
|                           |                           | 53 Piebird Pastry Kitchen         |
|                           |                           | 54 Aldi, Family Dollar,           |
|                           |                           | 55 Hop Farm Brewing Co.           |
|                           |                           | 56 Yuzu Kitchen                   |

## ENTERTAINMENT

- 1 Arsenal Bowl
- 2 Thunderbird Café
- 3 Estelle Campbell Boys and Girls Club
- 4 The Clemente Museum
- 5 Attack Theatre

## RESIDENTIAL DEVELOPMENTS

- 1 Arsenal 201 | 586 Units
- 2 Foundry at 41 | 182 Units
- 3 Doughboy Square Apartments
- 4 3725 Butler Street Apartments
- 5 The Mews

## COMMERCIAL DEVELOPMENTS

- 1 KMA & Associates
- 2 Restaurant Depot
- 3 CMU Robotics
- 4 Beauty Shoppe Coworking
- 5 Techmill 41
- 6 McConway & Torley
- 7 Wilson McGinley
- 8 Amazon Warehouse

## area demographics

	1 mile	3 miles	5 miles
<b>POPULATION</b>			
2025 Population	19,362	173,903	337,196
2030 Population - Projection	20,065	178,376	341,027
2025-2030 Annual Population	0.72%	0.51%	0.23%
<b>POPULATION BY AGE</b>			
15 - 24	10.1%	24.6%	18.3%
25 - 34	32%	22%	19.7%
35 - 44	16.4%	12.3%	13.2%
45 - 54	8.6%	7.8%	9.2%
55 - 64	9.7%	8.6%	10.1%
65 - 74	8.7%	8.7%	10.2%
75 - 84	5%	4.8%	5.4%
85 +	2.3%	1.9%	2.1%
<b>HOUSEHOLD INCOME</b>			
Average Household Income	\$110,553	\$101,467	\$102,064
Median Household Income	\$79,388	\$65,824	\$67,809
<b>HOUSING VALUE</b>			
Median Home Price	\$348,671	\$318,201	\$283,826
Average Home Price	\$395,329	\$396,649	\$358,122
<b>DAYTIME POPULATION</b>			
Daytime Population	27,020	334,135	488,759



**LEGACY**  
REALTY PARTNERS

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