



OFFICE

- 15,000 SF in the heart of Lawrenceville
- Multiple Loading Docks
- Over 3/1000 SF parking ratio
- Office buildout already in place



RE/MAX SELECT REALTY

TYLER PETIT
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Property Summary

Lease Rate:	\$14/SF - NNN
Available SF:	15,000
Address1:	12-28 McCandless Avenue
Address2:	Pittsburgh, PA 15201
APN:	0119-R-00016-0000-00
Floors:	1
Parking Ratio:	3.66/1000
Parking:	55
Type:	Office

Property Overview

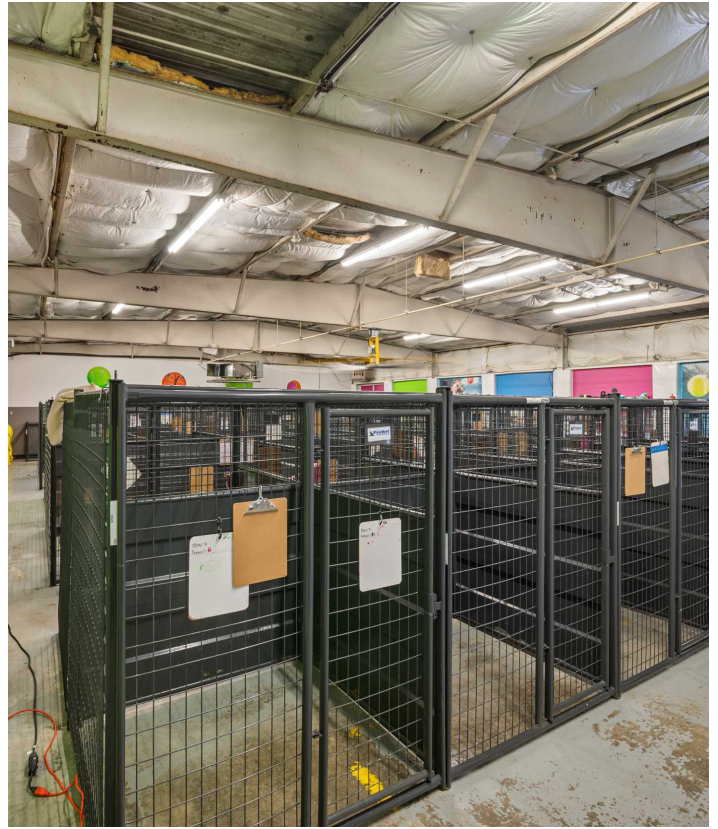
This versatile 15,000 SF structure, formerly utilized as a veterinary clinic, offers a functional blend of approximately 5,000 SF of office space and 10,000 SF of warehouse space. Featuring high ceilings, multiple loading docks, and professional office build-outs, this property is ideal for veterinary services, distribution, or other commercial uses. Ample on-site parking is available, with approximately 55 spaces for convenience and accessibility. Take advantage of this unique opportunity to secure a flexible and functional commercial space.

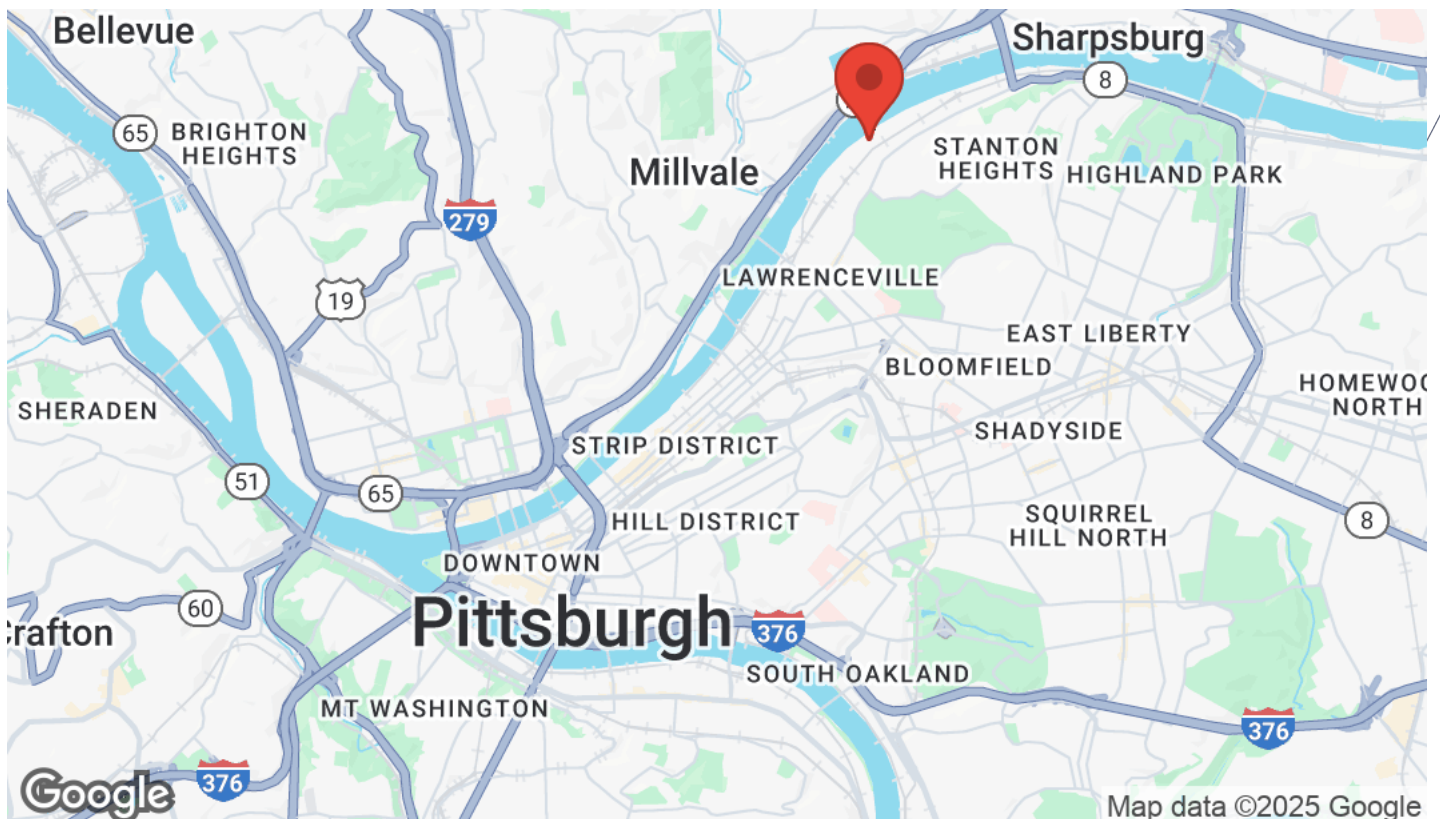
Location Overview

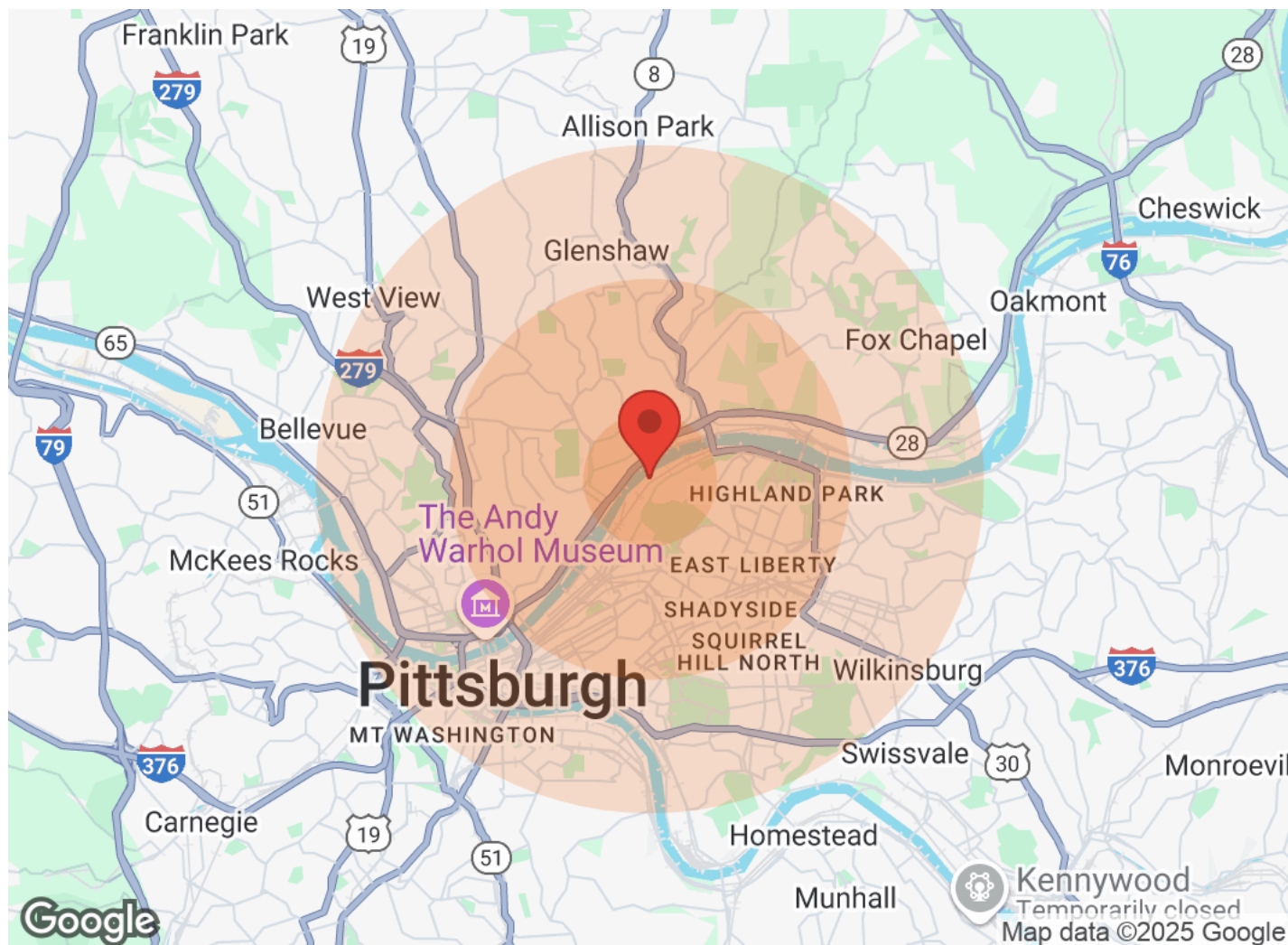
Situated just off Butler Street in the thriving Lawrenceville neighborhood, this site benefits from its proximity to the area's vibrant commercial corridor. Lawrenceville is renowned for its mix of historic charm and modern redevelopment, attracting both residents and businesses alike. The property is adjacent to a newly completed 300-unit apartment building, reinforcing the area's appeal and high demand. Lawrenceville remains one of Pittsburgh's most sought-after urban communities.

PROPERTY PHOTOS

12-28 MCCANDLESS
12-28 McCandless Avenue
Pittsburgh, PA 15201







Population	1 Mile	3 Miles	5 Miles
Male	5,659	65,412	153,331
Female	6,487	71,414	160,394
Total Population	12,146	136,826	313,725

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,734	18,231	43,393
Ages 15-24	1,306	13,493	32,106
Ages 25-54	4,752	64,927	139,833
Ages 55-64	1,720	16,708	40,252
Ages 65+	2,634	23,467	58,141

Race	1 Mile	3 Miles	5 Miles
White	9,804	99,352	225,826
Black	2,116	27,085	70,217
Am In/AK Nat	7	35	57
Hawaiian	N/A	12	12
Hispanic	99	1,848	3,980
Multi-Racial	368	4,698	11,172

Income	1 Mile	3 Miles	5 Miles
Median	\$34,212	\$36,614	\$39,233
< \$15,000	896	13,050	27,812
\$15,000-\$24,999	975	9,640	19,257
\$25,000-\$34,999	832	7,516	15,720
\$35,000-\$49,999	820	8,746	19,316
\$50,000-\$74,999	1,114	9,527	22,302
\$75,000-\$99,999	544	5,649	13,121
\$100,000-\$149,999	330	4,689	11,900
\$150,000-\$199,999	125	1,511	4,187
> \$200,000	19	2,232	5,847

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,856	72,164	162,134
Occupied	5,946	64,247	142,693
Owner Occupied	3,449	29,823	71,755
Renter Occupied	2,497	34,424	70,938
Vacant	910	7,917	19,441

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Tyler Petit is a seasoned commercial real estate professional based in Pittsburgh, specializing in office and retail landlord representation, as well as multi-family and retail transactions. With over 300,000 square feet of leasable space currently under his management, Tyler brings extensive expertise and a strategic approach to each project, ensuring his clients achieve their real estate goals efficiently and effectively.

Tyler graduated from Duquesne University in 2013 with a degree in Finance, Economics, and Entrepreneurship. His academic background has equipped him with a solid foundation in financial analysis, market economics, and business development, all of which he leverages to provide insightful guidance and value-added services to his clients. This strong educational background, combined with his deep understanding of the Pittsburgh commercial real estate market, allows him to navigate complex transactions with confidence.

Known for his dedication to personalized service, Tyler emphasizes significant communication throughout the real estate process, ensuring that his clients are well-informed and empowered to make sound decisions. He takes a collaborative approach to pricing, working closely with property owners to establish competitive, market-driven strategies that maximize their investment potential. As a full-service broker, Tyler handles every aspect of the transaction, from initial market analysis and property valuation to the negotiation of deals and coordination of closing procedures.

Tyler's philosophy centers on building long-term client relationships based on trust, transparency, and results. He believes in a hands-on approach, ensuring that each client receives tailored solutions that fit their unique needs and objectives. Whether it's leasing out a commercial space, negotiating a sale, or finding the perfect investment property, Tyler's meticulous attention to detail and commitment to excellence consistently position his clients for success.

In addition to his work with landlords, Tyler is deeply engaged in the broader Pittsburgh commercial real estate community. He remains committed to staying current with industry trends and best practices, continuously seeking innovative ways to market properties, connect with potential tenants and buyers, and deliver value to his clients. His proactive approach to learning and improvement ensures that he is always ready to provide the highest level of service and expertise.

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Each Office Independently Owned and Operated

PRESENTED BY:

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