

**OFFERING MEMORANDUM**

**1,800 SF Retail + 900 SF  
Garage/Storage | Shadyside**

**236 SHADY AVE**  
Pittsburgh, PA 15206

**PRESENTED BY:**

**ANDREAS KAMOYEROU,**  
CCIM  
O: 412.535.8062  
andreas.kamouyerou@svn.com  
PA #RS340004

**MICHAEL KAMOYEROU**  
O: 412.535.8064  
michael.kamouyerou@svn.com  
PA #RS366486



## DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

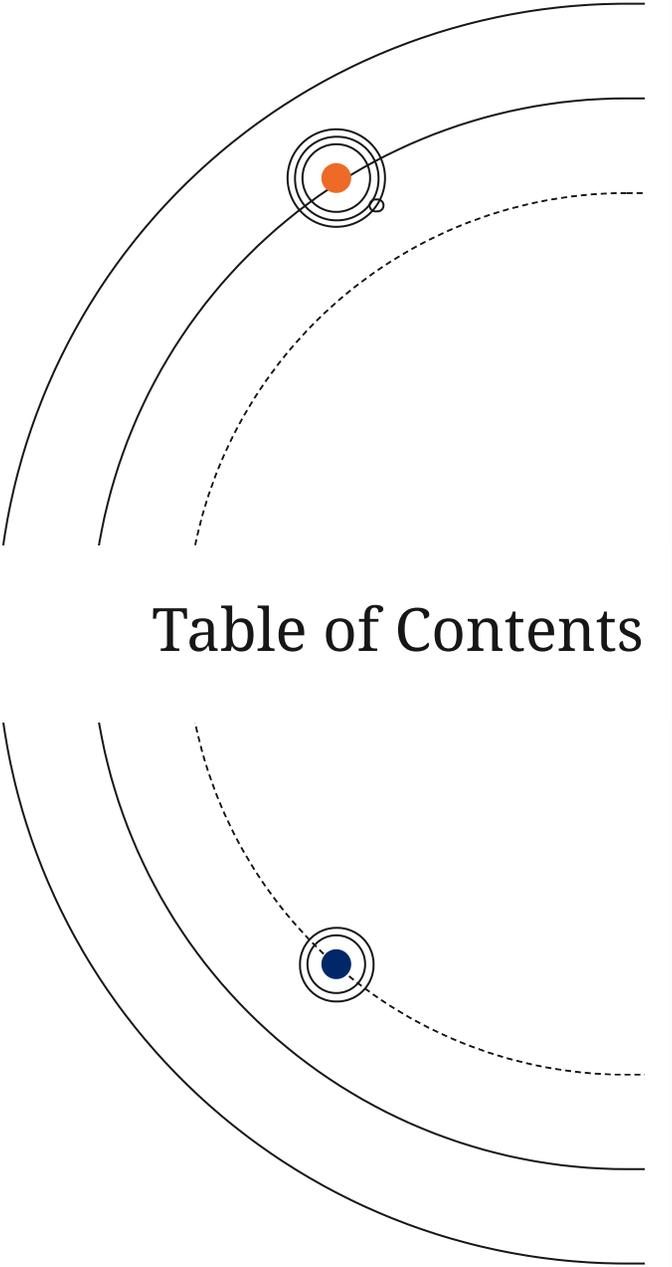
The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



# Table of Contents

4

## PROPERTY INFORMATION

Executive Summary	5
Aerial View - Retailers & Points of Interest	6
Additional Photos	7

8

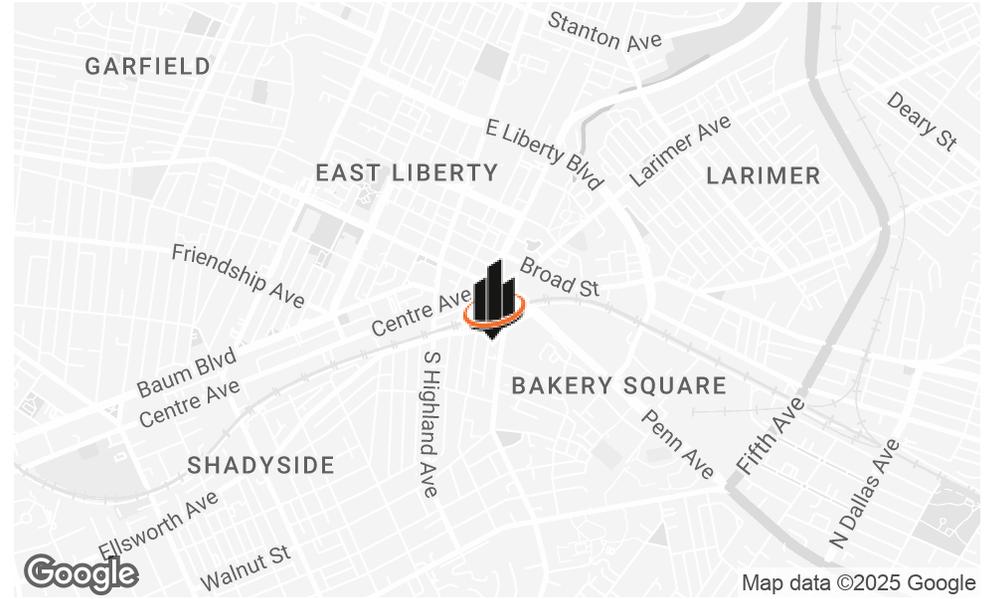
## LOCATION INFORMATION

Location Maps	9
Retailer Map	10
Demographics Map & Report	11
Location Description	12
NEIGHBORING DEVELOPMENT	13



SECTION 1  
Property  
Information

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	Negotiable
<b>BUILDING SIZE:</b>	4,857 SF
<b>AVAILABLE SF:</b>	1,800 SF + 900 SF Garage
<b>LOT SIZE:</b>	0.08 Acres
<b>YEAR BUILT:</b>	1900
<b>ZONING:</b>	LNC Local Neighborhood Commercial
<b>MARKET:</b>	Pittsburgh
<b>SUBMARKET:</b>	Shadyside

## PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present 236 Shady Ave, a prime retail opportunity in the heart of Shadyside. This 1,800 SF space boasts a convenient location, 2 off-street parking spaces, and a 900 SF storage garage with a walk-in cooler. Plus, it's perfectly positioned across from the new Giant Eagle Market District Development, drawing in traffic from 231 apartments, 10 retail & restaurant storefronts, and a parking garage. With 5,670+ average daily traffic on Shady Ave, this property offers excellent visibility and potential foot traffic, making it an ideal location for your business.

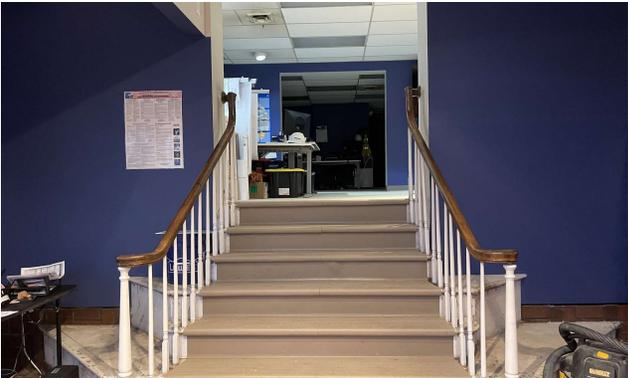
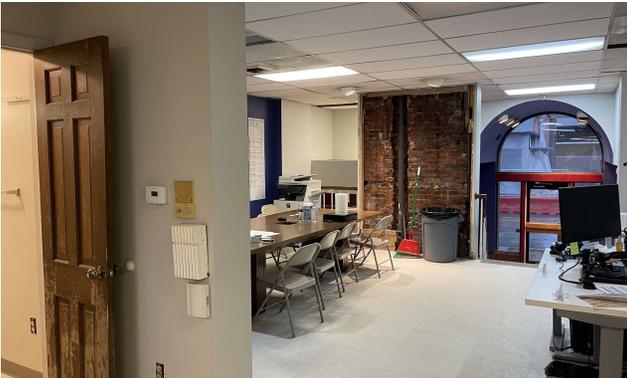
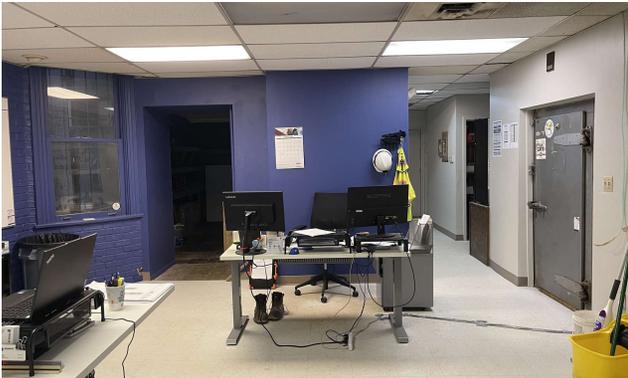
## PROPERTY HIGHLIGHTS

- 1,800 SF retail space in prime Shadyside Location
- 2 off-street parking spaces in the rear
- 900 SF storage garage with walk-in cooler built in
- Located directly across the street from the new Giant Eagle Market District Development which features 231 apartments, 10 retail & restaurant storefronts and a parking garage
- 5,670+ ADT on Shady Ave

# AERIAL VIEW - RETAILERS & POINTS OF INTEREST



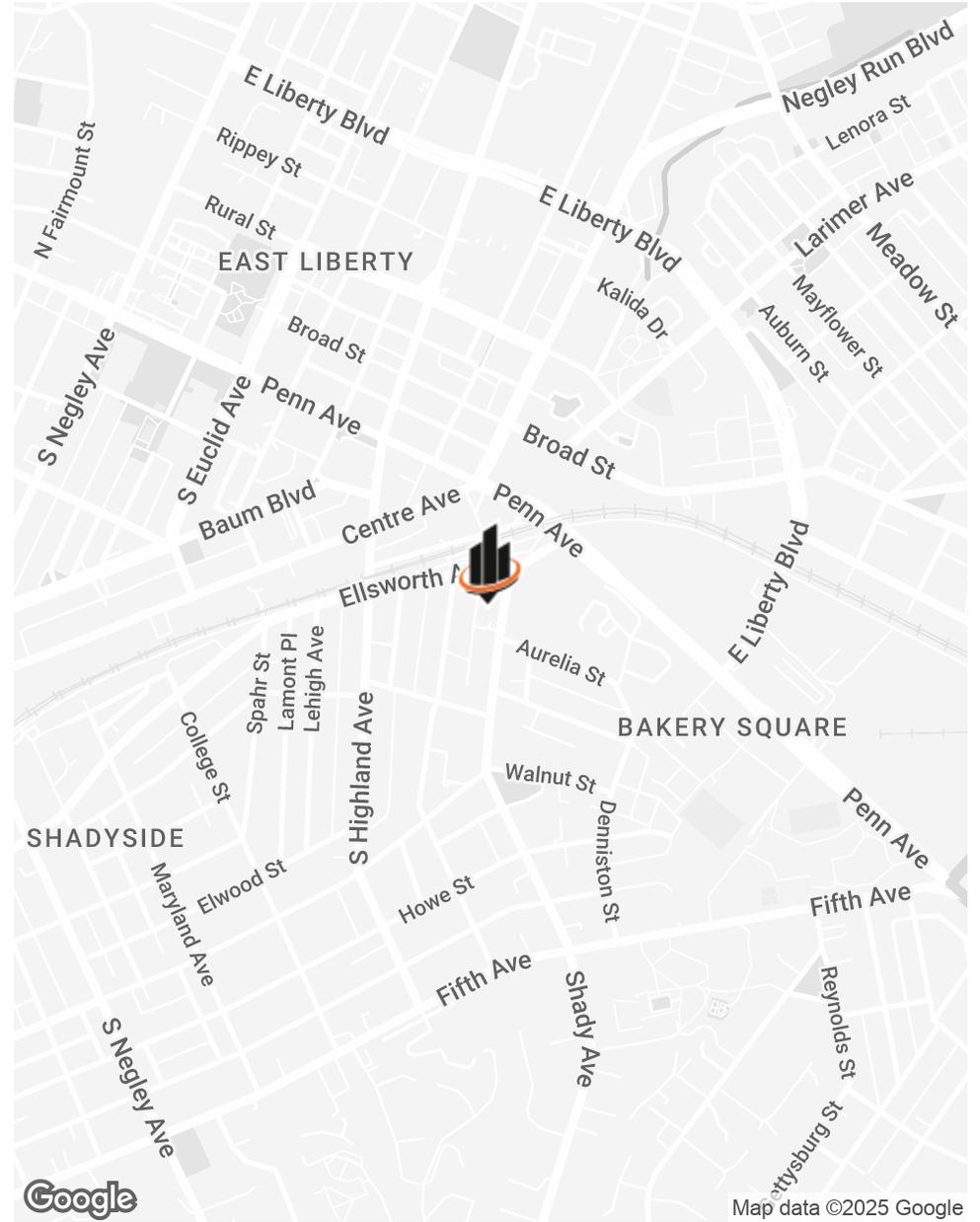
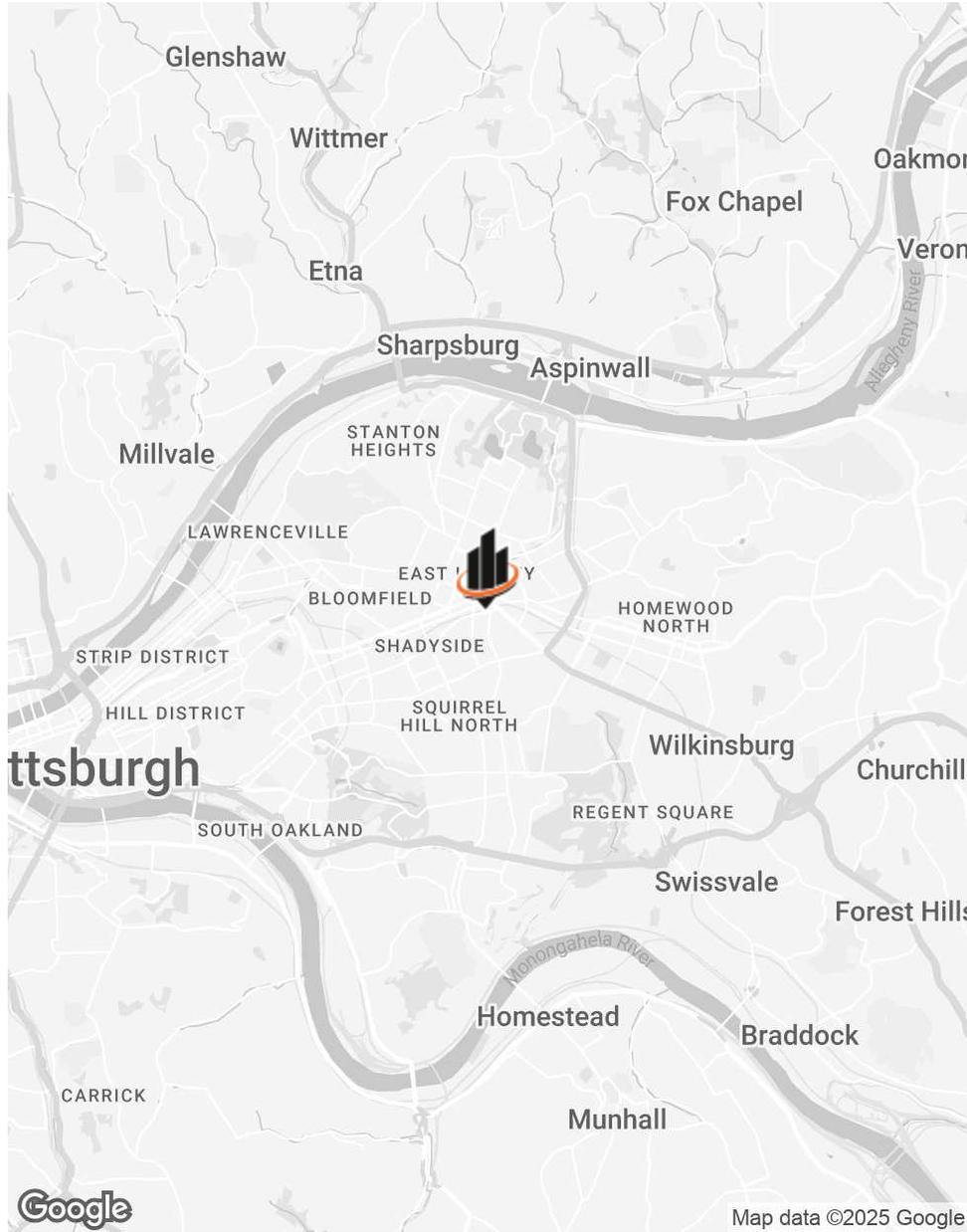
**ADDITIONAL PHOTOS**





SECTION 2  
Location  
Information

# LOCATION MAPS



# RETAILER MAP



# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.3 MILES 0.5 MILES 1 MILE

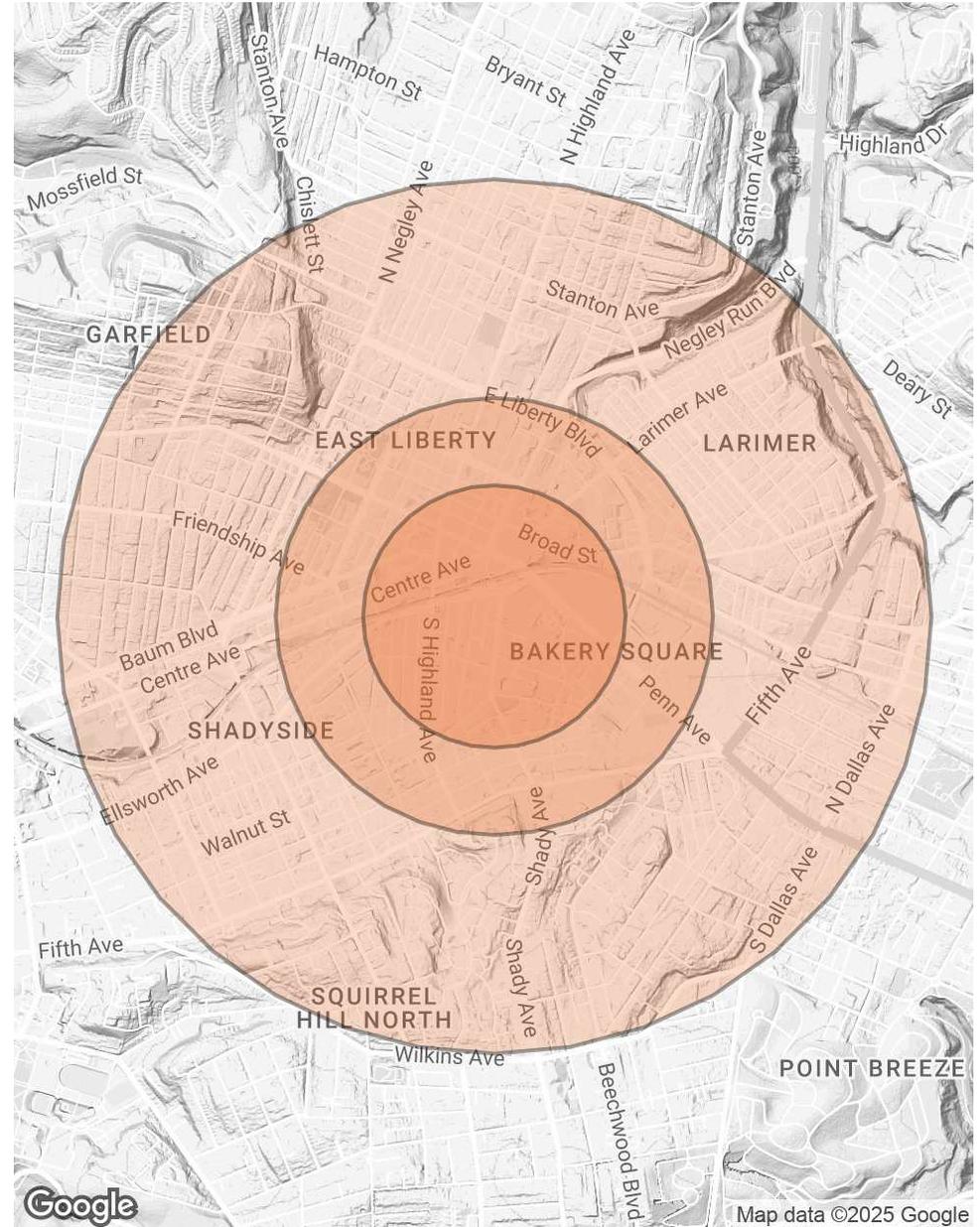
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	3,986	9,810	32,842
AVERAGE AGE	37	37	38
AVERAGE AGE (MALE)	0	0	0
AVERAGE AGE (FEMALE)	0	0	0

## HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	2,320	5,625	17,188
# OF PERSONS PER HH	1.7	1.7	1.9
AVERAGE HH INCOME	\$107,987	\$100,720	\$106,165
AVERAGE HOUSE VALUE	\$524,245	\$472,930	\$510,046

Demographics data derived from AlphaMap



## LOCATION DESCRIPTION



### ALLEGHENY COUNTY

Allegheny County is a county in the southwestern part of Pennsylvania (PA). It is the second most populous county in PA following Philadelphia County. Allegheny County was the first in PA to be given a Native American name, being named after the Allegheny River. Allegheny County was created in September of 1788 from parts of Washington and Westmoreland counties and originally extended all the way north to the shores of Lake Erie and became the “Mother County” for most of northwestern PA before the counties current borders were set. The area developed rapidly throughout the 19th century to become the center of steel production in the nation. The county is known for the three major rivers that flow through it, the Allegheny, the Monongahela, and the Ohio Rivers. Allegheny County is home to three National Sports Teams, multiple major top ten companies as well as various colleges and universities. The county consists of 4 cities, 84 boroughs and 42 townships.

### SHADYSIDE

Shadyside is a neighborhood in the East End of Pittsburgh, Pennsylvania. It has two zip codes, 15213 and 15323 and is centrally located, close to Oakland, Bloomfield, Squirrel Hill, and East Liberty. Shadyside has three different business districts, Ellsworth Avenue, Walnut Street, and South Highland Avenue. Almost everything in the neighborhood is within walking distance, from boutiques, shops and national retailers, to galleries hip events and distinctive restaurants that are situated along tree-lined streets, historic homes, and beautifully restored Victorian mansions. The Pittsburgh Center for the Arts is in Shadyside, as well as the Summer Jam on Walnut. The neighborhood is also said to have the only street in the country to use wood as a paving material on Roslyn Street.

With a vibrant mix of shopping, dining, and entertainment options, including Walnut Street, Ellsworth Avenue, and Shadyside Hospital, the location is primed for business success. The area’s lively atmosphere, blend of local boutiques, and national retailers create an inviting environment for businesses to thrive and engage with the vibrant community. With its proximity to esteemed cultural institutions and a strong residential base, the location presents a prime opportunity for Retail tenants to establish a prominent presence in this coveted neighborhood.



# NEIGHBORING DEVELOPMENT | THE MERIDIAN



## THE MERIDIAN

The Meridian, developed by ECHO Realty, is an upcoming mixed-use development poised to become East Pittsburgh's premier destination for shopping, dining, and living. Strategically situated at the bustling intersection of Shady and Penn Avenue, this project is set to invigorate the East Liberty neighborhood with a blend of retail and residential offerings. The Meridian features a 36,000 SF Market District Giant Eagle, 38,000 SF of retail and dining, and 231 modern apartments.

Retail highlights include a new Barnes & Noble, Shake Shack, Sushi Atarashi, and Wushiland Boba. Residents will enjoy amenities like a fitness center, co-working spaces, a pool, and a clubroom.

With direct access to the East Liberty Transit Center, The Meridian is set to become a vibrant live-work-play destination, opening in 2025.



PRESENTED BY:

Andreas Kamouyerou,  
CCIM

O: 412.535.8062  
andreas.kamouyerou@svn.com  
PA #RS340004

Michael Kamouyerou

O: 412.535.8064  
michael.kamouyerou@svn.com  
PA #RS366486

