

AVAILABLE

CERCONE VILLAGE IN THE PARK
CITY CHARM WITH SUBURBAN
CONVENIENCE



4727 Friendship Ave, Pittsburgh, PA

Existing 35,400 square feet office / medical building on 3 floors.
Across from Friendship Park in the Bloomfield
Neighborhood of Pittsburgh

PROPERTY HIGHLIGHTS

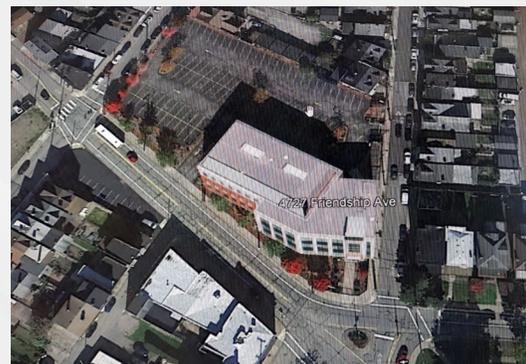
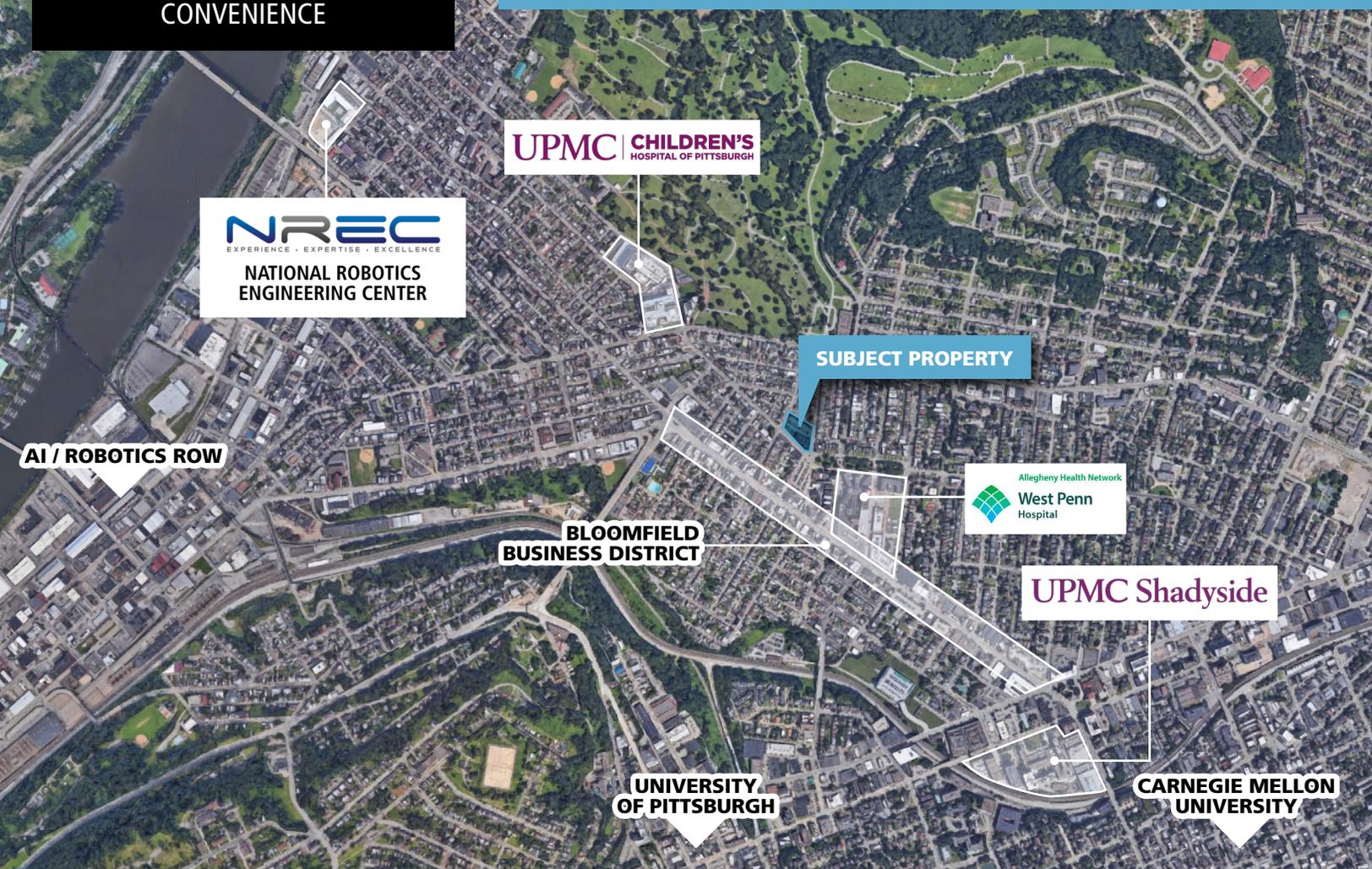
- 1.3 acres.
- Current office sizes ranging 600 sq.ft. to 9,260 sq.ft.
- 90 on-site surface parking spaces.
- 75 additional parking spaces in public lot across Friendship Ave.
- Short walking distance to: West Penn Hospital, Children's Hospital, Bloomfield Business District, and public transportation.
- Zoned Local Neighborhood Commercial – permitted uses include multi-family, retail, office, medical office, lab space.
- Space available for new construction.

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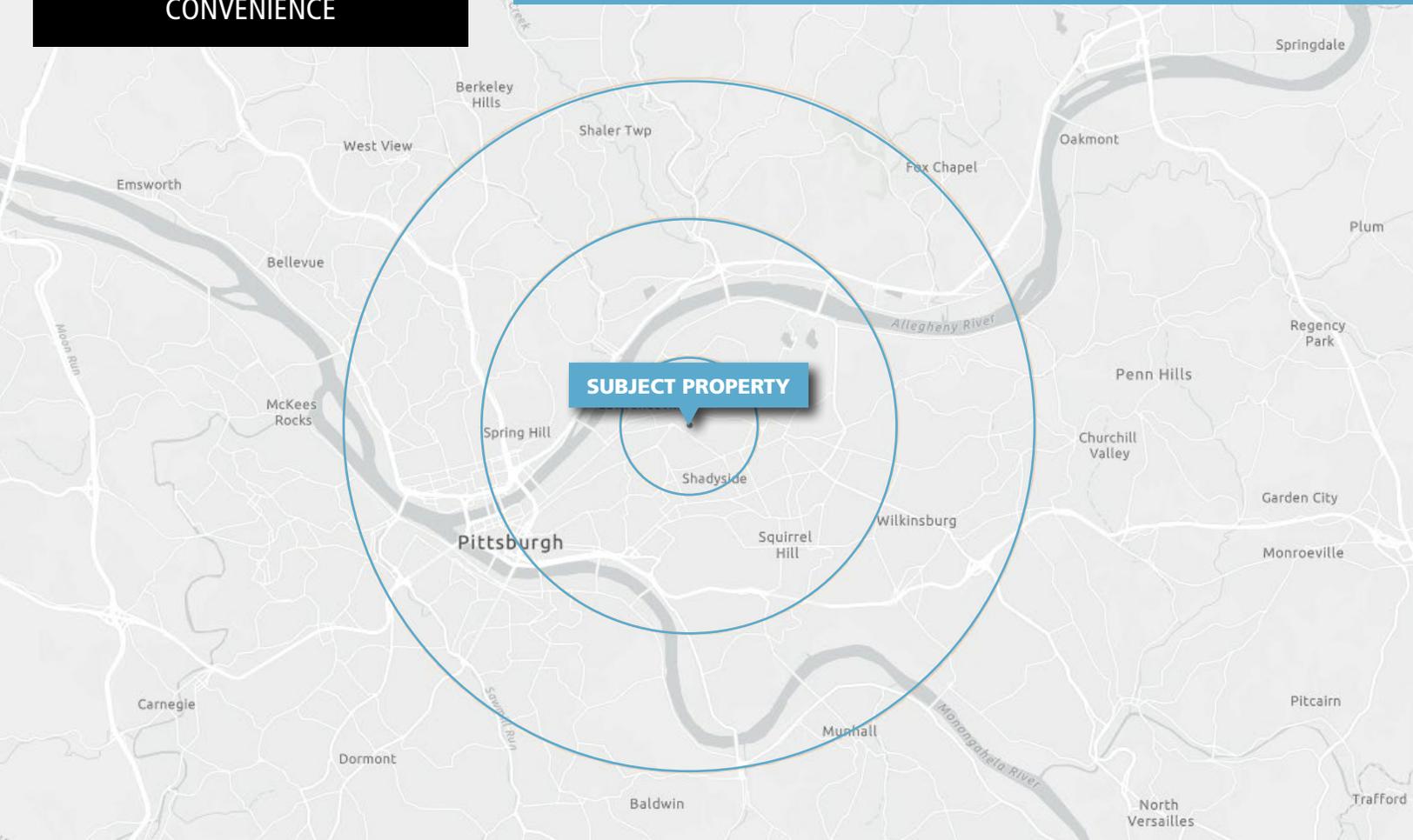


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2022 SUMMARY

	1 MILE	3 MILE	5 MILE
Population	31,525	178,107	337,669
Households	17,691	83,836	158,776
Families	5,245	31,624	68,098
Average Household Size	1.73	1.92	1.99
Owner Occupied Housing Units	5,671	33,551	74,366
Renter Occupied Housing Units	12,019	50,284	84,410
Median Age	34.5	33.6	37.1
Median Household Income	\$53,281	\$56,392	\$57,393
Average Household Income	\$82,837	\$91,463	\$90,477

BUSINESS



16,571

TOTAL BUSINESSES



344,753

TOTAL EMPLOYEES

INCOME



\$57,393

MEDIAN HH INCOME



\$42,739

PER CAPITA INCOME



\$60,418

MEDIAN NET WORTH