

For Lease/Sale

Land | Office | Flex

22,000 SF

4433 Howley St, Pittsburgh, PA



Property Highlights

Flex building with 22,000 RSF on 2 acres of land located in the heart of Bloomfield, just a stone's throw from UPMC Children's hospital. This property is primed for redevelopment or would be a great location for an owner operator that needed to be close to the downtown business community.

- 22,000 RSF Building on 2 Acres
- 30 On-Site Parking Spaces
- Transit Access
- Great Bloomfield Location
- Easy Access to Lawrenceville, Strip, East Liberty
- High Bay Warehouse with Docks and Drive-In

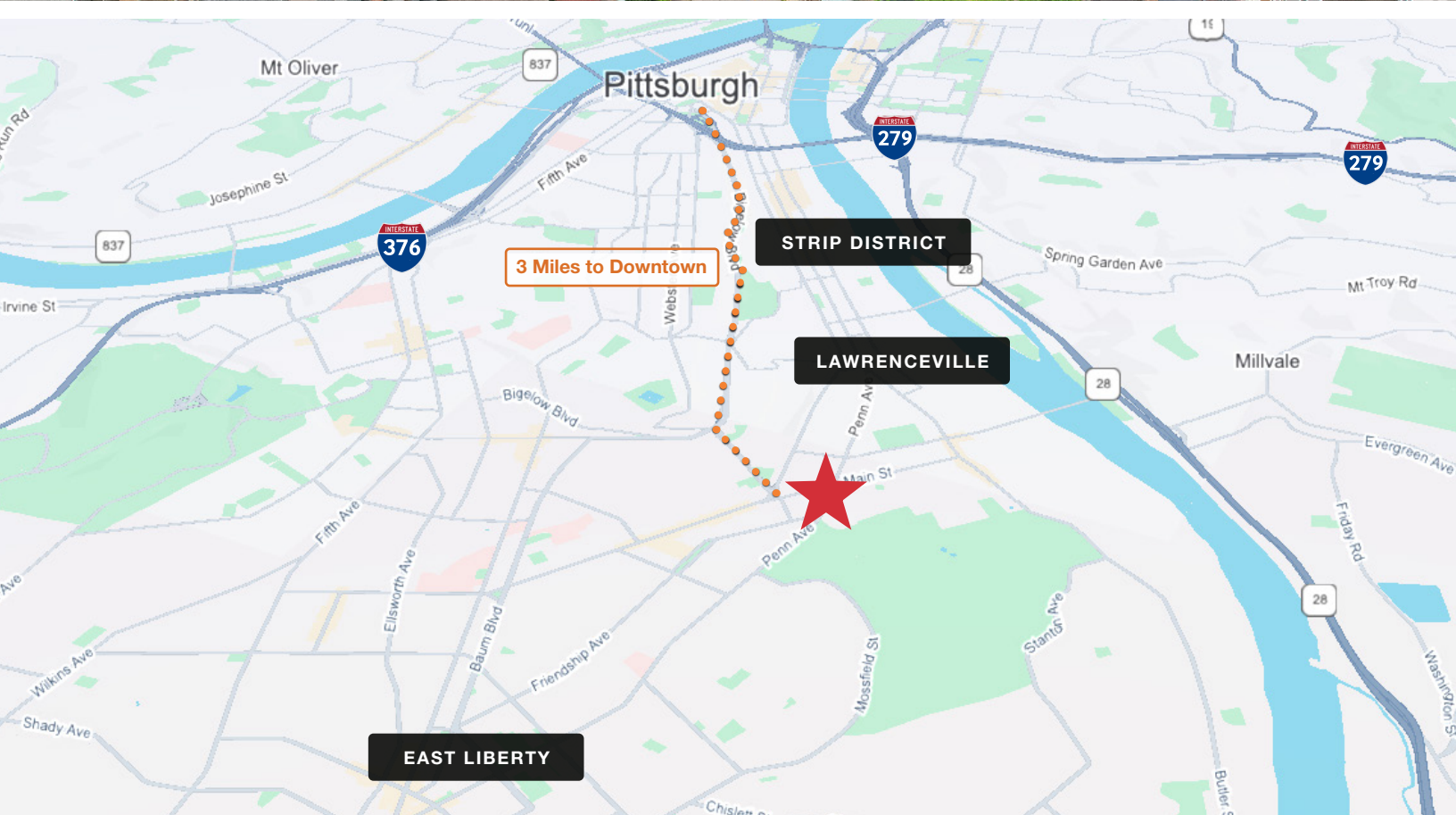
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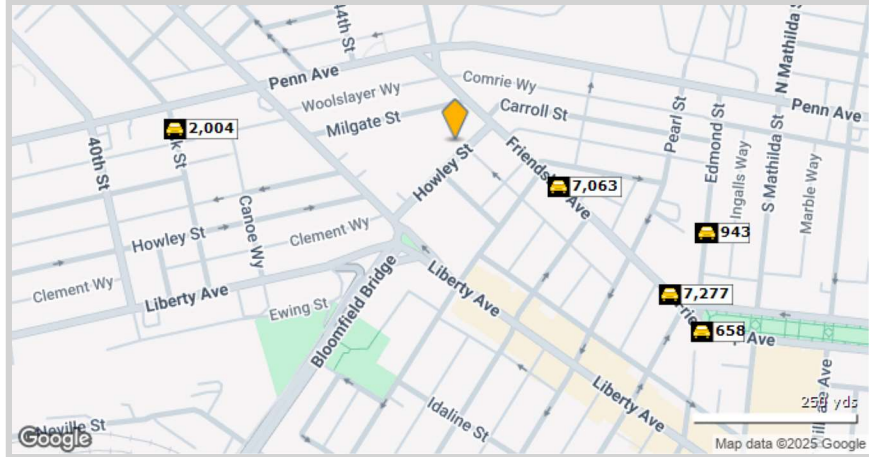
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Traffic Count

Building Type: **Flex**
 RBA: **22,000 SF**
 Typical Floor: **11,000 SF**
 Total Available: **22,000 SF**
 Warehouse Avail: **22,000 SF**
 Office Avail: **-**
 % Leased: **0%**
 Rent/SF/Yr: **Negotiable**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Friendship Avenue	Ella St	0.02 NW	2025	8,047	MPSI	.10
2	Friendship Ave	Joliet Way	0.01 NW	2023	7,063	MPSI	.10
3	Friendship Ave	Joliet Way	0.01 NW	2024	7,194	MPSI	.23
4	Friendship Ave	Joliet Way	0.01 NW	2025	7,277	MPSI	.23
5	Edmond St	Marine Way	0.04 S	2025	917	MPSI	.24
6	Edmond Street	Marine Way	0.04 S	2020	943	MPSI	.24
7	Fisk St	Woolslayer Way	0.01 S	2025	1,984	MPSI	.25
8	Fisk St	Woolslayer Way	0.01 S	2024	2,004	MPSI	.25
9	Edmond St	Friendship Ave	0.03 N	2024	660	MPSI	.27
10	Edmond St	Friendship Ave	0.03 N	2025	658	MPSI	.27

Demographics

Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	27,835		178,678		340,215	
2024 Estimate	28,228		180,610		343,516	
2020 Census	28,198		175,853		333,893	
Growth 2024 - 2029	-1.39%		-1.07%		-0.96%	
Growth 2020 - 2024	0.11%		2.71%		2.88%	
2024 Population by Hispanic Origin	978		6,340		11,106	
2024 Population	28,228		180,610		343,516	
White	19,330	68.48%	120,773	66.87%	220,076	64.07%
Black	3,631	12.86%	30,100	16.67%	75,256	21.91%
Am. Indian & Alaskan	87	0.31%	634	0.35%	1,144	0.33%
Asian	2,936	10.40%	14,515	8.04%	18,374	5.35%
Hawaiian & Pacific Island	7	0.02%	49	0.03%	72	0.02%
Other	2,237	7.92%	14,539	8.05%	28,593	8.32%
U.S. Armed Forces	11		131		192	
Households						
2029 Projection	15,300		83,140		158,346	
2024 Estimate	15,536		84,098		159,975	
2020 Census	15,626		82,722		156,567	
Growth 2024 - 2029	-1.52%		-1.14%		-1.02%	
Growth 2020 - 2024	-0.58%		1.66%		2.18%	
Owner Occupied	5,054	32.53%	30,403	36.15%	70,027	43.77%
Renter Occupied	10,483	67.48%	53,695	63.85%	89,948	56.23%

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