



2722 PENN AVENUE, PITTSBURGH, PA 15222

2,500 SF of Prime Office, Retail, or Flex Space
FOR LEASE OR SALE

**CONTACT
OUR
TEAM:**

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2722 Penn Avenue:

Unlock the retail, office, or flex use potential of this 2,500 SF lease or sale opportunity.

Property Features:

- **2,500 SF** of prime office, retail, or flex space **available for lease or sale** for **\$600,000 or \$23/SF**
- Located in the heart of Pittsburgh's **Strip District**
- Great signage opportunity on **Penn Avenue (+/- 8,000 ADT)**
- **Ample** street parking with **bus line access** within 0.2 miles (4-minute walk)
- Located in a **high growth area**



**Multiple
Use Cases**

2722 Penn Ave. sits in a highly trafficked area full of dynamic office, retail, flex, and residential spaces. The building's visibility on Penn Ave. makes it a great choice for a retail, office, or flex use; the Strip District's vibrant culture, accessibility, and ongoing developments make it a great environment for a variety of uses.



**Ample
Street
Parking**

2722 Penn Ave. features ample street parking, offering convenient and affordable access to the space. Penn Ave. features a high foot traffic; with 1,054 business located in a 1-mile radius, the area is constantly active with a steady flow of visitors. The area also features multiple paid lots in a 2-10 minute walking radius, as well as garages within a 10-20 minute radius as well.



**Fantastic
Visibility**

The space features prominent frontage on Penn Avenue, one of the Strip District's main roadways. Its location at 2722 Penn Ave. ensures high visibility and accessibility, with an average daily traffic count of 7,000+ on Penn Avenue, as well as 19,000+ on nearby Liberty Avenue.

**1-MILE RADIUS
DEMOGRAPHICS**

Population
16,402

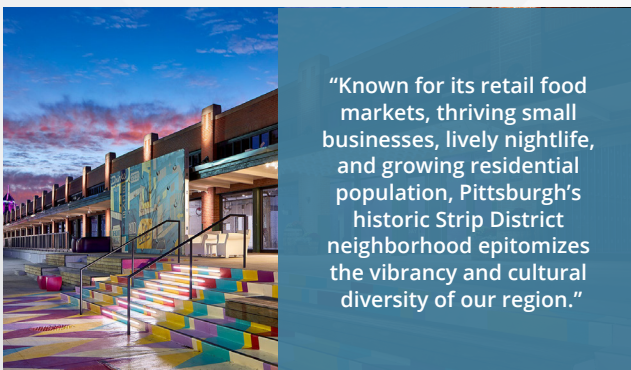
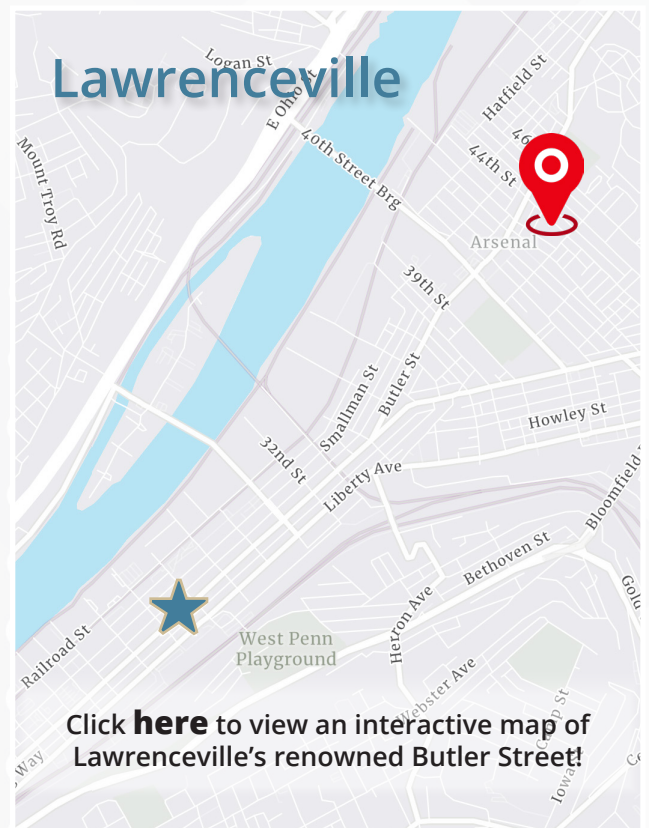
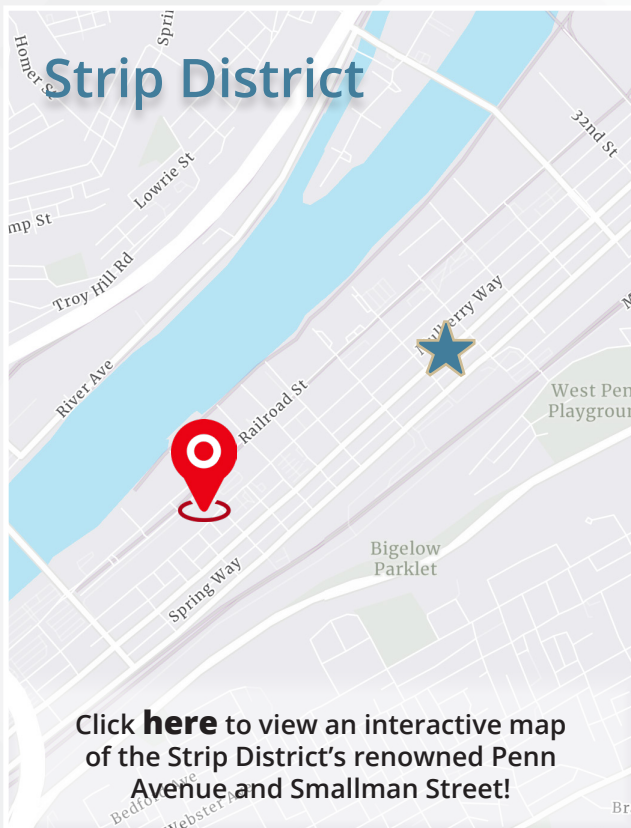
Avg. HH. Income
\$94,635

Med. HH. Income
\$58,924

Location Overview:

Situated just minutes from Pittsburgh's lively Strip District and Lawrenceville neighborhoods, **2722 Penn Avenue** offers unparalleled accessibility to the CBD, major highways (I-376, I-279, & Route 28), and offers convenient public transportation options as well as a pedestrian-friendly environment.

Known for its vibrant mix of retail, dining, and entertainment options, Penn Ave. is located in one of Pittsburgh's most vibrant areas, serving as a hub for foot-traffic with its large range of local businesses, apartment complexes, and community charm.



Nearby Retailers:



NEARBY APARTMENTS

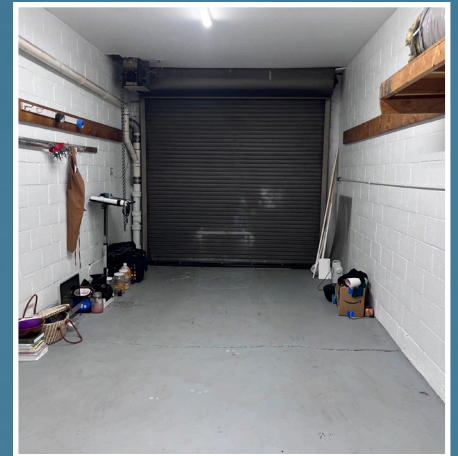
- 1 Edge 1909
- 2 Helm on the Allegheny
- 3 Brake House Lofts
- 4 The Yards at 3 Crossings
- 5 Mulberry Lofts

Penn Avenue Overview:



From coffee and tea shops, classic Pittsburgh diners, food markets, candy stores, exciting bars, bus stops, and the Strip District Terminal: a dining, shopping, and entertainment destination, Penn Ave's central location has all you could ask for, located within a 15-minute walk from 2722 Penn Avenue.

Property Photos:



INTERESTED IN THE SPACE?



Contact us today for more details.



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