

# 2100 Fifth Ave. PITTSBURGH, PA

Prime redevelopment  
**OPPORTUNITY**  
in Pittsburgh's Uptown

.....  
**7,000 SF**  
**0.16 AC**

.....

Offering Memorandum Offering Memorandum Offering Memorandum Offering Memorandum Offering Memorandum Offering Memorandum



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525 William Penn Place  
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# 2100 Fifth Ave.

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# Executive Summary

Prime redevelopment opportunity in Pittsburgh's Uptown: **2100 FIFTH AVENUE**

Colliers is thrilled to present an exceptional opportunity for visionary investors: the chance to acquire a prime piece of vacant land in Pittsburgh's vibrant Uptown neighborhood. This corner lot, situated at 2100 Fifth Avenue (Pittsburgh, PA 15219), offers a unique prospect for a transformative mixed-use development in the heart of Pittsburgh's pioneering EcoInnovation District.



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## KEY HIGHLIGHTS



### STRATEGIC LOCATION

Nestled in a dynamic neighborhood poised for growth, this lot provides unparalleled, centralized access to key Pittsburgh submarkets: the Central Business District, Lower Hill District, South Side, and Oakland are all located within a 1.5-mile distance of the property.



### TRANSPORTATION HUB

Positioned on Pittsburgh's BRT (Bus Rapid Transit) line, the site boasts excellent connectivity, ensuring effortless commutes and increased foot traffic from various bustling districts. The area also contains the Forbes Parking garage and paid lots for Downtown commuter use.



### ECOINNOVATION DISTRICT

Be part of Uptown's transformation into Pittsburgh's first EcoInnovation District: a progressive initiative focused on attracting residents and businesses that are committed to innovative new development, sustainable urban planning, and environmental stewardship.



### SURGING DEVELOPMENT

The neighborhood is experiencing a wave of residential developments, bringing a fresh, modern vibe to the area, as well as a growing population of young professionals and students. Now is the perfect time to capitalize on this momentum and invest in an up-and-coming community.



### PROXIMITY TO LANDMARKS

Benefit from close proximity to prominent Pittsburgh landmarks and institutions, including renowned entertainment venue PPG Arena, the newly renovated UPMC Mercy (a main facility of UPMC), the esteemed Duquesne University, and the planned LiveNation concert venue.



### THROUGHWAY ACCESSIBILITY

Forbes Avenue provides near direct connectivity to major throughways, including the Boulevard of the Allies, Interstate 376, Route 22, and 2nd Avenue. The Liberty, Birmingham, and 10th Street bridges are all within a 1-mile radius of the site, offering easy access across the river.



**7,000 SF**

**0.16 AC**



# Property Overview

<b>Address:</b>	2100 5th Avenue, Pittsburgh PA 15219
<b>Parcel Number:</b>	0011-K-00039-0000-00
<b>Lot Size:</b>	7,000 SF / 0.16 AC
<b>Zoning:</b>	Uptown Subdistrict B / UPR-B Residential Core
<b>Permitted Uses:</b>	Housing for the Elderly, Grocery Store, Office, Retail Sales and Services, Restaurant, Lab/Research Services, Recycling Collection Station
<b>Opportunity Zone:</b>	QOZ 103
<b>Area Drivers:</b>	<p><b>Uptown:</b> Duquesne University, PPG Paints Arena, UPMC Mercy</p> <p><b>Lower Hill Development:</b> FNB Financial Center, Live Nation venue</p> <p><b>Residential Developments:</b> Flats on Fifth, Capitol Suites at Fifth Avenue, 1709 Fifth, Fifth Avenue School Lofts, Mackey Lofts, City's Edge, Fifth &amp; Dinwiddie, and more</p>

**PROXIMITY TO:** DOWNTOWN 1.3 MILES OAKLAND 1.4 MILES SOUTH SIDE 1.0 MILE

**ACCESSIBILITY:** I-376 1.7 MILES US-22 1.5 MILES I-279 5.0 MILES

# Property Overview



## DEMOGRAPHICS

1 Mile

2 Mile

3 Mile

Property Description

Population Count:

**28,419**

# of Households:

**11,121**

Annual HH Expenditures:

**\$61,347**

Population Count:

**92,053**

# of Households:

**41,147**

Annual HH Expenditures:

**\$75,725**

Population Count:

**180,774**

# of Households:

**85,741**

Annual HH Expenditures:

**\$80,774**

**2100 Fifth Avenue** is positioned between Forbes Avenue and Fifth Avenue, with additional frontage on the intersecting Seneca and Watson Streets. Fifth Avenue, a two-lane one way providing access into Downtown, receives an **average daily traffic count of 10,143 vehicles**. Forbes, a one-directional avenue spanning from Downtown past Oakland, receives **10,960 vehicles in daily through traffic**. Currently, **three curb cuts** provide drive-in access to the lot, which can accommodate  $\pm 20$  vehicles. Lot is situated on a **level grade**.

# Property Overview: Location

2100 5TH AVENUE IS CENTRALLY POSITIONED IN THE UPTOWN CORRIDOR, JUST 1.4 MILES FROM DOWNTOWN PITTSBURGH, 1.3 MILES FROM OAKLAND, AND A 1-MILE COMMUTE FROM THE SOUTH SIDE NEIGHBORHOOD.



## DOWNTOWN PITTSBURGH

Pittsburgh's Central Business District, also known as the Golden Triangle, is located at the confluence of the Allegheny and Monongahela Rivers. The area is served by all major public transit options (light rail, bus, and two inclines), and offers near-immediate access to all of the region's most prominent highways. Downtown ranks 25th in the nation for jobs within the urban core, and 6th in job density; the CBD is home to Kraft Heinz, PNC Financial Services, PPG Industries, WESCO International, and U.S. Steel, as well as Duquesne Light Co., GNC, Dollar Bank, and Highmark.

## OAKLAND

Oakland is the academic and healthcare epicenter of Pittsburgh, functioning as one of the city's primary cultural centers and home to three universities, as well as museums, hospitals, a bustling commercial strip, residential blocks, and recreational areas. The University of Pittsburgh, Carlow University, and Carnegie Mellon University reside within the neighborhood, in addition to the Magee-Women's Hospital of UPMC, the Pittsburgh Technology Center, the Carnegie Museum of Natural History, and two city-designated historic districts.

# Neighborhood Overview

Centrally positioned between Pittsburgh's Central Business District, Oakland, the Lower Hill District and South Side, **Uptown** is a strategically located corridor boasting easy access to over 150,000 jobs, four renowned educational institutes, multiple major thoroughways, and the city's most vibrant communities.

Uptown has been selected as the site of Pittsburgh's first **EcolInnovation District**, an ongoing revitalization initiative that is incentivizing and implementing area developments to realize the corridor's potential as a progressive transit and residential hub.

Uptown is home to a variety of businesses, with new shops and eateries moving into the area as population growth increases. Restaurants and coffeehouses include Moonlit Burgers, RedHawk Cafe, Starbucks, Uptown Kitchen, Gasoline Street Coffee Co., and The Foodture. The area is also home to multiple tech, biotech, and community startups, in addition to Pittsburgh's first co-working space: Avenu.

Notable institutions Duquesne University, UPMC Mercy, and PPG Paints Arena provide numerous employment opportunities in the community.

UPTOWN HAS SEEN SIGNIFICANT INVESTMENT SINCE 2010, ADDING OVER 300 NEW RESIDENTIAL UNITS THROUGH NEW CONSTRUCTION AND RENOVATION. THERE ARE 332 MORE UNITS CURRENTLY IN THE PIPELINE.



## UPTOWN'S Recently Completed DEVELOPMENTS

Catering to Point Park University and Duquesne University's student populations, multiple student housing complexes and residential buildings have been constructed within Uptown since 2020, with six additional 170+-unit developments currently in planning stages.

- Forbes Hall • Completed 2024
- 1709 Fifth Avenue • Completed 2024
- Union on 5th Annex • Completed 2023
- 1721 Locust Street • Completed 2023
- 308 Miltenberger • Completed 2021
- Flats on Fifth • Completed 2020



VIEW PLANNED AND UNDER CONSTRUCTION RESIDENTIAL DEVELOPMENTS HERE.

## ECONOMIC DRIVERS



### UPMC Mercy

One of the University of Pittsburgh Medical Center's leading facilities, Mercy has been newly renovated (2023) and provides a comprehensive range of specialized services



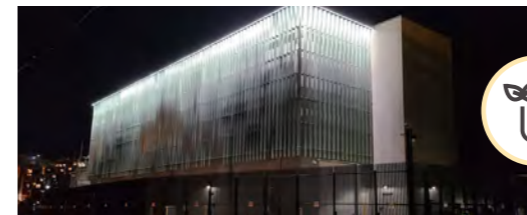
### Duquesne University

Duquesne is a nationally ranked educational institute with a student enrollment count of nearly 10,000; its campus covers 49 acres across the Uptown neighborhood.



### PPG Paints Arena

The arena is a multi-purpose, indoor sports, entertainment, and event venue that draws millions of annual attendees into the area.



### EcolInnovation District Developments

Uptown's EcolInnovation District plan will incorporate green infrastructure, distributed by energy systems, building designs, and technology systems designed to create a series of specific job opportunities related to the development, deployment and maintenance of these new technological systems. Duquesne Light Co.'s new sub station is a first example of this implementation.

## COMMUNITY MAP



# Neighborhood Overview

## ECOINNOVATION DISTRICT

Modernized & Eco-Conscious  
**BOULEVARD OF THE ALLIES**

INCOMING  
& implemented  
**AREA  
PROJECTS**

GREEN SPACES & GARDENS

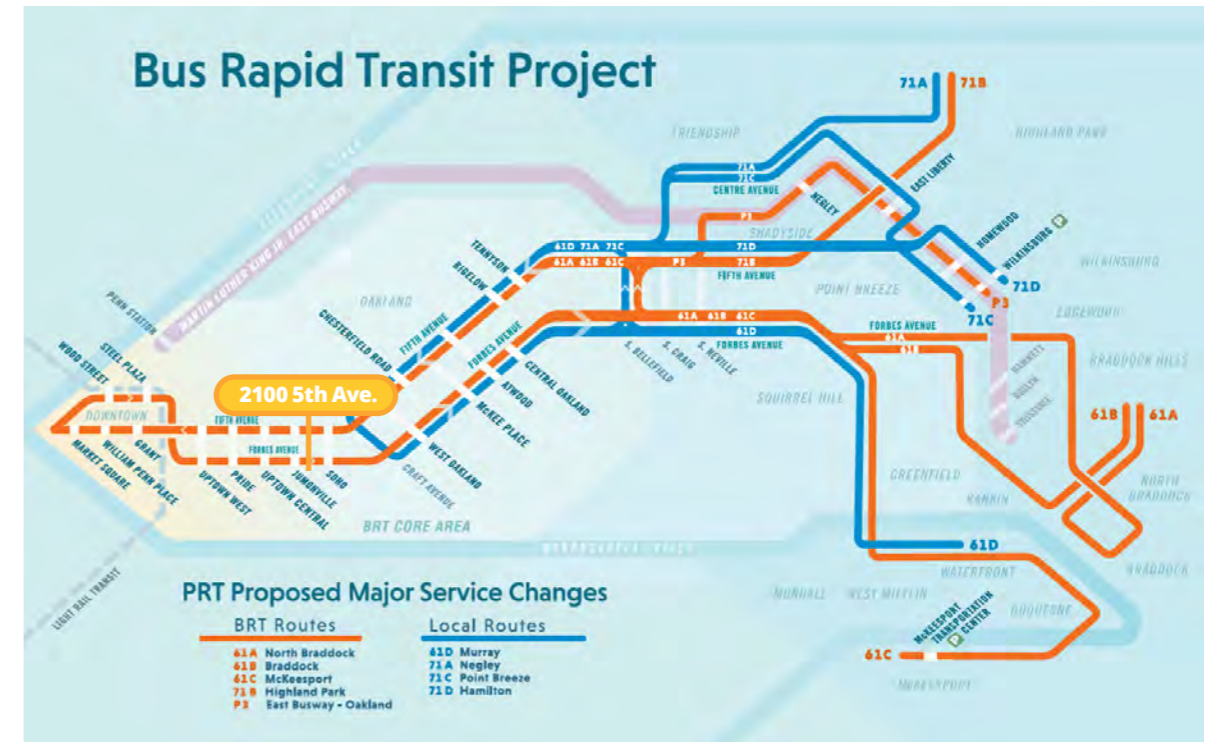
EXPRESS BUS LANE BETWEEN OAKLAND & DOWNTOWN

Improved pedestrian walkways and traffic lanes to enhance residential safety and walkability.



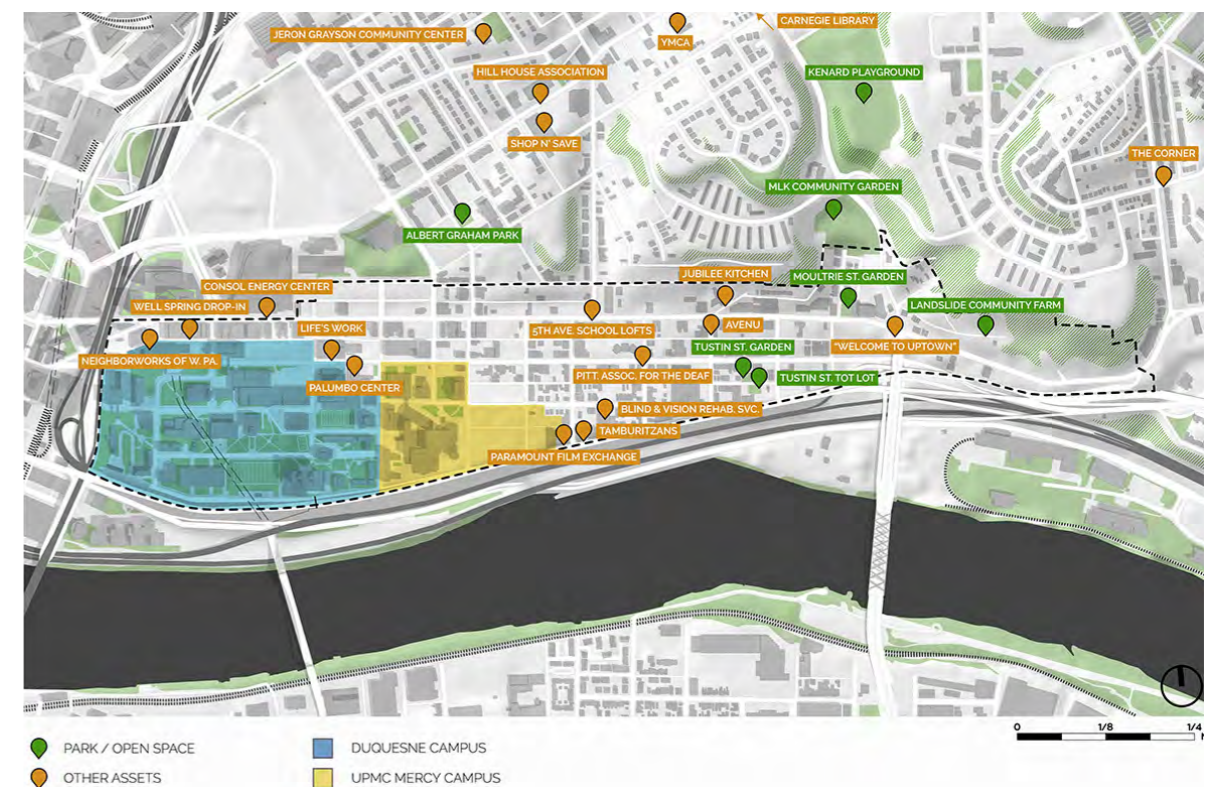
### Pittsburgh BRT: Bus Rapid Transit

Pittsburgh's bus rapid transit project is a \$291 million transportation development that will run through Uptown to Oakland, and into eastern neighborhoods. Construction began in 2023, and is expected to be complete by 2025.



### EcoInnovation District Map

Uptown's development pipeline will enhance the visibility and accessibility of the pictured assets and spaces; incoming projects include the Jubilee Kitchen expansion, DLC's Watson St. sub station, UPMC's Vision & Rehab tower, and over five proposed apartment complexes.





**A secondary real estate market with high liquidity, diversified economies, dozens of vibrant communities, and internationally-renowned corporations.**

Pittsburgh encompasses a metro area of approximately 1.7 million people, and is recognized as one of the East Coast's most affordable, green, and employment-friendly cities. The Steel City has recently emerged as a global hub for technological innovation, robotics manufacturing, healthcare, life sciences, and energy; these industries are directly fueled by a number of nationally-acclaimed educational institutes, such as the University of Pittsburgh and Carnegie Mellon University, that attract hundreds of students into the area that are retained as young professionals post-graduation. Notable companies such as Apple, Facebook, Microsoft, DuoLingo, PNC Bank, and BNY Mellon all have established presences in Pittsburgh, while the area's industrial reputation continues to draw in technology-based firms from all over the world.



# Pittsburgh Overview

**1,596** residential units in **Downtown's** development pipeline.

*As of 2022.*  
All info sourced from: Pittsburgh Downtown Partnership

**GREATER DOWNTOWN AVG. RENTS:**

- ✓ Studio Apartment **\$1,393**
- ✓ 1-Bedroom Apartment **\$1,666**
- ✓ 2-Bedroom Apartment **\$2,132**

## Why invest here?

Pittsburgh boasts a variety of employment, lifestyle, and entertainment attractions that promotes the area's upward trend of residential and economic growth.



### THRIVING SPORTS & ENTERTAINMENT SCENE

Pittsburgh houses one of USA's most highly rated baseball parks, PNC Park, as well as football and concert venue Acrisure Stadium, Stage AE, PPG Paints Arena, the Rivers Casino, and numerous local venues.



### A DIVERSE AND DENSE STUDENT POPULATION

Home to over 30 colleges and universities, Pittsburgh draws younger generations from all over the globe for its educational infrastructure, and ensures a steady supply of consumers and renters for area businesses.



### SKILLED EMPLOYMENT OPPORTUNITIES

Pittsburgh was rated America's 5th best city for STEM jobs by WalletHub, the 7th best city for launching a career in by LinkedIn, and the #1 city for healthcare jobs by Grand Canyon University.



**Top 25**  
"Most livable U.S. city."  
*SmartAsset*

**137,226**  
households in Pittsburgh, PA as of 2022.

**160K**  
employees within the Pittsburgh city limits.

**6.40%**  
lower cost of living than the national average.

**2.7%**  
Y-O-Y growth in Pittsburgh since 2022.

# Get in touch with us.

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Be a part of Pittsburgh's up-and-coming Uptown neighborhood, where your investment will be located between two of the region's most notable neighborhoods: Downtown's Central Business District, and the bustling Oakland area, home to multiple academic institutions.

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