

Prime Retail / Office Space in Squirrel Hill

Iconic location: 2242 Murray Avenue

2,635 Square feet for Lease



- High traffic location
- Modern space
- Well known property
- Ample street parking
- High traffic road
- Close to the Parkway and major roadways
- High population density
- Close to all Universities

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Marquis graphic on
the side of the
building- facing
busy Murray Avenue

This prime, highly
visible graphic is a
major asset to this
property



W O N D E R F U L S Q U I R R E L H I L L





Five minutes from downtown Pittsburgh, Squirrel Hill combines tree lined residential streets, a bustling business district, the famous Manor Theatre, Little's Shoes, the JCC, internationally recognized educational institutions, two large public parks, and much more.

Demographics

within three miles:

Avg Household Income

\$91,330

Daytime Population

317,932

Population

197,355

Some of the best shopping, pizza, dining, and activities in Pittsburgh reside in Squirrel Hill



Squirrel Hill: A Unique Destination

Squirrel Hill draws from over ten surrounding neighborhoods and all Pittsburgh universities with over 65,000 students

“Popular neighborhood with an upbeat flavor featuring a variety of ethnic restaurants, taverns, upscale shops and trendy boutiques.”



Walk Score: 95

Bike Score: 83



Pittsburgh's economy has transformed from its "Steel City" past into a diversified model, heavily reliant on the healthcare, education, finance, technology and AI, and energy sectors





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