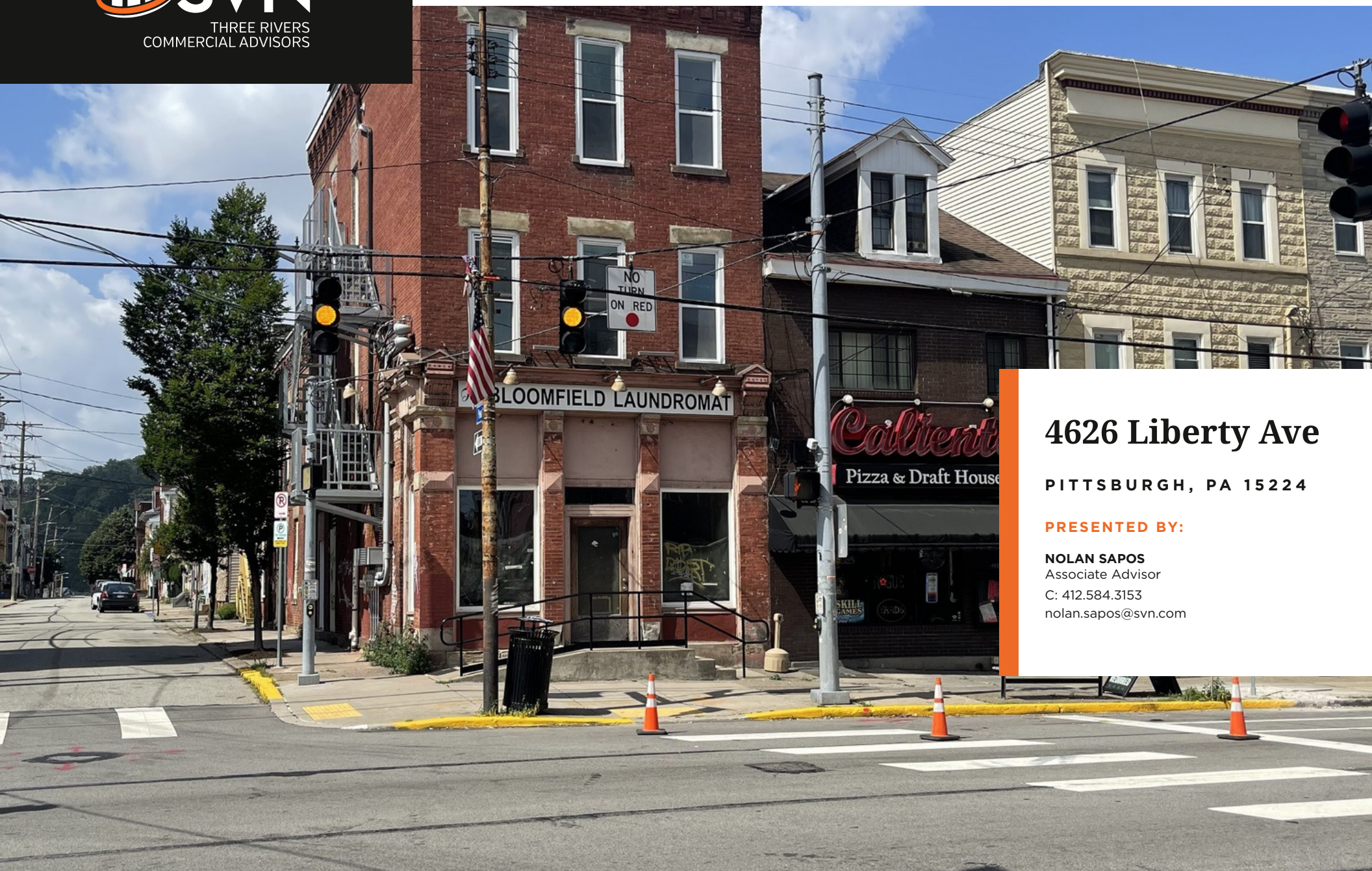




# 4626 Liberty Ave



## 4626 Liberty Ave

PITTSBURGH, PA 15224

**PRESENTED BY:**

**NOLAN SAPOS**  
Associate Advisor  
C: 412.584.3153  
nolan.sapos@svn.com

## DISCLAIMER - LEASE

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the leasing of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible leasing of the Property.

The only party authorized to represent the Owner in connection with the leasing of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a leasing of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Lease Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to lease the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to lease the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to lease the Property unless and until the Owner executes and delivers a signed Real Estate Lease Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective tenant will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

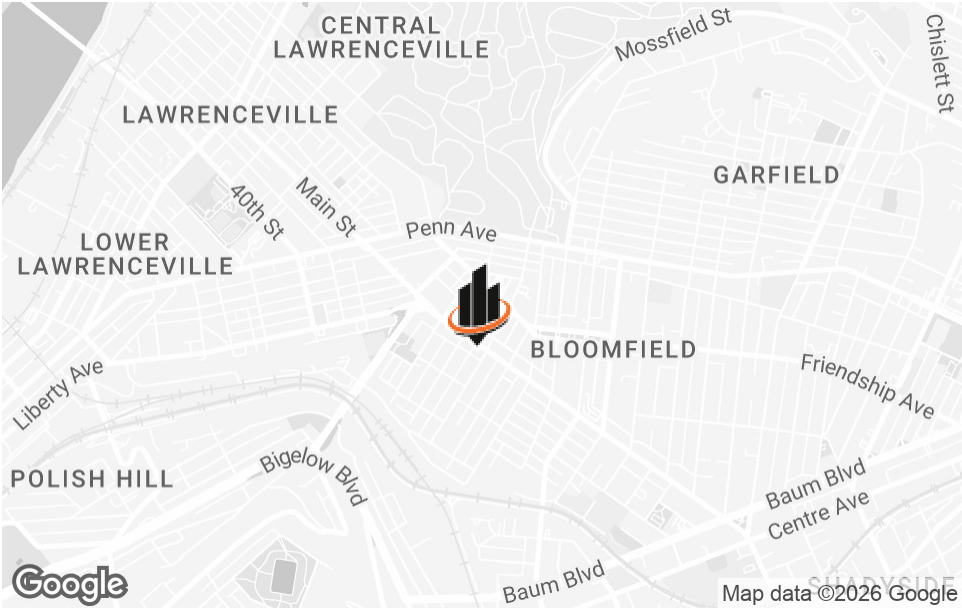
To the extent Owner or any agent of Owner corresponds with any prospective tenant, any prospective tenant should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Lease Agreement shall bind the property and each prospective tenant proceeds at its own risk.

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# PROPERTY SUMMARY



## OFFERING SUMMARY

|               |            |
|---------------|------------|
| LEASE RATE:   | Negotiable |
| AVAILABLE SF: | 1,091 SF   |
| LOT SIZE:     | 1,783 SF   |

## PROPERTY DESCRIPTION

The available lease opportunity offers approximately 1,091 square feet of street-level retail space within the heart of Bloomfield’s established commercial corridor. The efficient footprint is well suited for a wide variety of retail concepts and provides an excellent opportunity for businesses seeking a presence in one of Pittsburgh’s most walkable neighborhood business districts. With excellent visibility along Liberty Avenue and steady neighborhood activity, the space is positioned to benefit from the area’s strong local customer base and consistent daily traffic.

## PROPERTY HIGHLIGHTS

## LOCATION DESCRIPTION



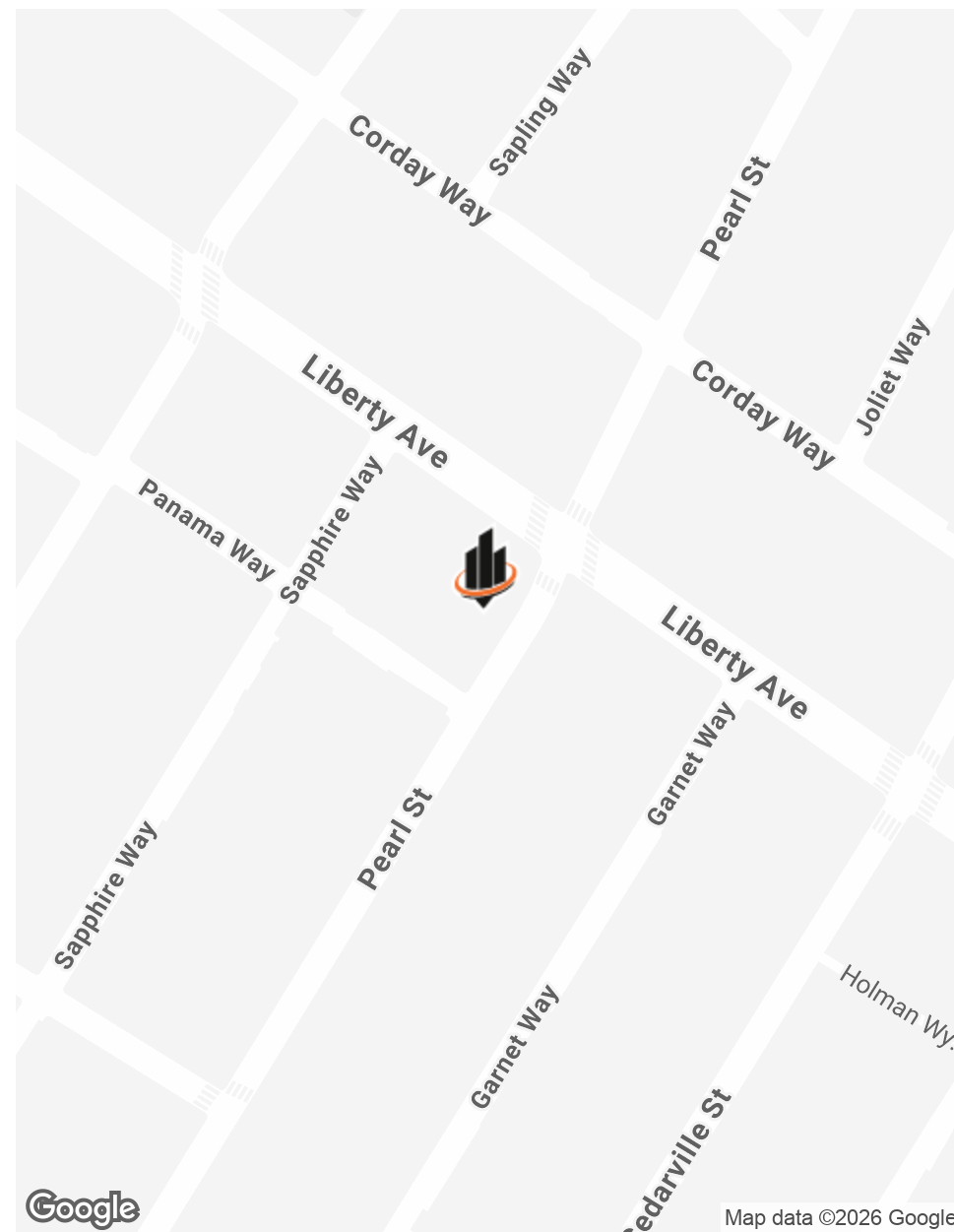
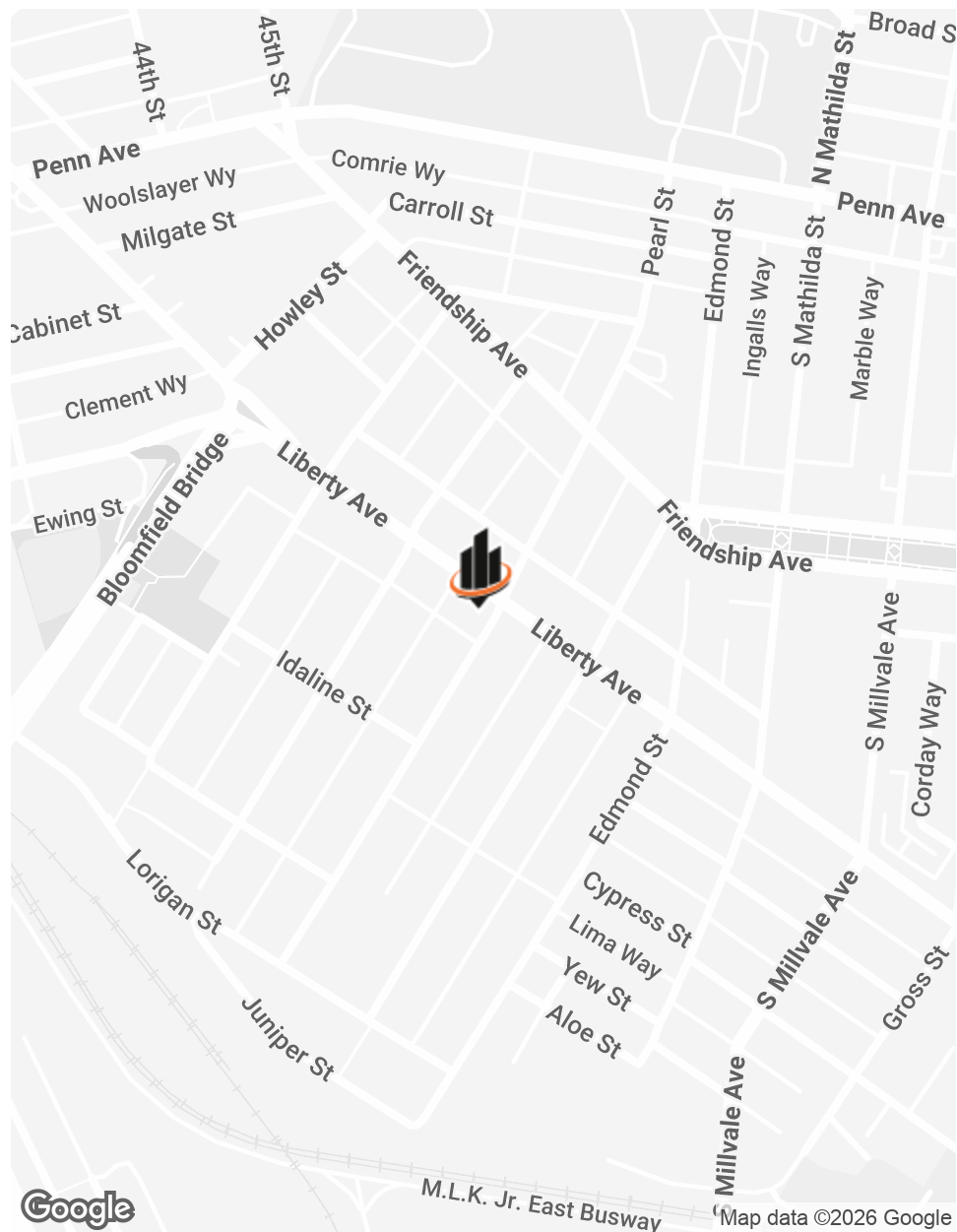
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## LOCATION DESCRIPTION

Located in the heart of Pittsburgh's thriving Bloomfield neighborhood, the property is surrounded by one of the city's most established and walkable commercial corridors. The area offers a vibrant mix of locally owned businesses, national retailers, restaurants, cafés, and neighborhood services that generate consistent pedestrian and vehicle traffic throughout the day. Supported by a dense residential population, nearby major employment centers, and convenient access to Lawrenceville, Shadyside, Friendship, and Oakland, the location attracts a diverse customer base. Bloomfield's strong community identity and steady consumer activity make the area an ideal environment for retailers, restaurants, and service-oriented businesses looking to establish a lasting presence.

## LOCATION MAPS

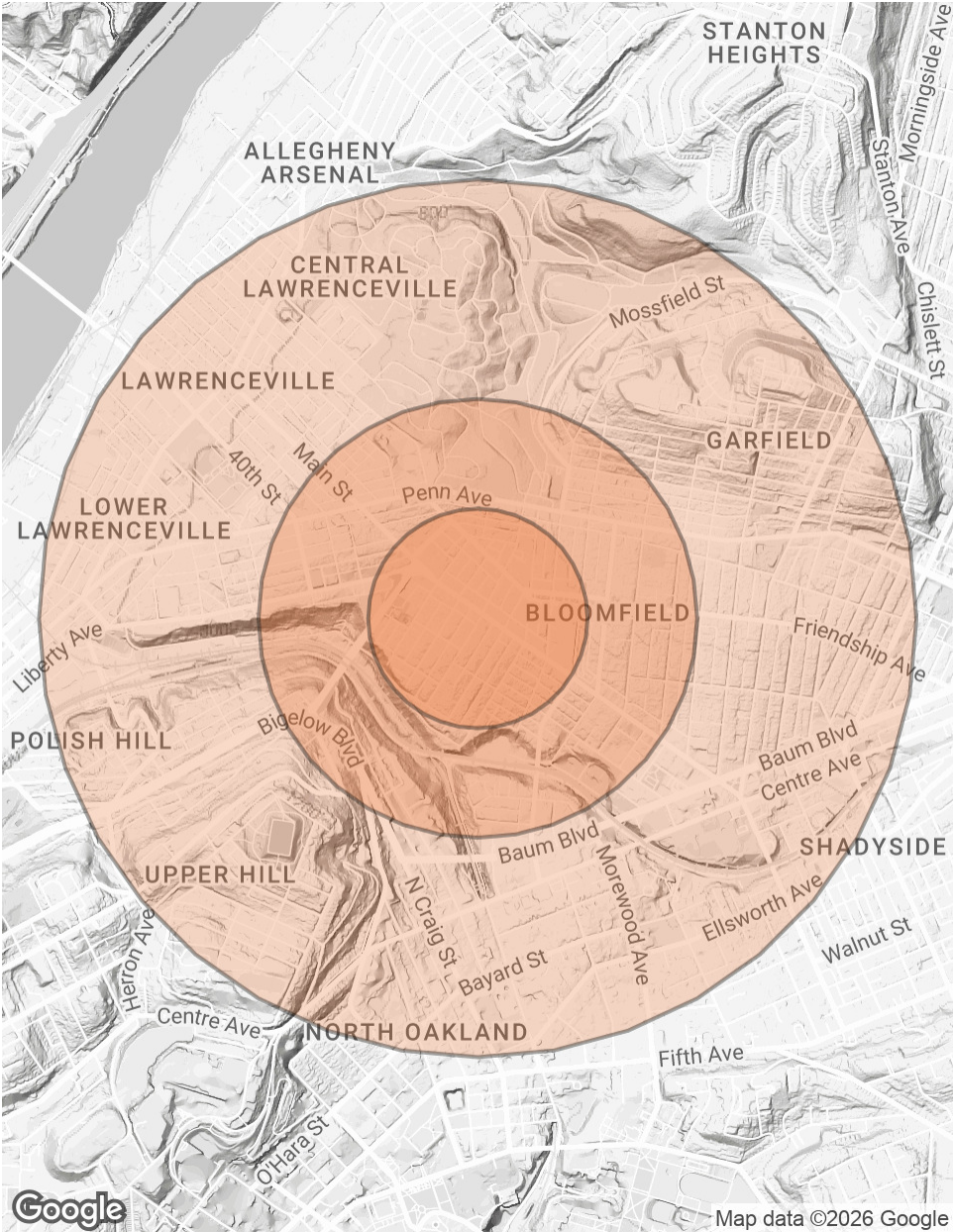


# DEMOGRAPHICS MAP & REPORT

| POPULATION           | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| TOTAL POPULATION     | 2,578      | 8,336     | 28,598 |
| AVERAGE AGE          | 37.1       | 35.1      | 34.6   |
| AVERAGE AGE (MALE)   | 37.2       | 34.5      | 33.6   |
| AVERAGE AGE (FEMALE) | 40.4       | 36.4      | 34.9   |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE    |
|---------------------|------------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 1,500      | 4,679     | 16,039    |
| # OF PERSONS PER HH | 1.7        | 1.8       | 1.8       |
| AVERAGE HH INCOME   | \$80,696   | \$84,871  | \$86,412  |
| AVERAGE HOUSE VALUE | \$222,194  | \$259,607 | \$319,778 |

2023 American Community Survey (ACS)



# RETAILER MAP



## ADVISORS



### NOLAN SAPOS

Associate Advisor

nolan.sapos@svn.com

Direct: **412.584.3153** | Cell: **412.584.3153**

### PROFESSIONAL BACKGROUND

Nolan Sapos joined SVN Three Rivers Commercial Advisors in 2024 as an Associate Advisor specializing in commercial real estate leasing and sales. Sapos has prior real estate experience with New Western Pittsburgh, providing real estate investment solutions, as well as a proven track record in sales and client relationship management through internships at Pitt Ohio and The Pittsburgh Vintage Grand Prix. He is skilled in CRM systems, Salesforce, and marketing/sales strategies. Sapos graduated cum laude with a degree in Business Management/Entrepreneurship from the University of Alabama in May 2024.

Nolan is from Fox Chapel, and enjoys clay shooting, golf, tennis, snowboarding, wake surfing, cars, music and travel. Nolan is rebuilding the engine in his 1987 Mazda RX 7 -and has rebuilt the engine in his 1993 Nissan Silvia.

### MEMBERSHIPS

Nolan is a member of Delta Sigma Phi and Alpha Lambda Delta Honors Society. He was also involved with the Culverhouse Real Estate Society, SUP Bama, Crimson Car Club, Club 1919, and Crimson Creatives.

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# Collective Strength, Accelerated Growth

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