

offering memorandum

6465 HAMILTON AVENUE | EAST END



JON KNUDSEN
DIRECTOR, BROKERAGE & ADVISORY
jknudsen@HannaLWE.com

BRENDAN MCMANUS
VICE PRESIDENT, DIRECTOR OF OPERATIONS
bmcmanus@HannaLWE.com

JAKE VOGEL
ASSOCIATE
jvogel@HannaLWE.com

chatham
UNIVERSITY

SPRINGHILL
SUITES
BY MARRIOTT



PHILIPS
RESPIRONICS

Google

Bakery
Living



LA FITNESS

PERFORMANCE
BICYCLE

STAPLES

TRADER JOE'S

CUBESMART
self storage

Pittsburgh East Busway - Dedicated Rapid Transit

PLANNED CONDO
DEVELOPMENT

USPS

HAMILTON AVE

EAST LIBERTY BLVD

FRANKSTOWN AVE



Google

Bakery Living

UPMC

Carnegie Mellon University

SHADY HILL
400K SF Mixed-Use
Development
giant eagle

B BREWDOG

WHOLE FOODS MARKET STARBUCKS COFFEE

TARGET

WARBY PARKER BONOBOS

duolingo

PERFORMANCE BICYCLE

STAPLES

CUBESMART self storage

Pittsburgh East Busway - Dedicated Rapid Transit

USPS

TRADER JOE'S

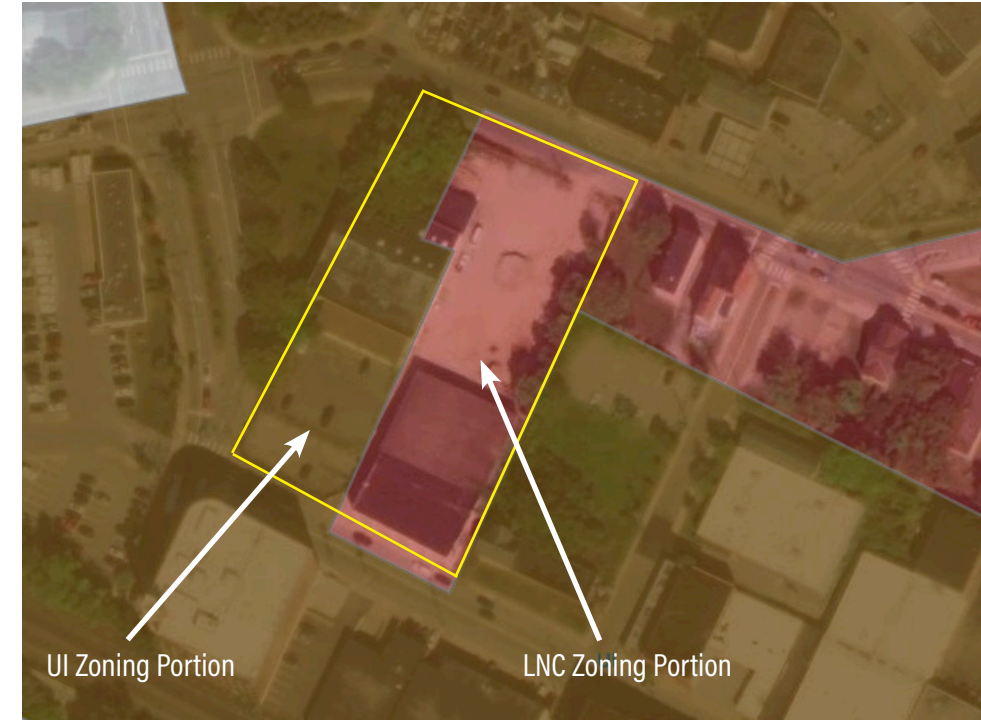


PROPERTY OVERVIEW

ADDRESS	6465 Hamilton Avenue Pittsburgh, PA 15206 Larimer East End
SIZE	Approximately 1.8 AC Property is comprised of 11 separate parcels.
ZONING	NOTE: Property is situated in two zones. UI (Urban Industrial) LNC (Local Neighborhood Commercial) *UI is a particularly advantageous zone
NEARBY DRIVERS	Office & Hospitality Google Carnegie Mellon University UPMC Phillips Respironics Spring Hill Suites Penn Plaza Shopping & Wellness Trader Joe's Whole Foods Target Giant Eagle CVS Starbucks Chipotle Panera LA Fitness Performance Bike
COMMENTS	<ul style="list-style-type: none"> • Rare opportunity to acquire a 1+AC parcel in the sub-market • Located adjacent to Bakery Square, the largest commercial development cluster in Pittsburgh's East End • Walking distance to: <ul style="list-style-type: none"> - Dense shopping and nightlife options - East Liberty Transportation Center - East Pittsburgh Bus-way Rapid Transit System with quick public transit access to the city of Pittsburgh • The East End is one of Pittsburgh's strongest performing neighborhoods • Adjacent to property owned by the Urban Redevelopment Authority

DEMOGRAPHIC OVERVIEW

	0.25 MILE	0.5 MILE	1 MILE
POPULATION	338	4,559	24,726
HOUSEHOLDS	110	2,239	12,579
AVERAGE HH INCOME	\$80,599	\$75,270	\$87,906
MEDIAN HH INCOME	\$30,359	\$50,078	\$53,260
DAYTIME POPULATION	1,640	5,700	25,427



Bakery Square

PARCEL MAP

LOT & BLOCK

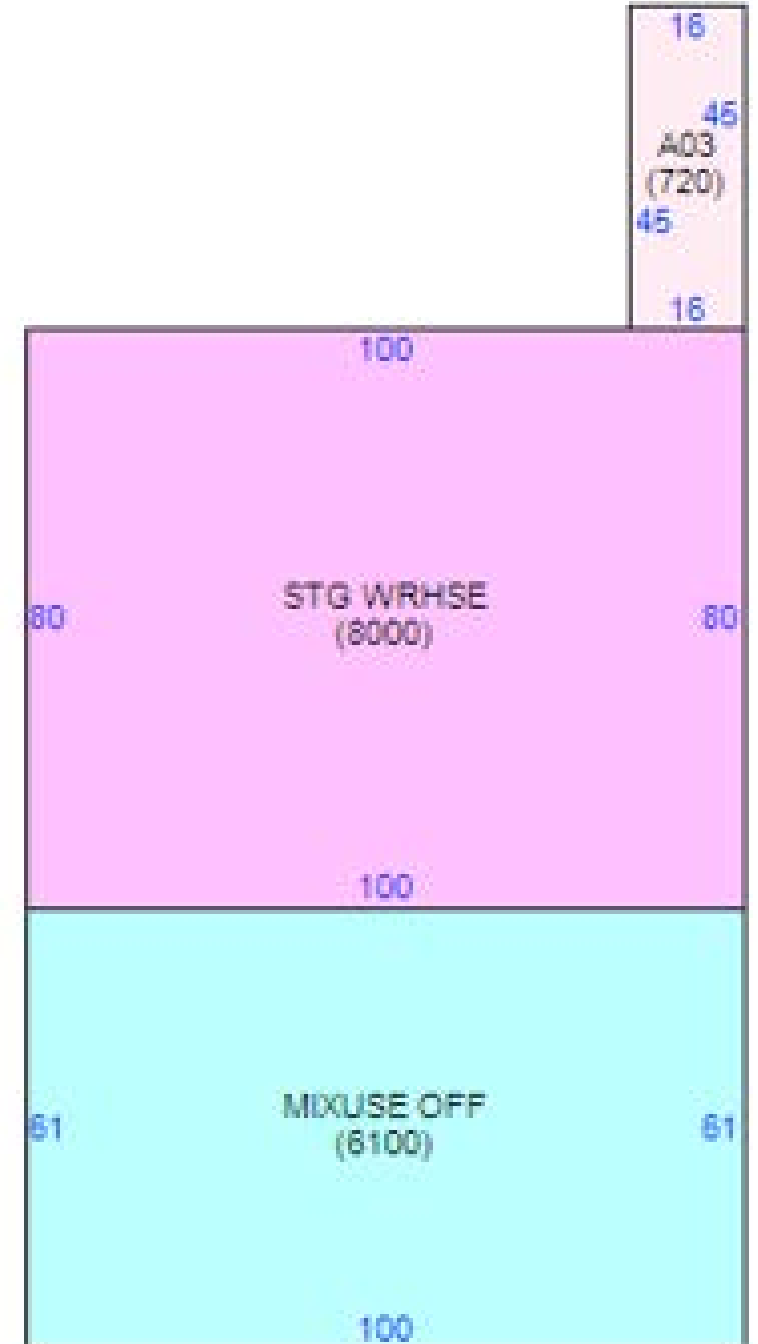
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- 125 E 12



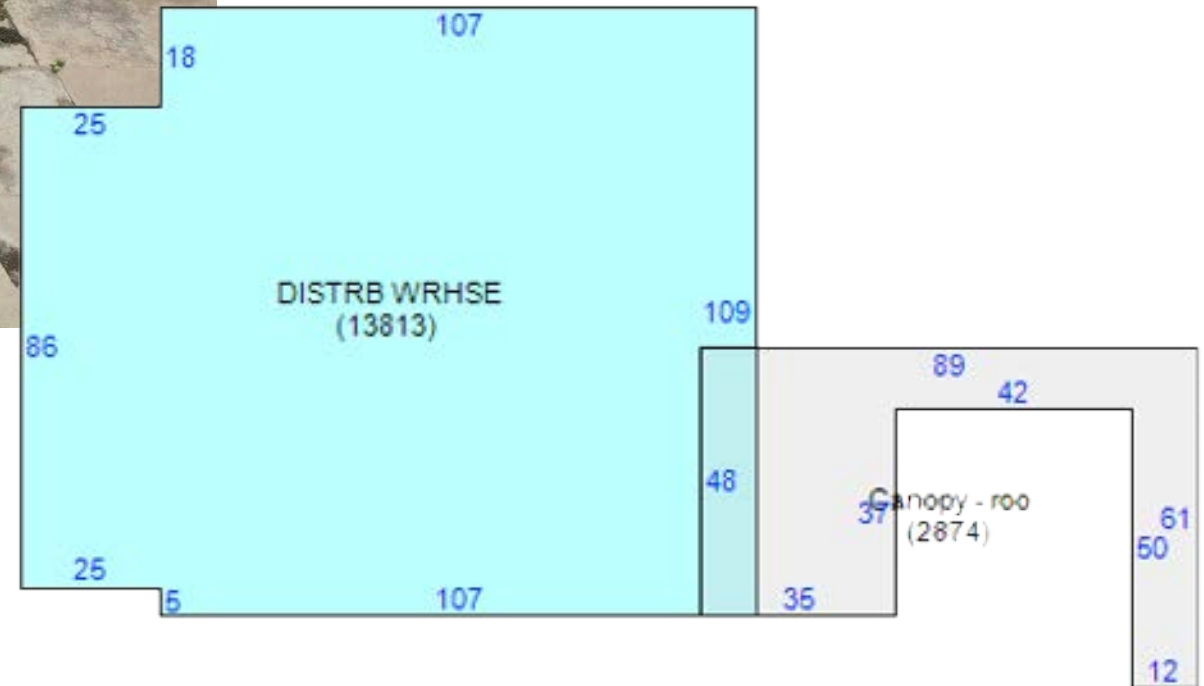
SITE OVERVIEW



BUILDING A



BUILDING B



PHASE 1

To download the full Phase I report, please [click here](#)
or scan this QR Code:



**PHASE I ENVIRONMENTAL SITE ASSESSMENT
6465 HAMILTON AVENUE
PITTSBURGH, PA 15206
CITY OF PITTSBURGH
ALLEGHENY COUNTY, PENNSYLVANIA**

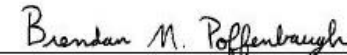
Moody Project No. 21-231-AL


Prepared for:


**Mr. Evan Kossler
Highway Equipment Company
22035 Perry Highway
Zelienople, PA 16063**

Prepared by:

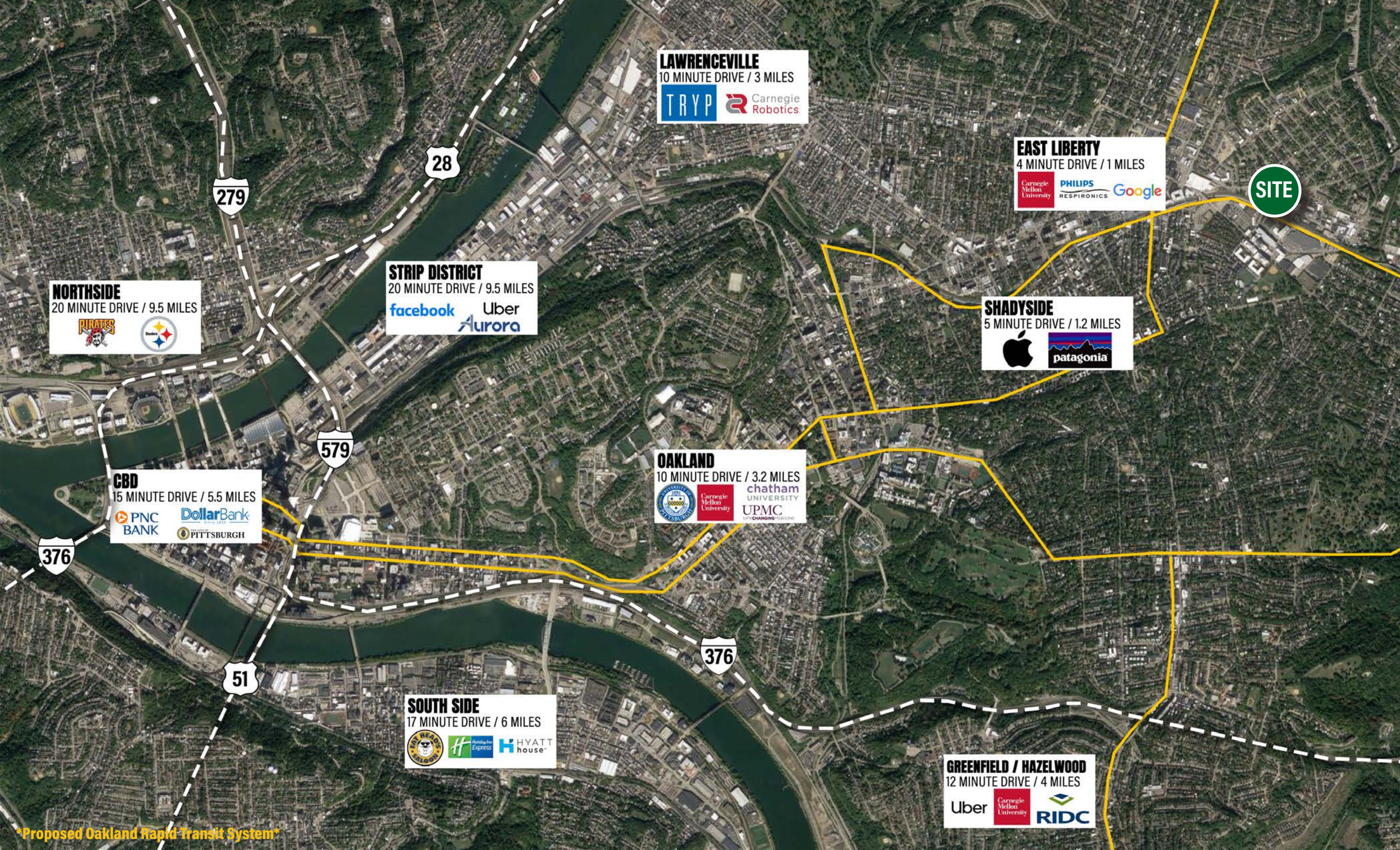



Brendan Poffenbaugh, P.G.
Assistant Project Manager


Amanda S. Love
Project Manager I


Jeffrey P. Walentosky, P.G.
President

September 20, 2021



LAWRENCEVILLE
10 MINUTE DRIVE / 3 MILES
TRYP Carnegie Robotics

EAST LIBERTY
4 MINUTE DRIVE / 1 MILES
Carnegie Mellon University PHILIPS RESPIRONICS Google

SITE

NORTHSIDE
20 MINUTE DRIVE / 9.5 MILES
PIRATES PITTSBURGH

STRIP DISTRICT
20 MINUTE DRIVE / 9.5 MILES
facebook Uber Aurora

SHADYSIDE
5 MINUTE DRIVE / 1.2 MILES
Apple patagonia

CBD
15 MINUTE DRIVE / 5.5 MILES
PNC BANK DollarBank PITTSBURGH

OAKLAND
10 MINUTE DRIVE / 3.2 MILES
UNIVERSITY OF PITTSBURGH Carnegie Mellon University chatham UNIVERSITY UPMC

SOUTH SIDE
17 MINUTE DRIVE / 6 MILES
PITTSBURGH HILTON Express HYATT house

GREENFIELD / HAZELWOOD
12 MINUTE DRIVE / 4 MILES
Uber Carnegie Mellon University RIDC

Proposed Oakland Rapid Transit System

HIGHLAND PARK

BLOOMFIELD

Proposed
101 units

Proposed
56 units



SCHOOLHOUSE
ELECTRIC & SUPPLY CO.

Tower 211
60,000 SF
Office / Retail



LUXE

WHOLE FOODS
MARKET CENTER
55,000 SF

East Liberty Place
150 units

New Walnut Capital
Development

EAST LIBERTY

Retail &
Garage

AAA
Assemblage

East Liberty
Presbyterian
Church

Highwood
East Liberty
Center



P

P

East Side Bond
360 units
43,000 SF Retail
50 parking spaces

East Liberty Transportation Center
\$137-M Multimode Terminal
200 Parking Spaces
15 minutes to CBD

New Echo
Redevelopment

MLK Jr. Busway

RITE AID



Baumhaus
103 units

Proposed

Coda
172 units

WHOLE FOODS
MARKET CENTER

P



mad mex

URBAN
YOGURT

CASBAH

ARHAUS



MARKET
DISTRICT



SHADYSIDE

TRADER JOE'S

STAPLES

MATRESS FIRM

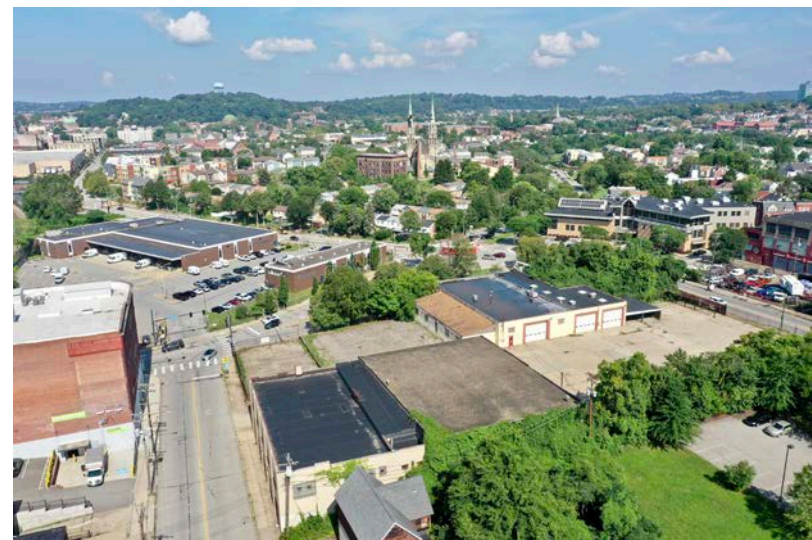
giant
google



Bakery Square

Google

Bakery Square 2.0
400 Residential
400,000 SF Office
52 Townhomes





THE CITY OF PITTSBURGH

Biotech, self-driving cars, and robotics? Pittsburgh is the best-kept secret east of Silicon Valley and is definitely the place to be for now, and for the future. Already home to big tech companies like Google, Facebook, Uber and Apple, Pittsburgh is ready to nurture and grow the next generation of innovators. Fueled by innovation and world class R&D at Carnegie Mellon University, University Pittsburgh and the other universities scattered across the region, our city continues to define the future.

Pittsburgh has 90 distinct neighborhoods, almost 3,000 acres of urban parks and hundreds of award winning restaurants, art galleries and theaters. It is a city built on a workforce that is abundant, committed and one of the most educated in the nation.

PITTSBURGH EMPLOYMENT 5 KEY SECTORS BALANCE OUR ECONOMY



FINANCE & BUSINESS SERVICES



ENERGY



ADVANCED MANUFACTURING



HEALTHCARE & LIFE SCIENCES

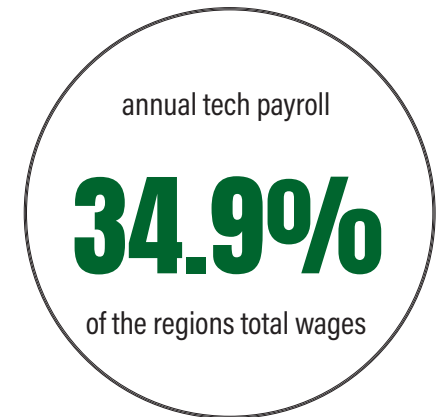


INFORMATION TECHNOLOGY

PITTSBURGH REGION HEADQUARTERS



PITTSBURGH TECH SCENE



PITTSBURGH MSA QUICK FACTS

The center of Southwestern Pennsylvania is Pittsburgh. The city remains a focal point for the region.

THE CITY OF PITTSBURGH IS APPROXIMATELY:

- 115 miles south of Erie, PA
- 175 miles east of Columbus, OH
- 230 miles northwest of Washington, D.C.
- 300 miles west of Philadelphia, PA

Pittsburgh is unparalleled in its access to both consumer and supplier markets.

PITTSBURGH IS WITHIN SIX HOUR DRIVING DISTANCE TO:

- Baltimore
- Buffalo
- Cleveland
- Cincinnati
- Columbus
- Detroit
- New York City
- Philadelphia
- Toronto
- Washington, D.C.

Pittsburgh is located within 500 miles of more than 46% of the national buying power and nearly half of the national population and aggregate income.

The region's road network consists of several limited access highways, including Interstates 70, 76 (the Pennsylvania Turnpike), 79 and 80. Interstate 68 is just a few miles south in West Virginia and Maryland. Several new limited access roads are under construction, including the Mon-Fayette Expressway and the Southern Beltway, which will improve access to all points south and west to Pittsburgh International Airport.

MILLENNIAL GROWTH

Over **11,000 millennials** have moved to Pittsburgh since 2011 (12% growth).

Millennials represent **42% of Pittsburgh residents**, which is the second highest ratio among all US cities.

Young college graduates are attracted to Pittsburgh's strong job market and **affordable downtown housing options**.



Most livable city in the continental US

The Economist

Most affordable metro in the US by mortgage rates

HSH.com

Metro for college graduates

Trulia & LinkedIn

Best metro for first time home buyers

Bankrate (2019)

TOP EMPLOYERS

UPMC Health System	53,000
Highmark Inc.	23,846
University of Pittsburgh	13,643
PNC Financial Services Group Inc.	12,500
Giant Eagle, Inc.	9,864



One of the nations safest, most affordable metros in 2019.
Realtor.com

Top 10 biggest US cities where it's easiest to buy a home.
CNBC.com

#2 Best Cities for Jobs in 2020

#7 Top Food Destination in the World
BBC 2019

#5 Best Metro in the US for STEM jobs
WalletHub

First largest share of college educated millennial among top metros

The Best City to Start a Business
Inc. Magazine



One PPG Place | Suite 1640
Pittsburgh, PA 15222
(M) 412.261.2200
(F) 412.261.2075
HannaLWE.com

JON KNUDSEN
DIRECTOR, BROKERAGE & ADVISORY
jknudsen@HannaLWE.com

BRENDAN MCMANUS
VICE PRESIDENT, DIRECTOR OF OPERATIONS
bmcmamus@HannaLWE.com

JAKE VOGEL
ASSOCIATE
jvogel@HannaLWE.com

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