

5504 WALNUT STREET SHADYSIDE BUSINESS DISTRICT



SITE HIGHLIGHTS

- Former Rite Aid
- 5,368 square feet available for lease
- 40' frontage on Walnut Street
- Unique blend of national and local merchants
- Desirable Live-Work-Play neighborhood
- \$2.4B Retail Goods Expenditures (3 miles)
- \$331.5M Food Away From Home (3 miles)



WALNUT BY THE NUMBERS

3 MILE DEMOGRAPHICS



181,391
Total Population



266,158
Daytime Population



86.1K
Total Households



\$356.4K
Med Home Value



\$103,003
Avg HH Income



32.8
Median Age
20.7% Lower than US



60.5%
Bachelor's / Grad / Prof
Degree

True Trade Area - Walnut Street

Total Visits Last 12 months	2,198,407
Average Stay Time	71 Minutes
Trade Area Pop (75%)	463,853
Trade Area HH (75%)	214,083
Trade Area Avg HH Income (75%)	\$92,555



AREA RETAILERS

 lululemon  patagonia  Apple Store  STARBUCKS

 HENNE  ROLEX  J.Jill  SEPHORA

 KENDRA SCOTT  L'OCCITANE EN PROVENCE  CHASE  PARIS BAGUETTE



EAST LIBERTY

BLOOMFIELD

WHOLE
FOODS
MARKET

THE
HOME
DEPOT

TARGET

Sola

PETSMART

EASTSIDE BOND

CONDADO
CHSLAHL
VETERINARY
EMERGENCY
GROUP

Staples
Petland

TRADER
JOE'S

ARHAUS

FUTURE
THE
FRESH
MARKET

THE MERIDIAN
FUTURE
Market
DISTRICT

SHADYSIDE

WALNUT STREET
Apple Store lululemon athletica
SEPHORA patagonia
STARBUCKS

BAKERY SQUARE
LAIFITNESS west elm
alta via
ANTHOPOLOGIE
Ctako torta
Google PHILIPS UPMC
University of Pittsburgh Carnegie Mellon University

SITE
5,368 SF

ALDI

RITE
AID

THE JUNCTION
FIVE GUYS
BURGERS and FRIES
ROOTS
DONUTS

ALDI

Baum Blvd. 19,275

Centre Avenue 11,386 ADT

Market
DISTRICT

Ellsworth Ave

Walnut St

2 MILES

Bayard St

CVS pharmacy

Fifth Avenue

1.2 MILES

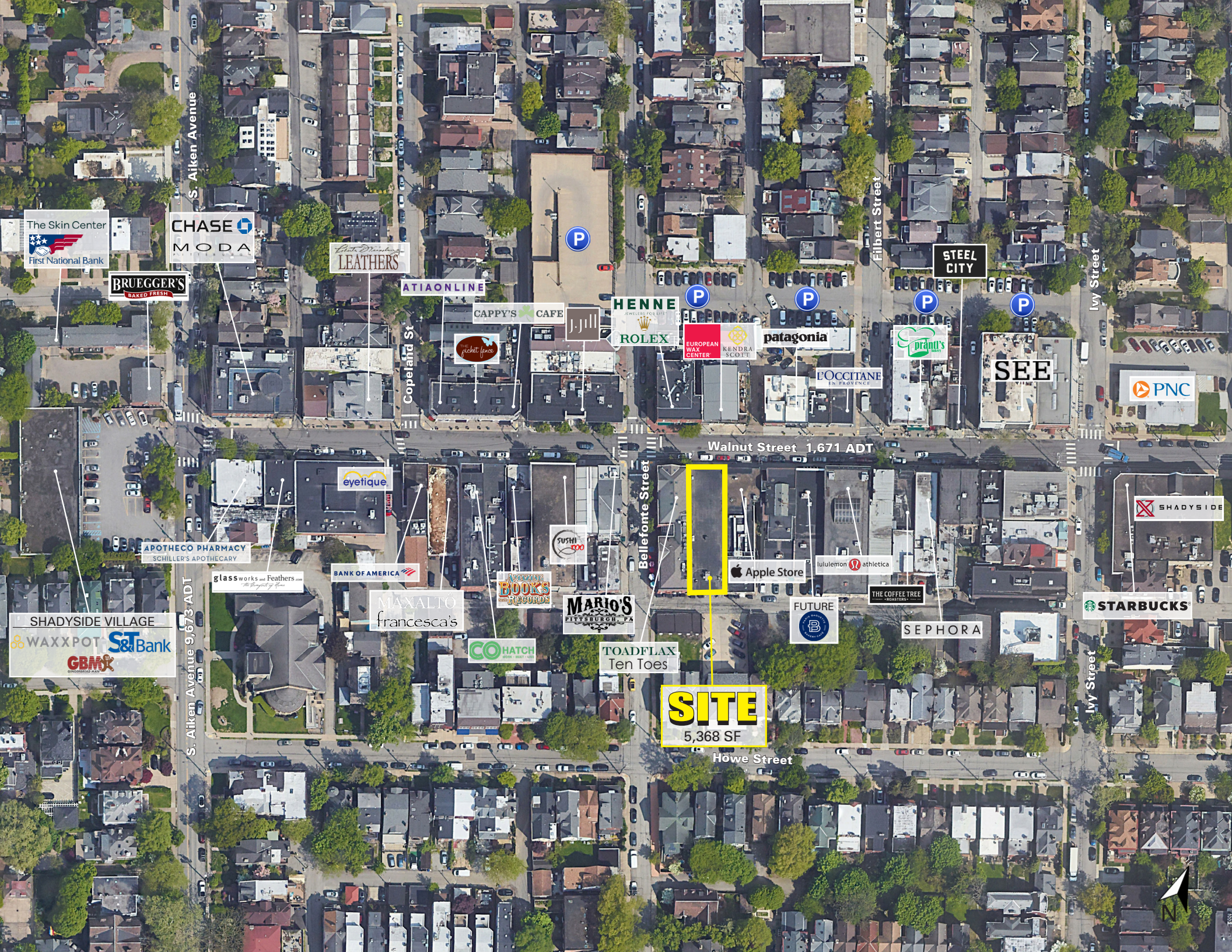
UNIVERSITY OF
PITTSBURGH
33,771 STUDENTS

CARNEGIE MELLON
UNIVERSITY
16,676 STUDENTS

UPMC Presbyterian

CARLOW UNIVERSITY
2,310 STUDENTS

VA PITTSBURGH
HEALTHCARE SYSTEM



The Skin Center
First National Bank

CHASE
MODA

BRUEGGER'S
BAKED FRESH

Little Manning
LEATHERS

ATIAONLINE

CAPPY'S CAFE

picket fence

HENNE
JEWELERS FOR LIFE
ROLEX

EUROPEAN
WAX
CENTER

KENDRA
SCOTT

patagonia

L'Occitane
IN PROVENÇE

pranli's

STEEL
CITY

SEE

PNC

APOTHECO PHARMACY
SCHILLER'S APOTHECARY

eyetique

glassworks by Feathers

BANK OF AMERICA

MAXALTO
francesca's

AMERICAN
BOOKS
and RECORDS

SUSHI
300

MARIO'S
PITTSBURGH, PA

COHATCH

TOADFLAX
Ten Toes

SITE
5,368 SF

Apple Store

lululemon athletica

FUTURE
B

THE COFFEE TREE
"ROASTERS"

SEPHORA

STARBUCKS

SHADYSIDE

SHADYSIDE VILLAGE
WAXXPOT S&T Bank
CBM

S. Aiken Avenue 9,673 ADT

Walnut Street 1,671 ADT

Bellefonte Street

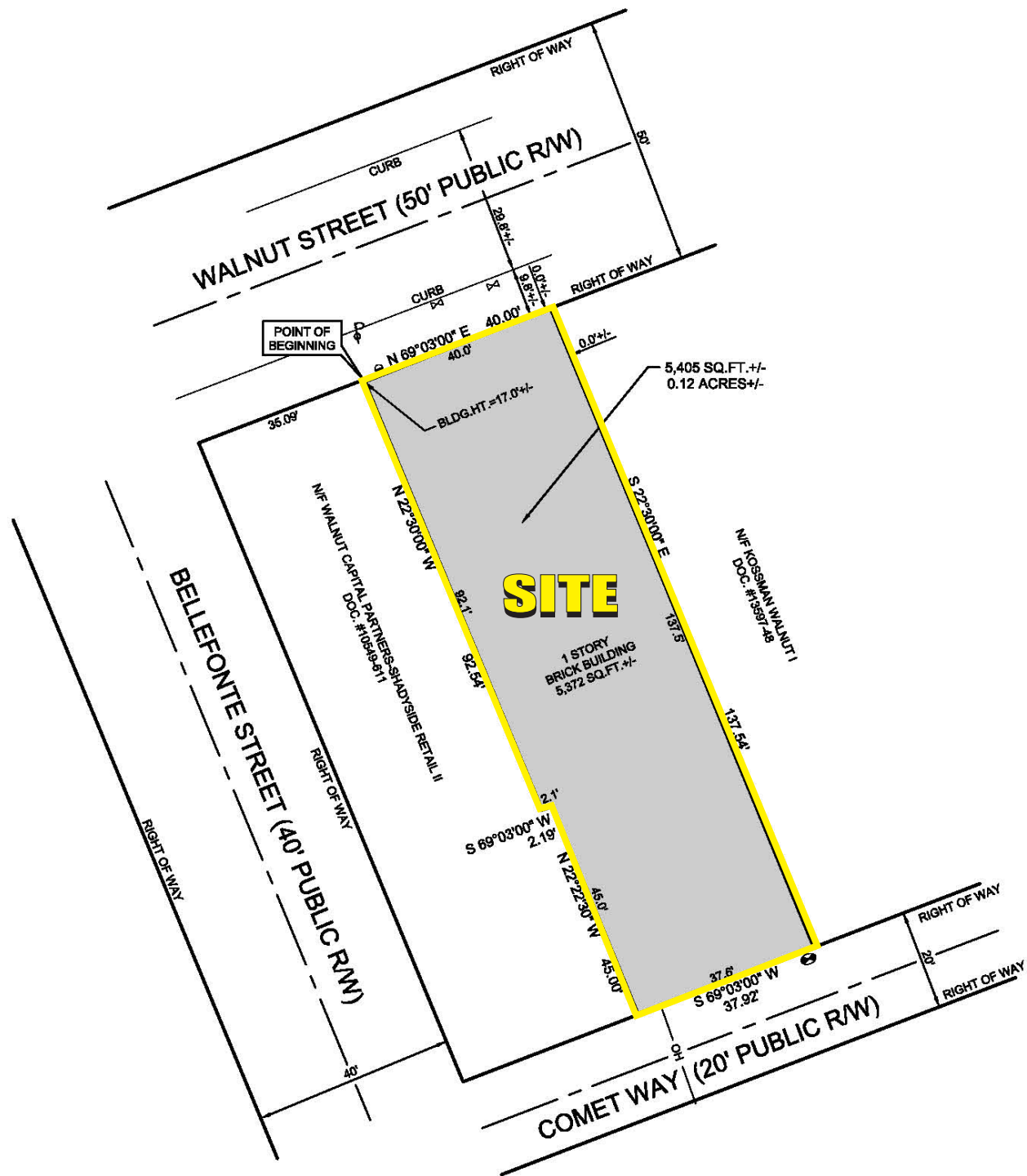
Howe Street

Ivy Street

Filbert Street

Ivy Street









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