

# 5770 BUTLER STREET PITTSBURGH, PA 15201

Colliers



FULLY  
LEASED  
COMMERCIAL  
PROPERTY

PROMINENT FRONTAGE • HIGH-TRAFFIC COORIDOR • URBAN INDUSTRIAL



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# INVESTMENT SUMMARY

Colliers is pleased to present the opportunity to acquire **5770 Butler Street**, a fully leased commercial property located in the heart of Upper Lawrenceville, one of Pittsburgh's most vibrant and rapidly transforming neighborhoods. The property is currently occupied by a diverse mix of tenants including *Arsenal Strength*, *Cry Baby Tattoo*, *Casper Ectoplasm*, and *Dirk's Car Wash*, offering multiple income streams, a weighted average lease term (WALT) of 7.53 years, and attractive annual rental increases across the tenant base.

**5770 Butler Street** offers prominent frontage along a high-traffic corridor and is situated just minutes from UPMC Children's Hospital, the 62nd Street Bridge, and the amenity-rich core of Central Lawrenceville. Zoned Urban Industrial (UI), the site provides long-term flexibility for adaptive reuse or redevelopment in alignment with the neighborhood's continued growth and demand.

This offering presents investors with the opportunity to acquire a stabilized, income-producing asset in one of Pittsburgh's most dynamic urban corridors, with long-term upside through organic rent growth and evolving land use potential.

## OFFER SUMMARY

**Price:** \$3,500,000

**In-Place NOI:** \$249,006

**Building Size:** 15,600 SQFT

**Address:** 5770 Butler St Pittsburgh, PA 15201

**Parcel ID's:** 120-K-180

**County:** Allegheny County

**Municipality:** 110 10th Ward - Pittsburgh

**Land Area:** 8,310 SQFT

**Zoning District:** UI (Urban Industrial)





# INVESTMENT HIGHLIGHTS

Lawrenceville is a dynamic Pittsburgh neighborhood celebrated for its remarkable transformation from historic industrial roots into a thriving center of arts, culture, and culinary diversity. Lined with restored row houses, independent boutiques, and innovative restaurants, it offers a unique urban charm. The area is home to vibrant galleries, performance spaces, and community events like the beloved Art All Night. Whether you're looking to live, visit, or invest, Lawrenceville stands out as one of Pittsburgh's most exciting and livable destinations.



**Tenants Pay Utilities:** Tenants are responsible for all utilities, electric and gas are separately metered, while water and sewer are billed back on a pro-rata share basis.



**Attractive Rental Increases:** Three of the four tenants, representing 91.3% of current rental income, have lease structures with 3% annual rent escalations. The fourth tenant, Dirk's Car Wash, has 10% rent increases tied to each renewal option.



**Long Term Tenancy:** This property boasts a strong and stable rent roll with a weighted average lease term (WALT) of 7.5 years, anchored by long-term tenants such as Arsenal Strength (through 2034) and Casper Ectoplasm (through 2033), providing consistent occupancy and income stability.

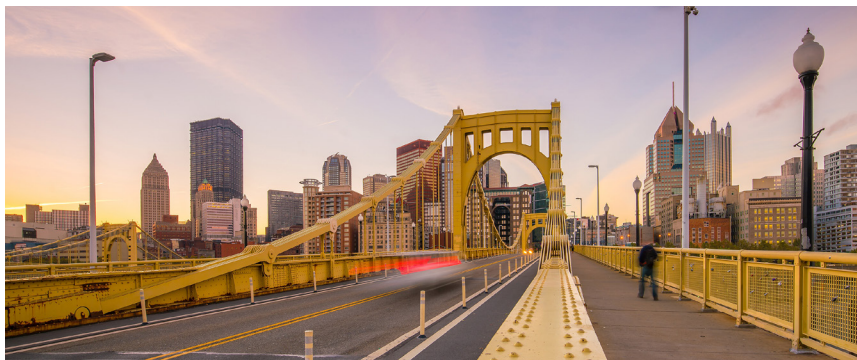


**High-Visibility Location:** Positioned along the thriving Butler Street corridor, the property offers an impressive 384 feet of frontage and strong visibility with 12,162 vehicles passing daily. Tenants capitalize on this exposure with prominent signage on the side of the building, enhancing street presence and brand visibility.



# PITTSBURGH HIGHLIGHTS

Boasting a rich cultural history, iconic architecture, livable communities, thriving business districts, and abundant academic and employment opportunities, Pittsburgh has increasingly attracted the attention of investors both within the United States and around the world. Once known primarily as a steel town, the city has reinvented itself as a dynamic hub of innovation, education, and culture, drawing in a diverse population of students, professionals, and entrepreneurs. Internationally recognized for its travel, dining, and entertainment destinations—as well as its leadership in cutting-edge research and development—Pittsburgh continues to garner praise for its balance of big-city amenities and small-town charm. Coupled with a highly affordable cost of living, strong infrastructure, and a resilient local economy, this portfolio location offers not only a vibrant quality of life for prospective residents but also a safe and promising investment opportunity for property owners seeking long-term value and growth.



**An Expanding Economy:** Pittsburgh's future job growth is predicted to be 24.4% over the next decade, with an estimated 294,029 jobs currently reported within the city limits by the Pittsburgh Downtown Partnership.



**High Rental Demand:** As the region continues to grow at over 20% in the 25-34 year-old demographic range, demand for amenitized apartments has increased substantially.



**Tech, Eds, & Meds:** 5770 Butler street is not only in close proximity Tech Titans in Lawrenceville and the Strip, but a short commute to some of the best universities and healthcare networks in the county.



**Transit Oriented:** Pittsburgh is nationally renowned for its robust public transit system: hundreds of buses, light rails, interconnected biking lanes, and cross-city walkability make every neighborhood accessible. Conveniently, there's a bus stop located directly outside the property that serves the popular 87 and 91 lines, providing easy and direct access to key destinations across the city.

# LAWRENCEVILLE HIGHLIGHTS

Often referred to as Pittsburgh's "hippest neighborhood," Lawrenceville is home to a vibrant and youthful population, largely comprised of college students, creatives, and young professionals. This energetic community fuels a thriving dining scene, an array of quirky and distinctive small businesses, regular art crawls, and a dynamic mix of local bars and pubs. As the host of some of Pittsburgh's largest and most celebrated art events, and a longtime residence for artists, designers, and makers, Lawrenceville has cemented its reputation as a trendy, forward-thinking destination. Visitors seeking to engage with fine art, innovative dining, and live theater will find Lawrenceville a compelling and culturally rich experience.



**Commuter Friendly:** Lawrenceville is highly walkable, features bike lanes, and is peppered with numerous bus stops: 21.2% of residents take public transit to work.



**Row House Cinema:** Renowned internationally, this restored theater features both new and classic films for showing that are based on a weekly theme.



**Church Brew Works:** The oldest brewery in the area, Church Brew is a renovated church that draws huge crowds from all over with its unique drinking vibe.

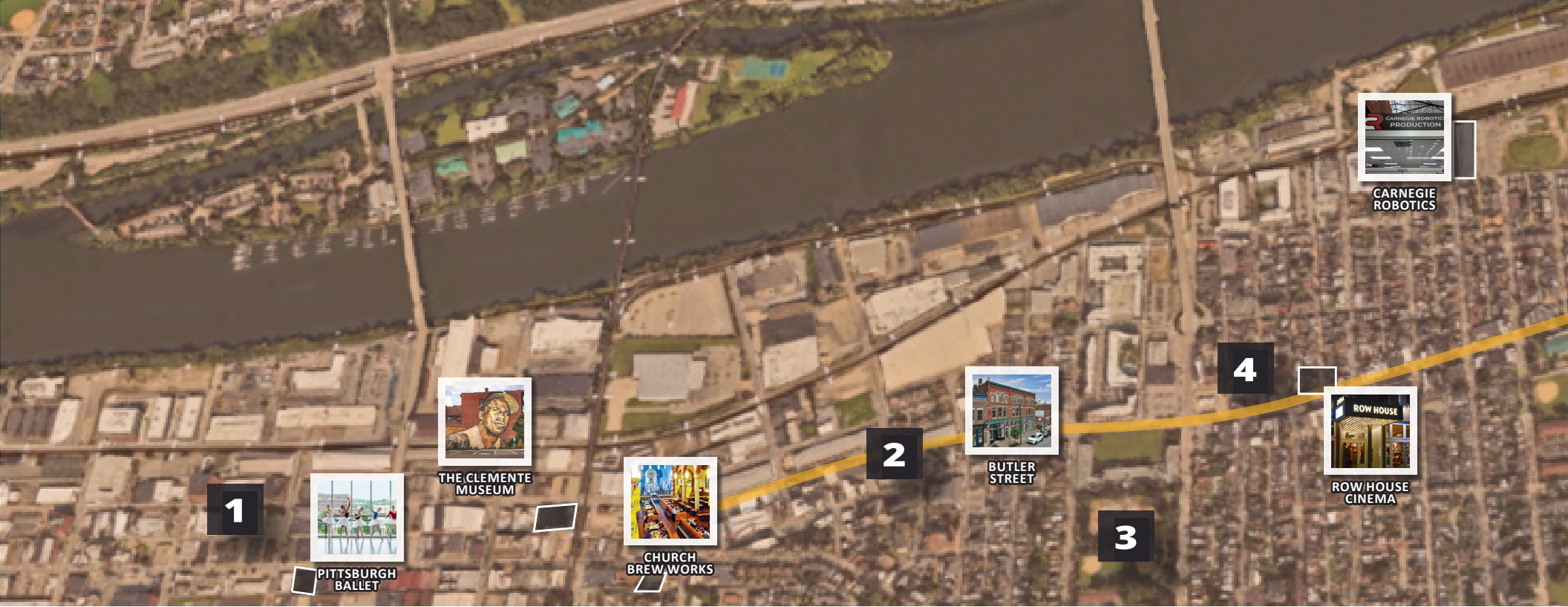


**Butler Street:** The central area of business in Lawrenceville, Butler Street is lined with restaurants, boutiques, cafes, tattoo shops, and book stores.



**The Clemente Museum:** A nonprofit organization that collects photographs and objects related to Roberto Clemente, this museum is a must-see for baseball fans.





## PITTSBURGH BALLET THEATER

Founded in 1969, and under the artistic leadership of Adam W. McKinney since March 2023, it presents a dynamic repertoire

## CARNEGIE ROBOTICS

Develops advanced robotic systems and sensor technologies for autonomous vehicles and industrial automation.

# LOCAL ATTRACTIONS & SHOPPING

- 1.** Pittsburgh Ballet Theater, Salem Market & Grill, DiAnoia's, Pittsburgh Winery, Cinderlands
- 2.** Piccolo Formo, Burghers Brewing Company, Morcilla, Driftwood Oven
- 3.** Arsenal Park, Sullivan Park, Arsenal Cider House & Wine Cellar, GetGo
- 4.** Thunderbird Cafe & Music Hall, Rite Aid, Wendy's, Oliver's Donuts, Condado Tacos
- 5.** John McGrane Field, Inkwell Coffee Shop, The Abbey on Butler, La Gourmandine
- 6.** Dive Bar & Grill, Pusadee's Garden, Butterwood Bake Consortium



## HOP FARM BREWING COMPANY

Cozy and eco-focused brewpub known for hand-growing organic hops for many of its beers.

## LAWRENCEVILLE SHOPPING CENTER

Including an Aldi for affordable groceries, Link & Sage Salon for beauty services, and the Lawrenceville Veterinary Hospital for trusted pet care.

## 0.5 MILE RADIUS DEMOGRAPHICS

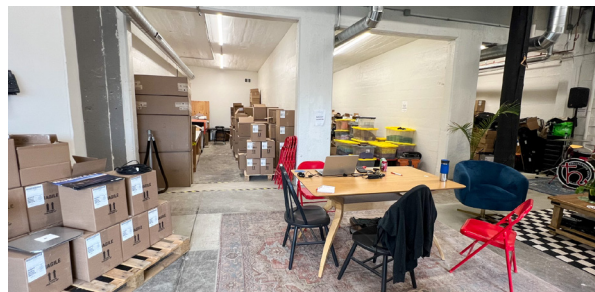
Population: **1,972**  
Number of Households: **1,394**  
Avg. HH Income: **\$144,188**  
Income Per Capita: **\$90,864**

## 1.5 MILE RADIUS DEMOGRAPHICS

Population: **47,200**  
Number of Households: **22,492**  
Avg. HH Income: **\$85,723**  
Income Per Capita: **\$41,958**



# PROPERTY PHOTOS



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