

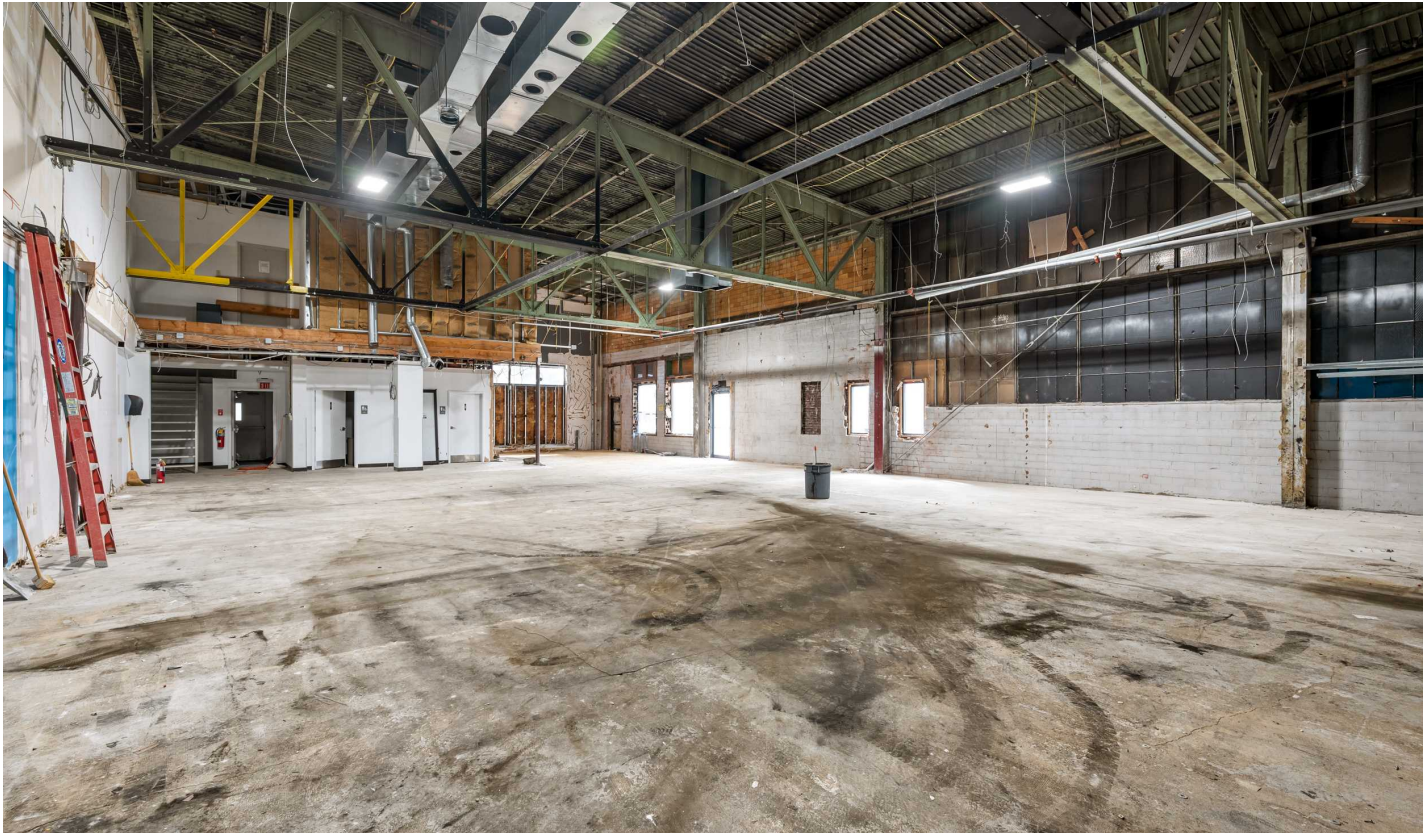


FLEX/WAREHOUSE

- -16,800 SF of available warehouse/flex space
- Close proximity to major roads, restaurants, bars, and tech hubs
- 2 Drive-In Doors

RE/MAX SELECT REALTY

TYLER PETIT
Senior Advisor
(724) 882-2619
tylerpetit@remax.net



Property Summary

Address1:	2400 Penn Avenue
Address2:	Pittsburgh, PA 15222
APN:	0025-N-00263-0000-00
Available SF:	16,800
Building SF:	16,800
Frontage:	168
Lease Rate:	15/SF - NNN
Lot Size:	16,800 SF
Sub-market:	Strip District
Zoning:	RIV-IMU

Property Overview

This 16,800 SF warehouse/mixed-use property on Penn Avenue offers an exceptional opportunity in one of Pittsburgh's most dynamic commercial districts. Featuring two drive-in doors and heavy power, the space is well-suited for a variety of industrial, creative, or flex uses. With 13' to beam and 23' to ceiling, the property provides ample vertical clearance for storage, manufacturing, or specialized operations. Zoned RIV-IMU, this versatile building can accommodate a range of business types. The property can be delivered vacant, allowing for immediate occupancy or redevelopment to suit your needs.

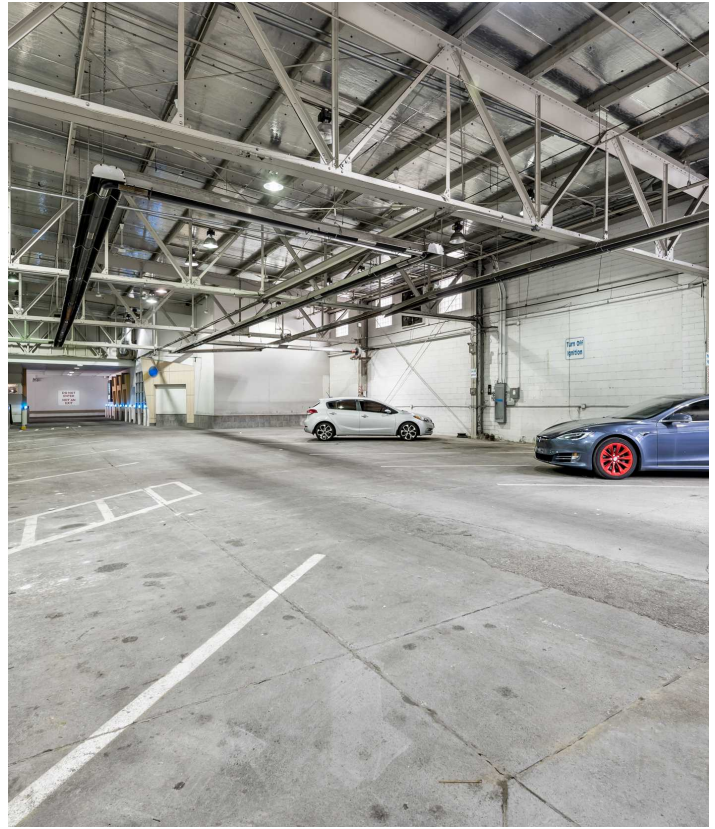
Location Overview

Situated in the heart of Pittsburgh's vibrant Strip District, this property offers unmatched proximity to Downtown Pittsburgh and major roadways, including Route 28 and other key transportation arteries. The area is known for its high vehicle traffic, ensuring strong visibility along Penn Avenue. Surrounded by a dynamic mix of restaurants, bars, and thriving tech hubs, this location benefits from the Strip District's continued growth and revitalization. With ongoing development shaping the neighborhood into a premier destination for businesses and innovation, this property presents an outstanding opportunity in one of Pittsburgh's most sought-after commercial corridors.

PROPERTY PHOTOS

2400 PENN AVENUE

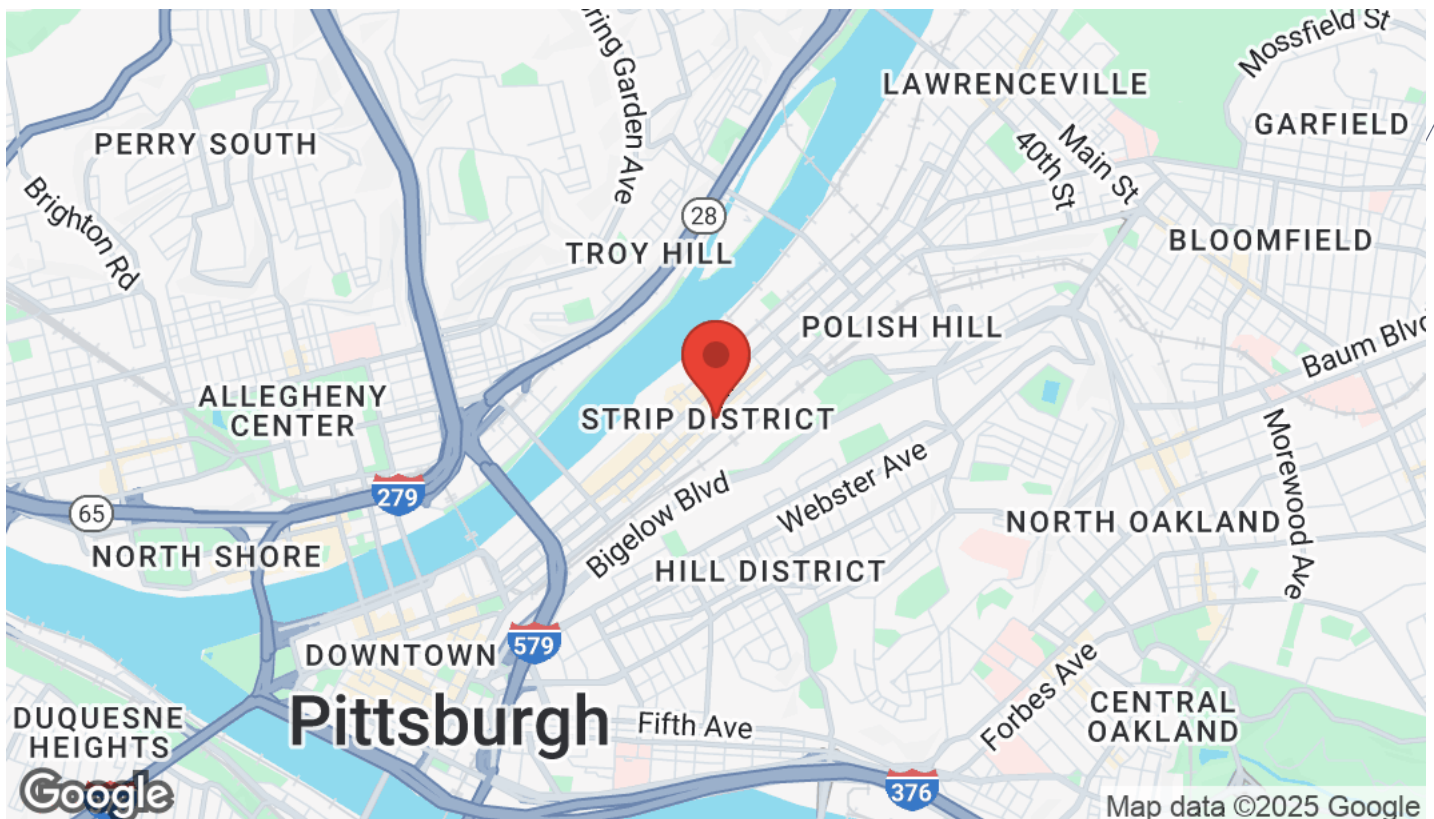
2400 Penn Avenue
Pittsburgh, PA 15222



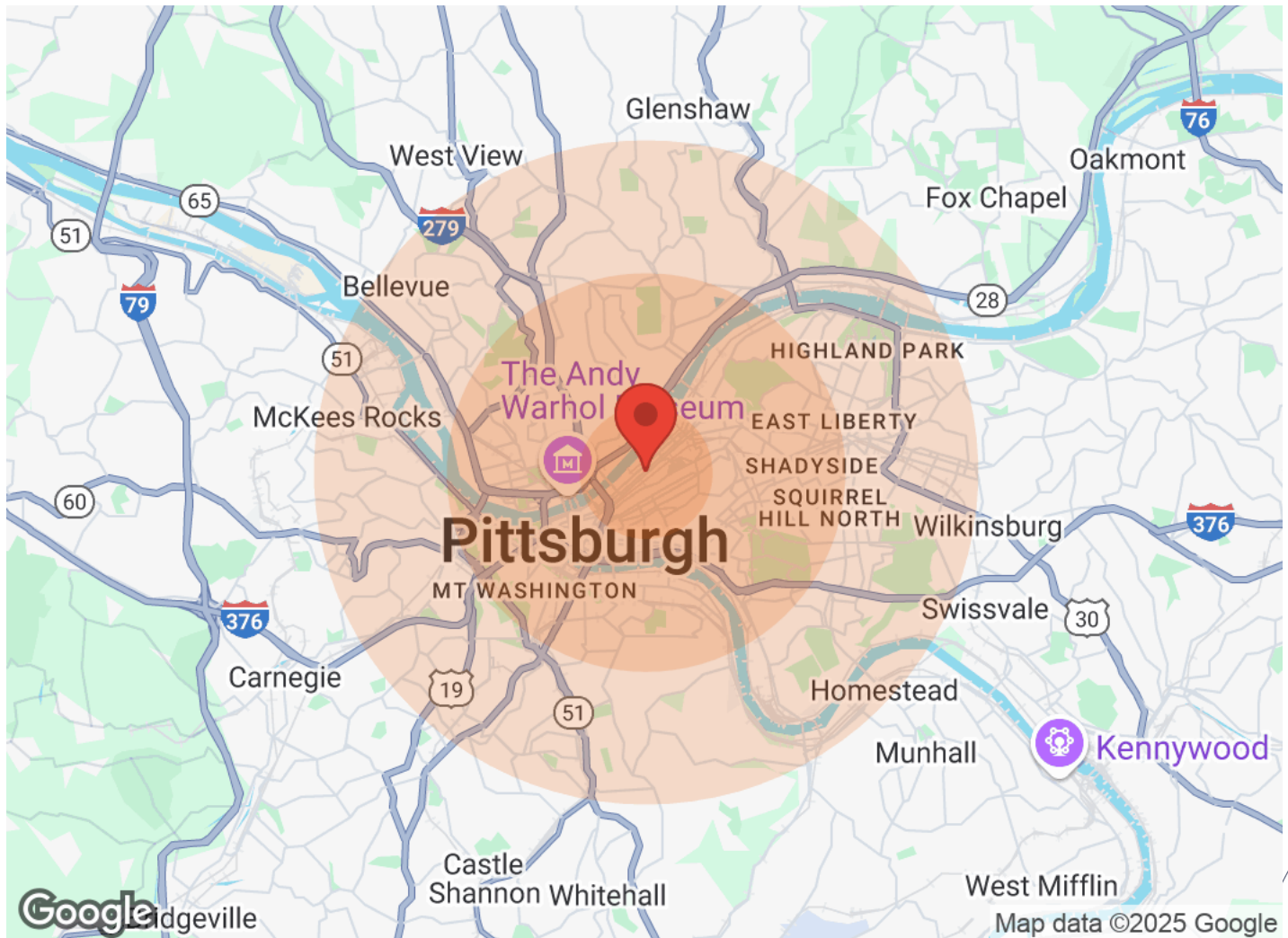
LOCATION MAPS

2400 PENN AVENUE

2400 Penn Avenue
Pittsburgh, PA 15222



The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. Users should consult with a professional in the respective legal, accounting, tax or other professional.



Population	1 Mile	3 Miles	5 Miles
Male	7,595	80,940	180,345
Female	8,541	81,513	190,287
Total Population	16,136	162,453	370,632

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,491	20,109	52,231
Ages 15-24	1,716	14,451	38,176
Ages 25-54	6,402	79,377	165,217
Ages 55-64	2,135	19,212	47,696
Ages 65+	3,392	29,304	67,312

Race	1 Mile	3 Miles	5 Miles
White	7,556	110,116	275,948
Black	8,160	40,532	75,135
Am In/AK Nat	N/A	48	58
Hawaiian	N/A	11	12
Hispanic	152	2,388	4,748
Multi-Racial	414	6,548	14,482

Income	1 Mile	3 Miles	5 Miles
Median	\$22,210	\$33,969	\$37,974
< \$15,000	2,903	18,233	34,150
\$15,000-\$24,999	1,480	11,834	24,102
\$25,000-\$34,999	945	8,612	19,368
\$35,000-\$49,999	912	9,868	23,864
\$50,000-\$74,999	936	10,409	27,491
\$75,000-\$99,999	437	5,462	15,416
\$100,000-\$149,999	360	4,506	12,667
\$150,000-\$199,999	33	1,080	4,183
> \$200,000	140	2,560	5,076

Housing	1 Mile	3 Miles	5 Miles
Total Units	10,031	86,595	194,930
Occupied	8,383	74,245	171,490
Owner Occupied	2,367	28,705	86,127
Renter Occupied	6,016	45,540	85,363
Vacant	1,648	12,350	23,440