



MIXED USE

- 15,000 SF mixed-use building
- Creditworthy national retail tenant
- Move-in ready upper offices
- High visibility, heavy foot traffic
- Ideal for investor or owner-

RE/MAX SELECT REALTY

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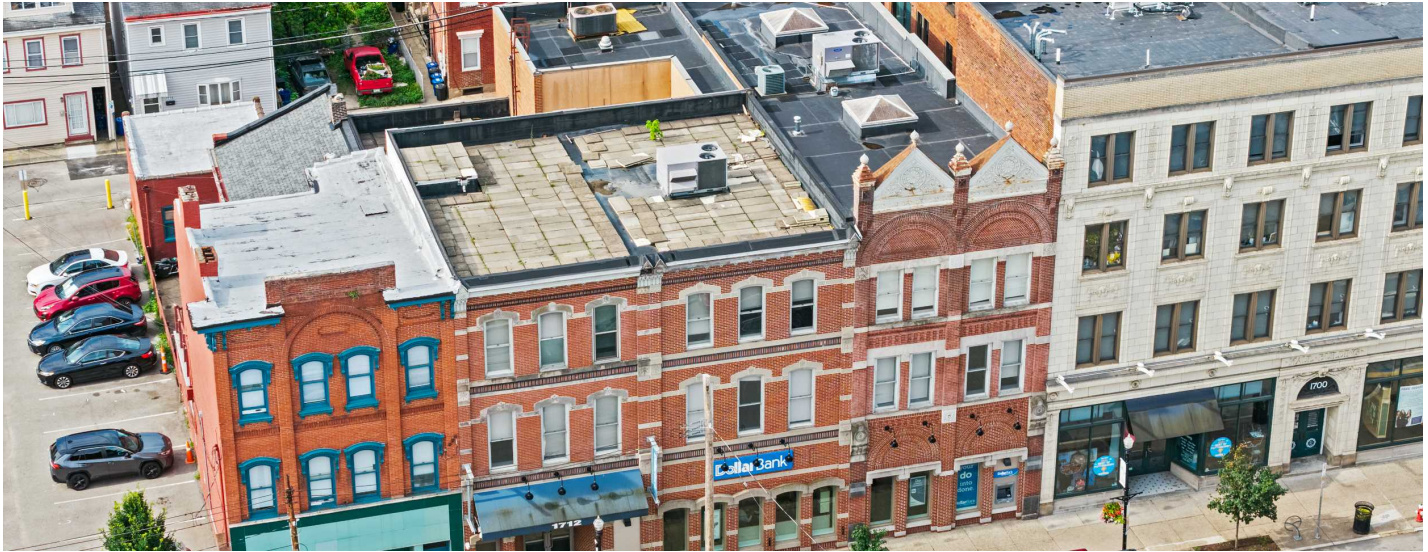
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PROPERTY INFORMATION

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Property Summary

Address1:	1712 East Carson Street
Address2:	Pittsburgh, PA 15203
APN:	0012-E-00375-0000-00
Price:	\$1,700,000
Building SF:	15,000
Type:	Mixed Use
Construction Type:	Brick
Floors:	3
Frontage:	72 Feet
Lot Size:	8,640 SF
Parking:	4 Spaces
Zoning:	LNC

Property Overview

This 15,000-square-foot mixed-use building presents a rare opportunity for both investors and owner-users. The first floor is leased to a creditworthy national tenant, Dollar Bank, ensuring a reliable income stream and long-term stability. The top two floors offer move-in ready office space with flexible layouts, well-suited for a range of professional and creative uses. Located along one of the city's most active commercial corridors, the property enjoys strong visibility, heavy foot traffic, and excellent street presence. This combination of a secure tenant on the retail level and ready-to-occupy office space above makes it an attractive option for those seeking both immediate returns and future growth potential.

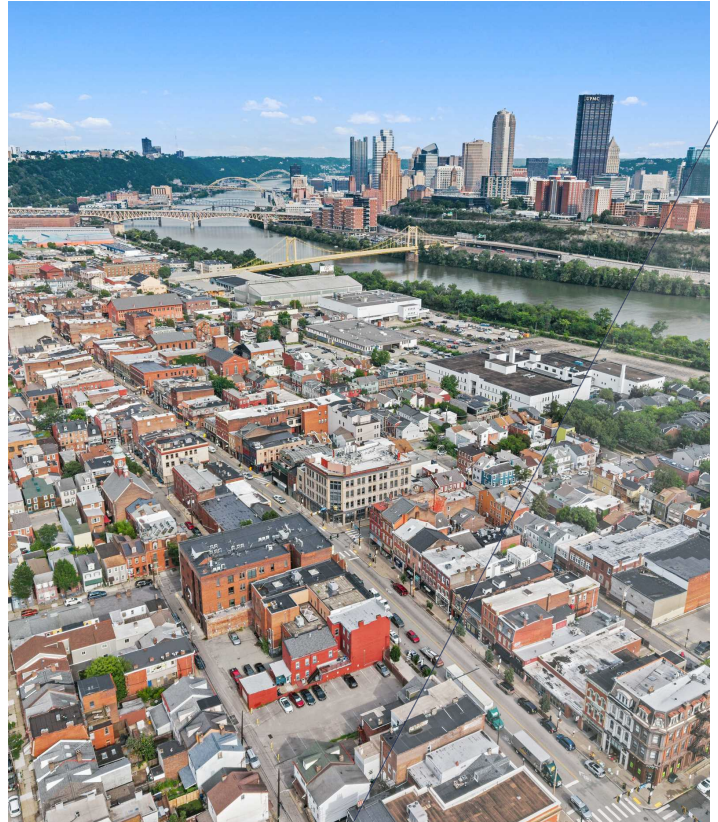
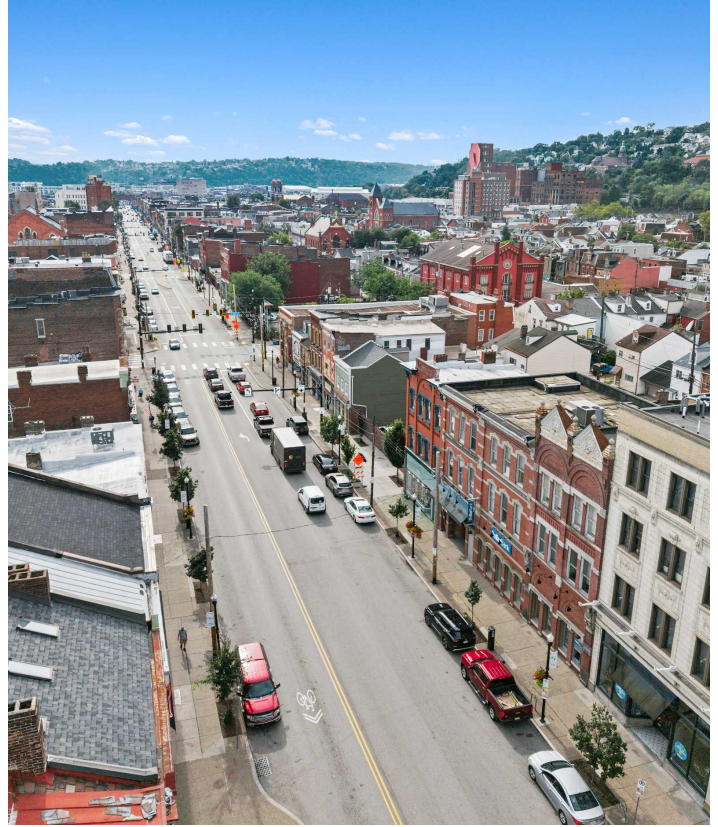
Location Overview

Nestled in a dynamic urban neighborhood within Pittsburgh's well known Southside district, this property benefits from a bustling mixed use corridor lined with retail shops, local eateries, and professional services. It occupies a vibrant block known for its lively street presence and rich architectural character of historic brick facades with decorative cornices and street level storefronts.

PROPERTY PHOTOS

1712 E CARSON - FOR SALE

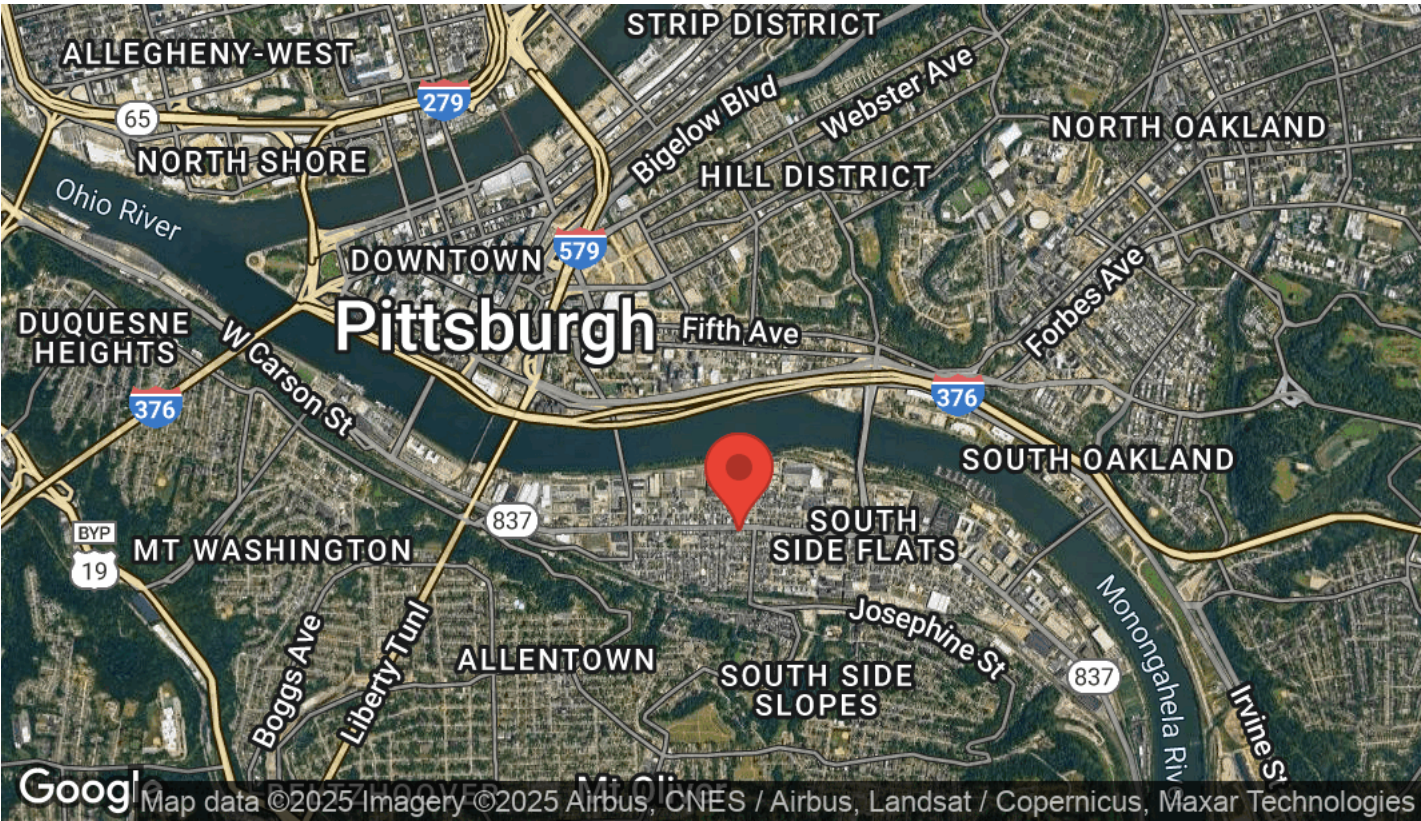
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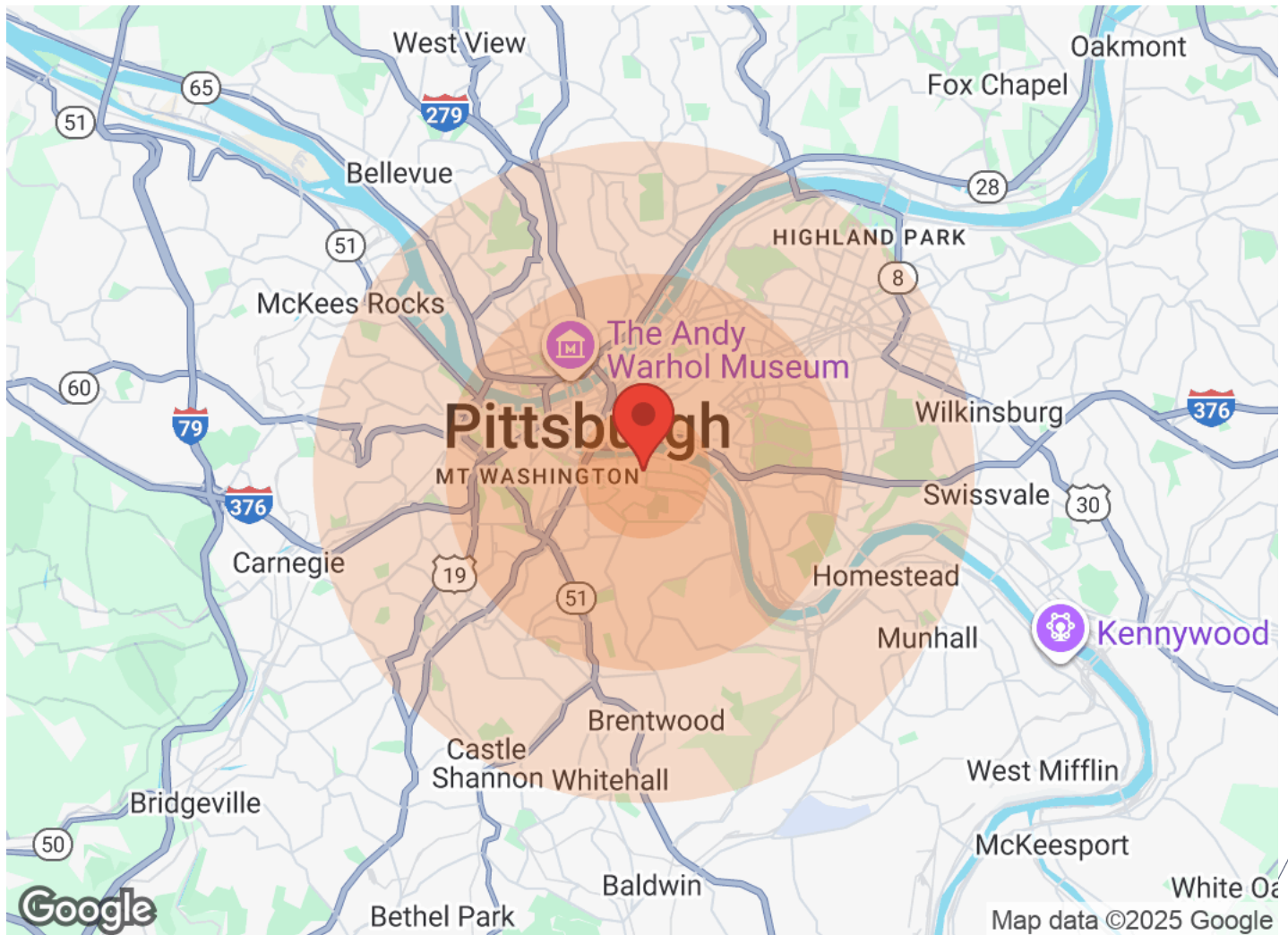


The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional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

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Population	1 Mile	3 Miles	5 Miles
Male	12,390	80,502	190,225
Female	10,820	80,841	201,159
Total Population	23,210	161,343	391,384

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,375	19,781	54,804
Ages 15-24	1,787	14,418	40,042
Ages 25-54	9,683	77,573	173,521
Ages 55-64	3,186	19,427	50,750
Ages 65+	6,179	30,144	72,267

Race	1 Mile	3 Miles	5 Miles
White	16,132	119,157	297,675
Black	6,550	30,721	71,650
Am In/AK Nat	5	25	74
Hawaiian	N/A	4	12
Hispanic	325	2,617	4,967
Multi-Racial	690	6,928	14,720

Income	1 Mile	3 Miles	5 Miles
Median	\$28,097	\$36,047	\$39,433
< \$15,000	2,497	17,533	34,451
\$15,000-\$24,999	1,190	10,773	24,992
\$25,000-\$34,999	1,062	8,281	20,471
\$35,000-\$49,999	1,130	9,752	25,363
\$50,000-\$74,999	1,190	10,853	30,125
\$75,000-\$99,999	585	5,489	16,934
\$100,000-\$149,999	434	4,450	14,059
\$150,000-\$199,999	107	1,212	4,397
> \$200,000	206	2,155	5,379

Housing	1 Mile	3 Miles	5 Miles
Total Units	10,360	83,469	204,226
Occupied	8,648	72,236	180,585
Owner Occupied	3,180	31,650	92,576
Renter Occupied	5,468	40,586	88,009
Vacant	1,712	11,233	23,641

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As a dedicated and hardworking commercial real estate professional, I specialize in multi-family and retail properties, focusing on representing sellers in the Pittsburgh market. My mission is to provide exceptional service and achieve outstanding results for my clients, ensuring every transaction is smooth, efficient, and ultimately successful. I recognize that selling a commercial property can be complex and, at times, overwhelming, which is why I go above and beyond to make the process as seamless and stress-free as possible.

One of my key strengths is my ability to add substantial value to every transaction. Through my extensive network, personalized one-on-one service, and strategic marketing efforts, I aim to enhance my clients' investments and maximize their returns. My deep understanding of the commercial real estate landscape enables me to craft customized strategies tailored to the unique needs of each property and seller, ensuring that my clients have a competitive edge in the market.

In multi-family and retail transactions, I leverage heavy marketing techniques to promote properties effectively, utilizing a range of tools including digital advertising, targeted outreach campaigns, and in-depth market analysis. I combine these efforts with my strong negotiation skills and creative problem-solving approach, always looking for innovative ways to showcase the value of each property and attract the right buyers.

My strategic focus on building and maintaining relationships is also a significant part of my success. I believe that trust and clear communication are the foundations of any successful transaction, and I work diligently to establish these connections with my clients. My one-on-one service ensures that I am always accessible and responsive, providing clients with the insights, advice, and support they need throughout the entire sales process.

If you're looking for a commercial real estate professional who can offer specialized expertise in multi-family and retail properties, a commitment to strategic marketing, and a dedication to delivering outstanding service, I am here to help. Whether you're considering selling a single retail space or a larger multi-family portfolio, I have the skills, network, and experience to guide you through the process and achieve your real estate goals. Let's work together to create success in your next commercial transaction.

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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies.

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Each Office Independently Owned and Operated

PRESENTED BY:**ANTHONY DASTA**

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