

# FOR LEASE

## FIRST FLOOR RESTAURANT WITH PATIO

SpringHill Suites, 2950 South Water Street, Pittsburgh, PA 15203



### PROPERTY DETAILS

- 3,700 sq. ft. retail for lease with outdoor patio at the base of the SpringHill Suites in South Side
- Expansive outdoor patio seating
- Prime corner location with high visibility at the entrance to the Steelers / Pitt Football Practice facility and the UPMC Sports Medicine Facility
- Directly across the street from one of the entrances to SouthSide Works
- Capture the visitors to the hotel which consists of 115 rooms
- The IBEW Circuit Center wedding venue / conference center is next door.
- Situated along the Three Rivers Heritage Trail which is widely used year round by runners, walkers, and cyclists.



### 2023 DEMOGRAPHICS

	0.5 mile	1 mile	3 miles
households	2,043	9,916	83,642
population	3,282	20,038	179,046
average hh income	\$96,071	\$70,131	\$96,095
daytime population	5,631	25,735	339,328

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PINS  
Jen's  
IB  
No. 1  
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SouthSide Works





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INTERIOR SPACE

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