



MIXED-USE / OWNER USER
OPPORTUNITY

2104 EAST CARSON ST.

SOUTHSIDE, PITTSBURGH, PA 15203

CONTACT:

JAY PHOEBE

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412 261 2200

JUDSON POWELL

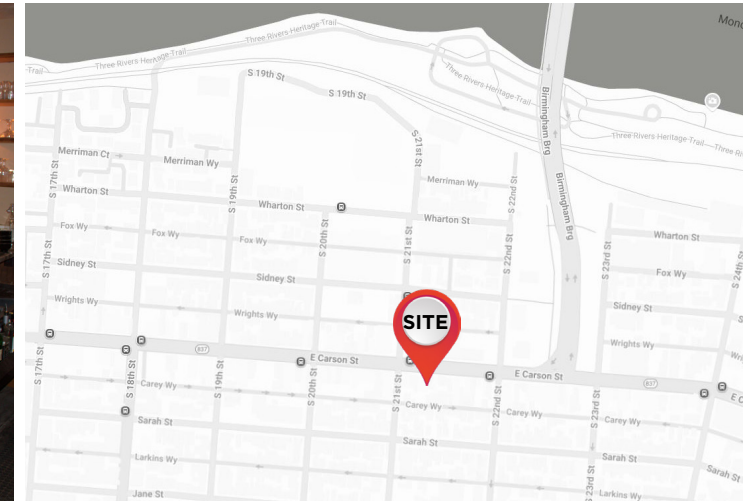
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Property Overview

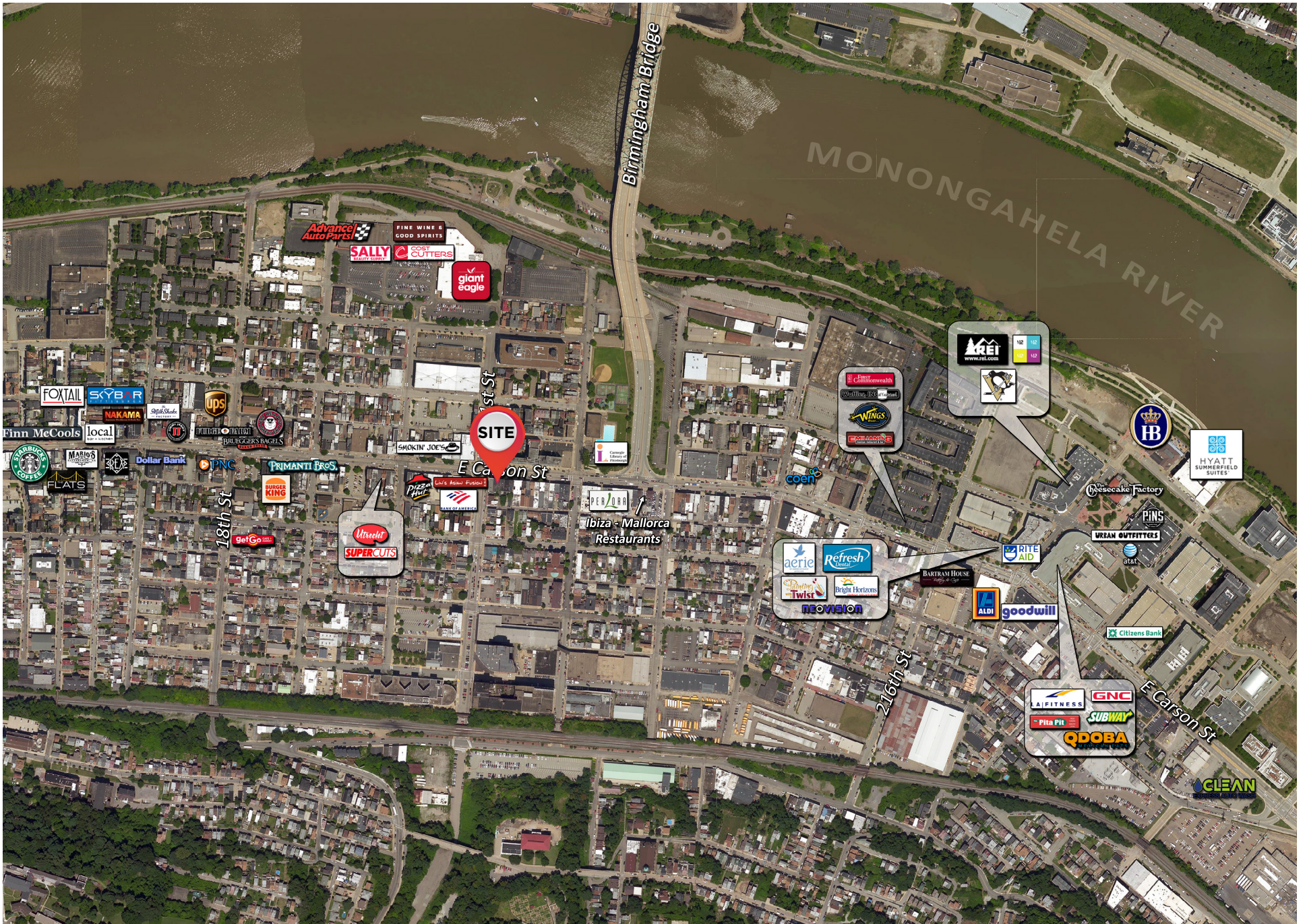
- Former Stagioni Restaurant
- For Sale: Three-story, mixed use building, +/- 4,876 SF
- High visibility in the heart of Southside
- First floor: restaurant/ bar space with full kitchen
- Second floor: catering and additional restaurant seating
- Turn-key operation with all furniture, fixtures, and equipment included
- Liquor license available separately
- Apartment on third floor
- Parking in rear
- Zoned LNC

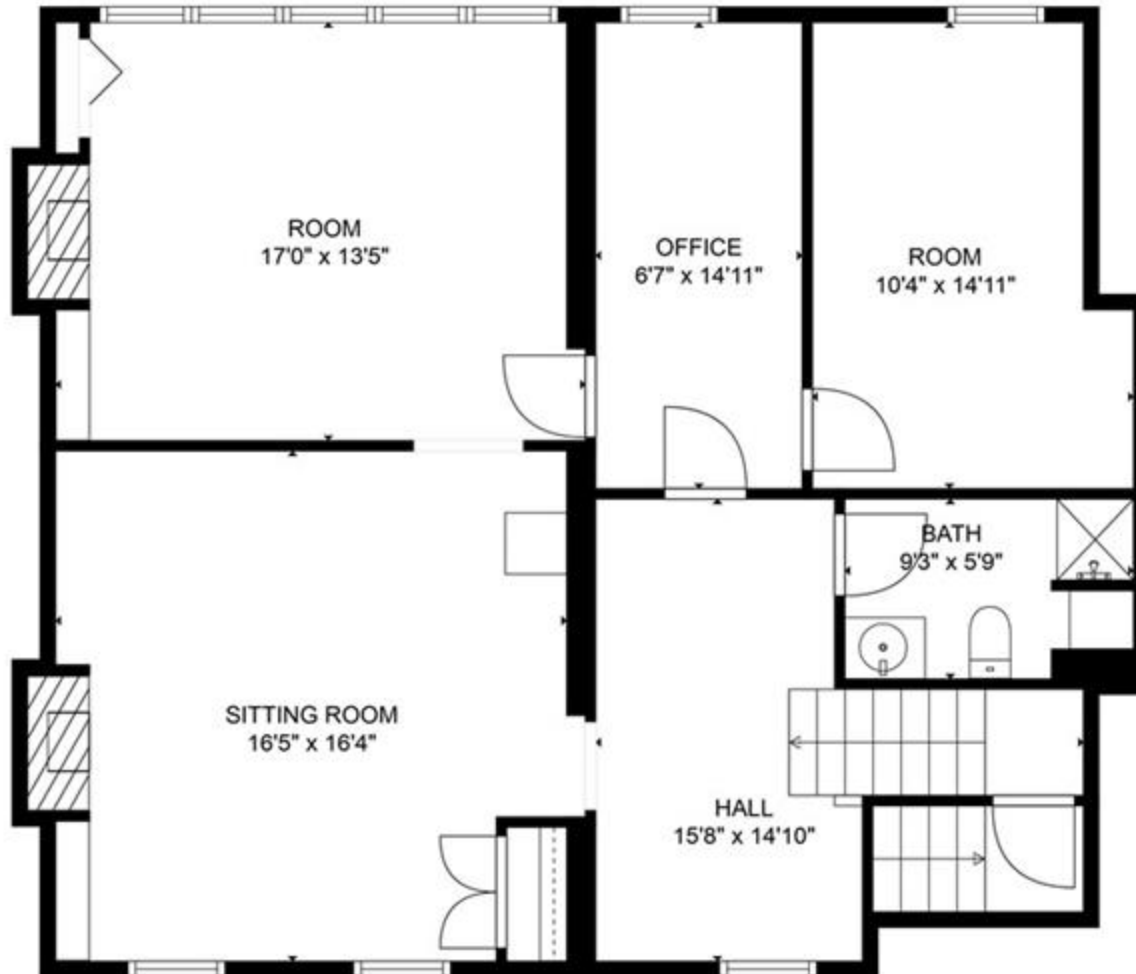
Sale Price: \$455,000











GROSS INTERNAL AREA

Below Ground: 586 sq. ft, FLOOR 2: 1583 sq. ft, FLOOR 3: 1275 sq. ft, FLOOR 4: 1005 sq. ft

EXCLUDED AREAS: LAUNDRY: 173 sq. ft, UTILITY: 247 sq. ft, HALL: 72 sq. ft,

WALK-IN COOLER: 53 sq. ft, BALCONY: 62 sq. ft, FIREPLACE: 10 sq. ft

TOTAL: 4449 sq. ft

MEASUREMENTS ARE CALCULATED USING LIDAR TECHNOLOGY. DEEMED HIGHLY RELIABLE. BUT ACTUAL RESULTS MAY VARY



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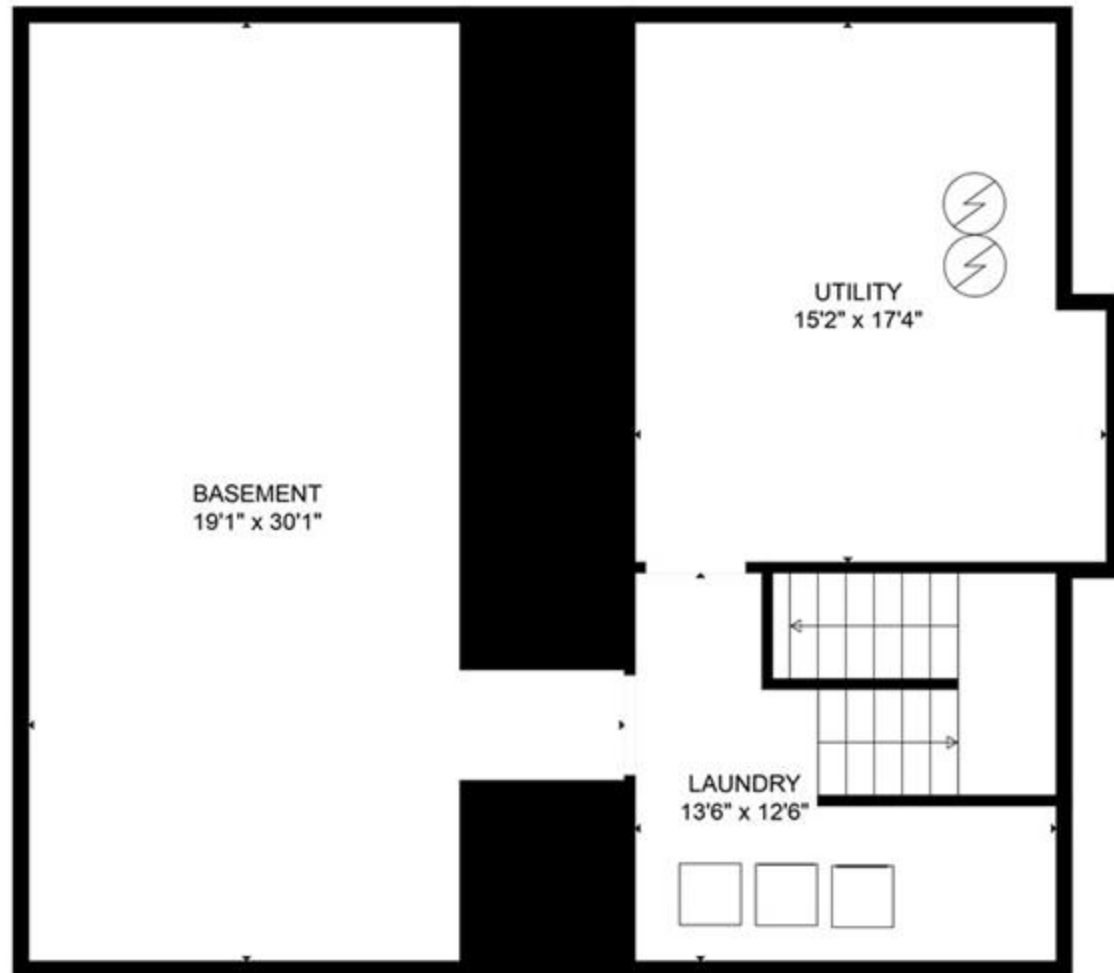
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Southside Market Overview



The Southside neighborhood of Pittsburgh has a rich history that spans centuries, reflecting the city's industrial roots and its transformation over the years. Originally known as Birmingham, Southside was settled in the mid-18th century. It grew alongside the expansion of industry in Pittsburgh, particularly during the 19th century. The area became a hub for glass manufacturing, iron and steel production, and other industrial activities. Factories, mills, and worker housing characterized the landscape.

As the steel industry declined in the latter half of the 20th century, the Southside, like many industrial areas, faced economic challenges. Factories closed, and the neighborhood experienced a period of decline. In the 1960s and 1970s, urban renewal projects aimed at revitalizing the area led to changes in infrastructure and land use.

Starting in the late 20th century, the Southside underwent a significant transformation. The decline of heavy industry opened up opportunities for redevelopment. The historic charm of the neighborhood, with its narrow streets and Victorian architecture, attracted residents and businesses alike.

Today, the Southside is a vibrant and eclectic neighborhood known for its lively entertainment scene, unique shops, and a mix of historic and modern architecture. East Carson Street, the main thoroughfare, is lined with bars, restaurants, and boutiques.

The Southside's history is evident in its diverse architecture, historic landmarks, and the resilience of its community. As Pittsburgh continues to evolve, the Southside remains an integral part of the city's narrative.

KEY FACTS

25,466

Population

29.7

Median Age



Average Household Size

\$48,221

Median Household Income

BUSINESS



1,405

Total Businesses



23,327

Total Employees

INCOME



\$48,221



\$35,376



\$14,810

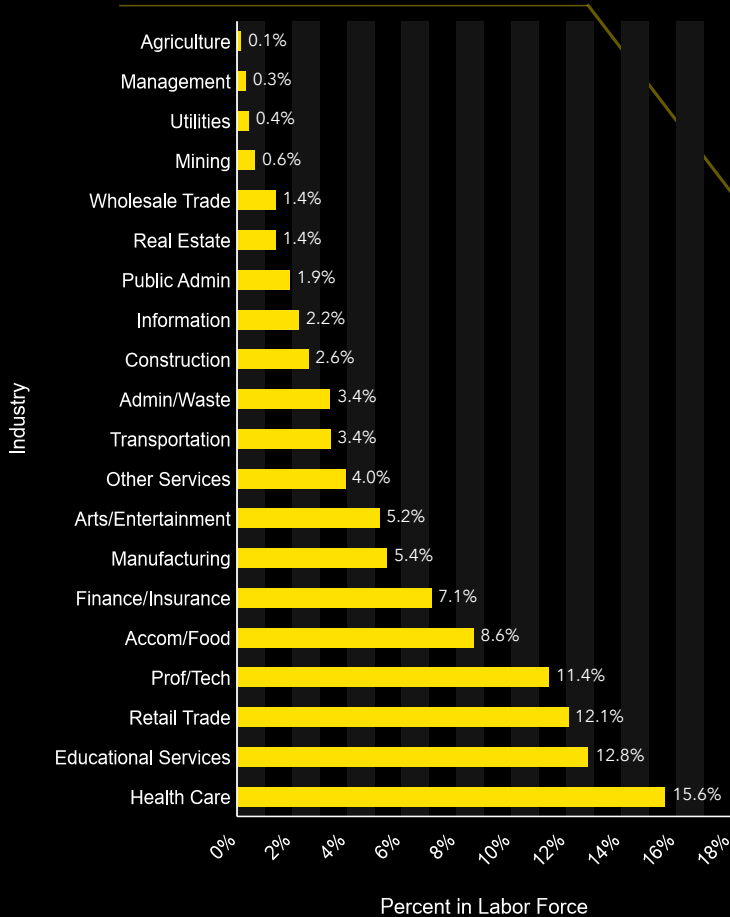
Economic Development Profile

1910 E Carson St, Pittsburgh, Pennsylvania, 15203

Ring of 1 mile



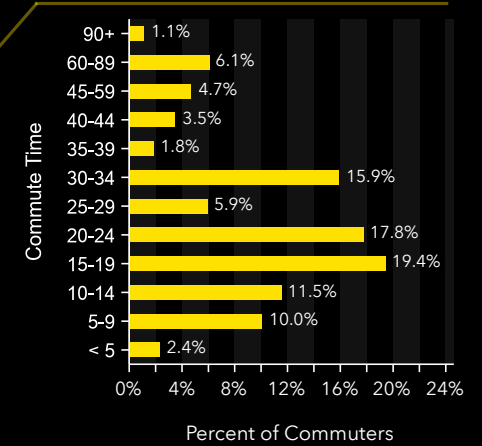
Labor Force by Industry



Employment

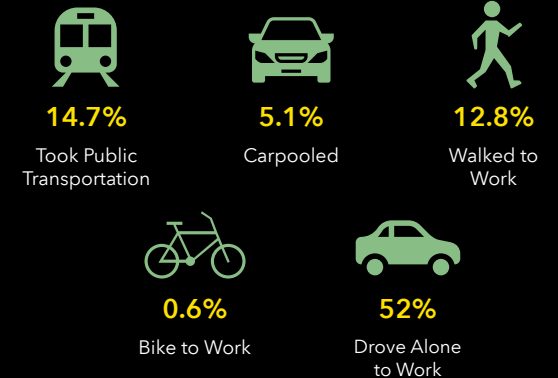
Workforce Overview

Commute Time: Minutes



Transportation to Work

Businesses



Source: This infographic contains data provided by Esri (2023), Esri-Data Axle (2023), ACS (2017-2021), Esri-U.S. BLS (2023), AGS (2023).

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