

**6328**  
**BUTLER ST**  
Parcel # 120-H-170

**OFFERING MEMORANDUM**

# Lawrenceville Owner User or Re-Development Opportunity

**6328 BUTLER ST**

Pittsburgh, PA 15201

**PRESENTED BY:**

**JASON CAMPAGNA**  
Managing Director  
C: 724.825.3137  
jason.campagna@svn.com

**ANDREAS KAMOYEROU,**  
**CCIM**  
Senior Advisor  
C: 724.825.0888  
andreas.kamouyerou@svn.com

**MICHAEL KAMOYEROU**  
Advisor  
C: 724.986.8112  
michael.kamouyerou@svn.com

## DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



# Table of Contents

4

## PROPERTY INFORMATION

Executive Summary	5
Additional Photos	6

7

## LOCATION INFORMATION

Location Maps	8
Retailer Map	9
Parcel Map	10
Demographics Map & Report	11
Location Description	12

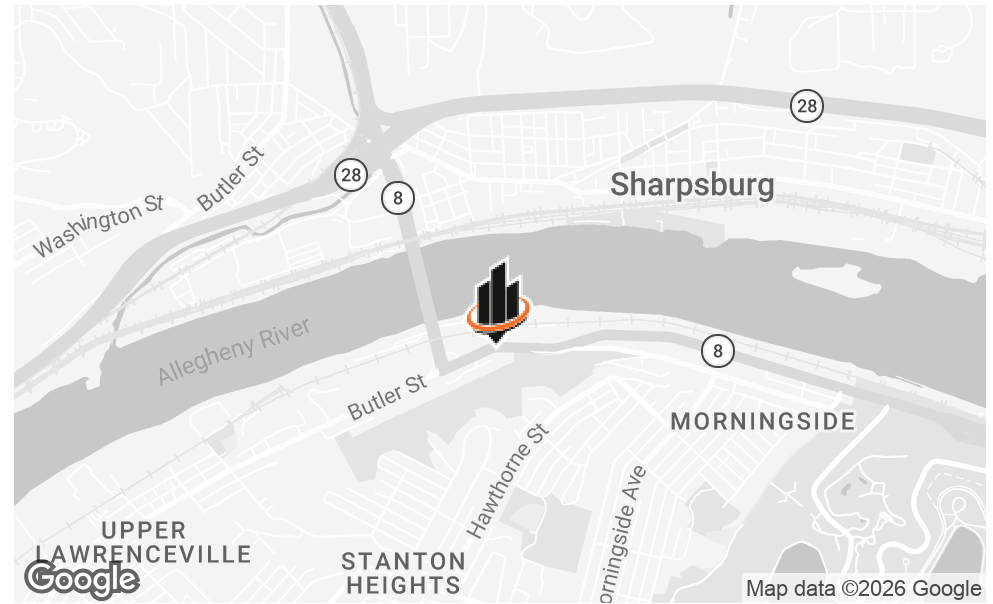
**6328**  
**BUTLER ST**  
Parcel # 120-H-170



A large white circular graphic with a dashed inner border and a solid outer border. It contains the text 'SECTION 1 Property Information' and two small circular icons: one with an orange dot and one with a blue dot.

**SECTION 1**  
**Property Information**

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$450,000
<b>LEASE RATE:</b>	Negotiable
<b>AVAILABLE SF:</b>	Building: 4,870 SF Ground Lease: 22,224 SF
<b>BUILDING SIZE:</b>	4,870 SF
<b>LOT SIZE:</b>	22,224 SF
<b>PRICE / SF:</b>	\$92.40

## PROPERTY OVERVIEW

SVN | Three Rivers Commercial Advisors is pleased to present 6328 Butler Street, a prime sale, lease, or ground lease opportunity in the heart of Lawrenceville Pittsburgh. The site offers a 4,870 SF warehouse building, perfect for contractor, fabricator or flex use. The property is prominently positioned along Butler Street, offering strong visibility and frontage within one of Pittsburgh’s most active retail corridors. Surrounded by a dense mix of national and local retailers, restaurants, and residential development, the site benefits from consistent consumer traffic and strong area demographics.

## PROPERTY HIGHLIGHTS

- 0.51 acre site offering flexibility for a variety of retail or redevelopment uses
- Prominent Butler Street frontage with strong visibility and signage potential
- Surrounded by a dense mix of national and local retailers, restaurants, and residential development
- Positioned in one of Pittsburgh’s most active and sought-after submarkets

**ADDITIONAL PHOTOS**

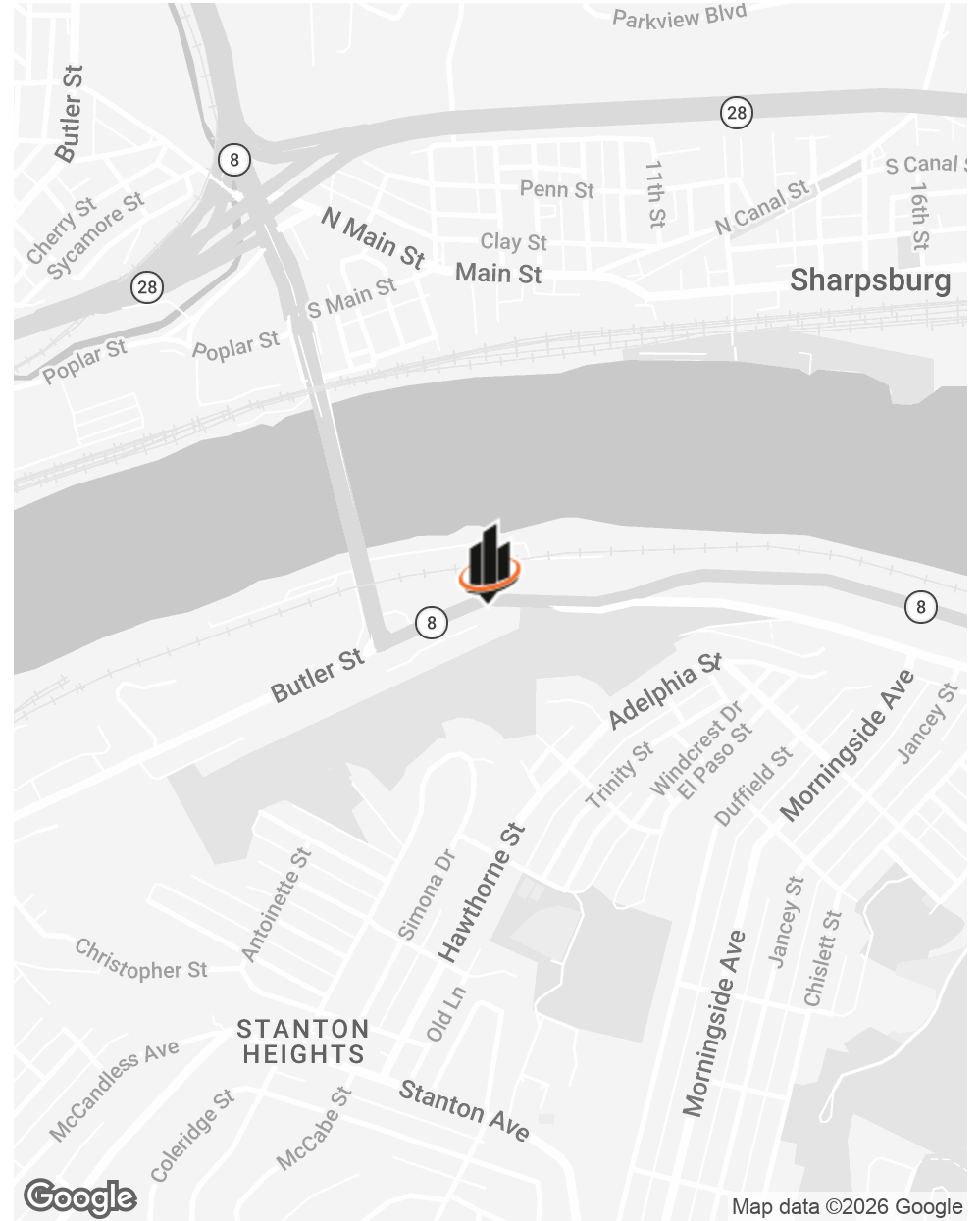
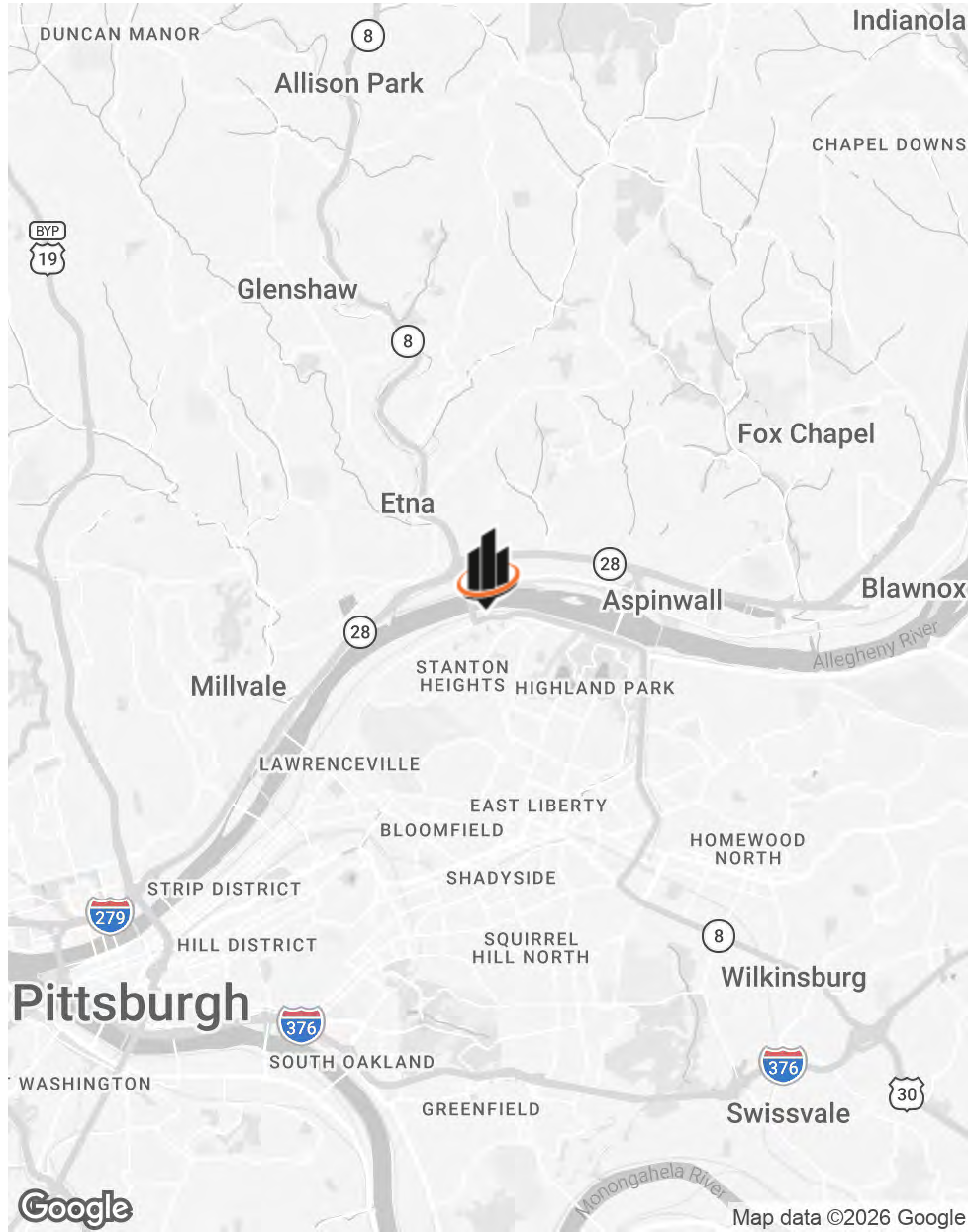


**6328**  
**BUTLER ST**  
Parcel # 120-H-170

A large white circular graphic with a dashed inner border and a solid outer border. It contains the text 'SECTION 2 Location Information' and two small circular icons: one with an orange dot and one with a blue dot.

**SECTION 2**  
**Location Information**

# LOCATION MAPS



# RETAILER MAP



PARCEL MAP



# DEMOGRAPHICS MAP & REPORT

## POPULATION

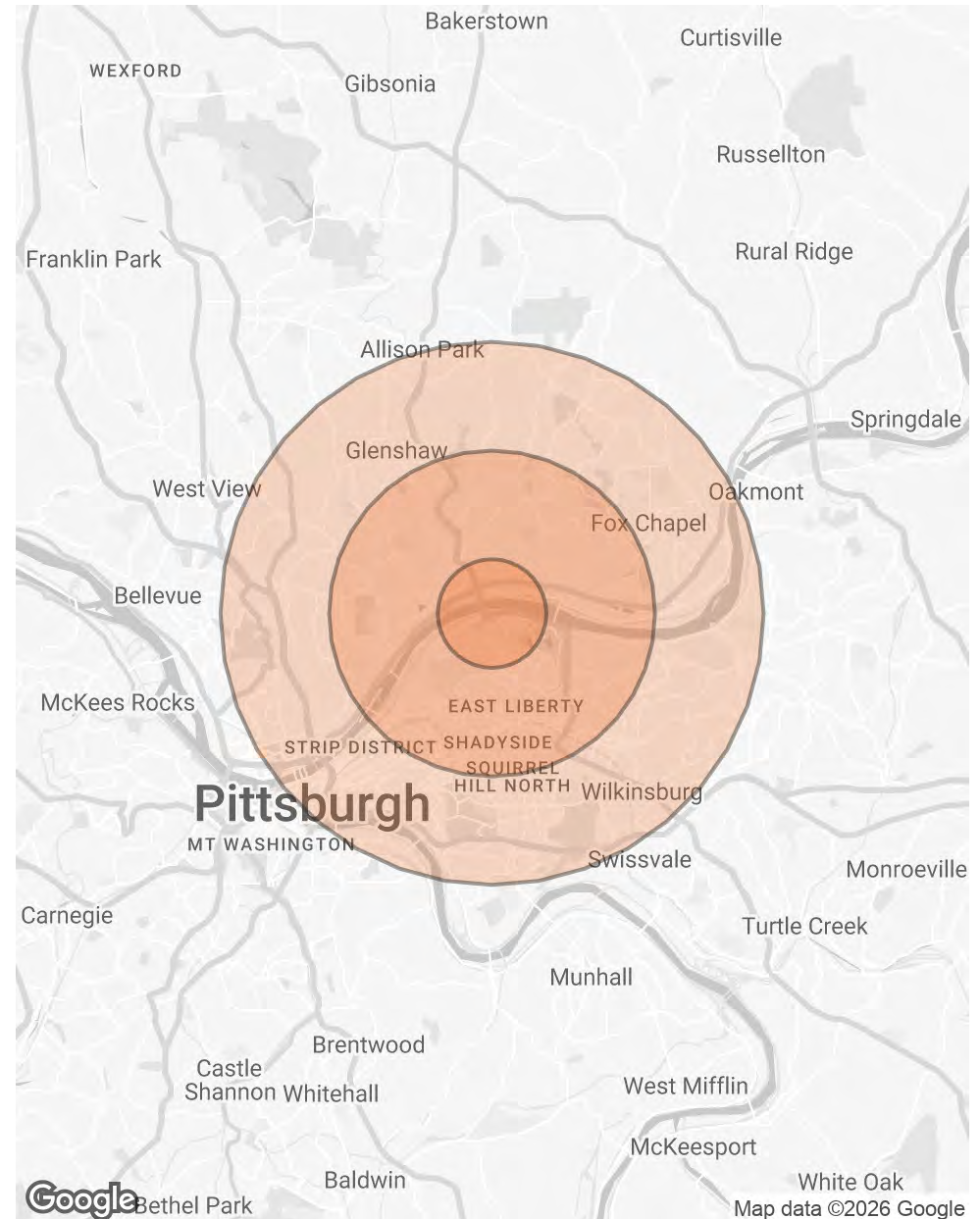
	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	13,126	113,498	292,397
<b>AVERAGE AGE</b>	41.6	38.5	37.6
<b>AVERAGE AGE (MALE)</b>	40.0	37.5	36.3
<b>AVERAGE AGE (FEMALE)</b>	44.0	39.6	38.8

## HOUSEHOLDS & INCOME

1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	6,465	56,982	132,493
<b># OF PERSONS PER HH</b>	2.0	2.0	2.2
<b>AVERAGE HH INCOME</b>	\$88,361	\$104,052	\$104,272
<b>AVERAGE HOUSE VALUE</b>	\$234,061	\$302,358	\$299,108

2023 American Community Survey (ACS)



## LOCATION DESCRIPTION



### ALLEGHENY COUNTY

Allegheny County is a county in the southwestern part of Pennsylvania (PA). It is the second most populous county in PA following Philadelphia County. Allegheny County was the first in PA to be given a Native American name, being named after the Allegheny River. Allegheny County was created in September of 1788 from parts of Washington and Westmoreland counties and originally extended all the way north to the shores of Lake Erie and became the “Mother County” for most of northwestern PA before the counties current borders were set. The area developed rapidly throughout the 19th century to become the center of steel production in the nation. The county is known for the three major rivers that flow through it, the Allegheny, the Monongahela, and the Ohio Rivers. Allegheny County is home to three National Sports Teams, multiple major top ten companies as well as various colleges and universities. The county consists of 4 cities, 84 boroughs and 42 townships.



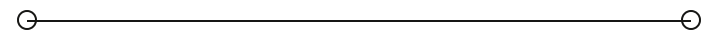
### LAWRENCEVILLE

Lawrenceville is one of the largest neighborhood areas in the East End of Pittsburgh and is located northeast of downtown, bordered by the Allegheny River, Polish Hill, Bloomfield, the Strip District, and Stanton Heights. Today, Lawrenceville is undergoing a revitalization and has been noted by The New York Times as a “go-to destination,” and the neighborhood is one of the premier art, live music, and dining hubs of Western PA. The vibrant neighborhood offers a mix of trendy boutiques, art galleries, cafes, and restaurants, drawing a diverse and dynamic crowd. Nearby points of interest include the Children’s Museum of Pittsburgh, Arsenal Park, and numerous local breweries. With its walkable streets and thriving commercial scene, this location presents an unparalleled opportunity for retail businesses to thrive in a sought-after Pittsburgh hotspot.

**6328**  
**BUTLER ST**  
Parcel # 120-H-170



**PRESENTED BY:**



**Jason Campagna**

Managing Director  
C: 724.825.3137  
jason.campagna@svn.com

**Andreas Kamouyerou,**  
**CCIM**

Senior Advisor  
C: 724.825.0888  
andreas.kamouyerou@svn.com

**Michael Kamouyerou**

Advisor  
C: 724.986.8112  
michael.kamouyerou@svn.com

