

STRIP DISTRICT OPPORTUNITY

RETAIL FOR LEASE

2306 PENN AVENUE, PITTSBURGH, PA 15222



RETAIL FEATURES:

- 14,608 SF For Lease - Former Grocery Use
1st fl. 11,025 SF & 2nd fl. 663 SF plus a 2,920 SF mezzanine
- NNN retail lease opportunity
- High Visibility location in the heart of the Strip District
- Willing to subdivide along original building lines:
Left side 1st fl. 5,880 SF plus 2nd fl. 663 SF
Right side 1st fl. 5,145 SF plus mezzanine 2,920 SF
- Adjacent 4,800 SF parking lot with room for 18 cars
(has both an entrance and exit)
- Rear loading area with one (1) 10 X 10 overhead door
- Strip District receives over 8.7M visitors yearly with
726k monthly average (placer.ai)



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A MEMBER OF
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11 STANWIX ST., SUITE 1024

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HANNACRE.COM

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STRIP DISTRICT STATS

8.7M
YEARLY VISITS

Placer.ai

167.2K
WEEKLY VISITS

319%+
POPULATION INCREASE
SINCE 2015

2,509
NEW RESIDENTIAL
UNITS UNDERWAY

Growing population: The Strip District's population has already surged and is expected to nearly double again by 2028.

Development pipeline: More than 2,500 residential units are in the pipeline, with over 520 currently under construction.

Market focus: The area continues to be a prime spot for multifamily development, with some developers shifting their focus to residential projects.

ONE 21ST STREET 21ST & RAILROAD STREET
TWO, FOUR-STORY APARTMENT BUILDINGS WITH RETAIL

PLANNED DEVELOPMENT



Two new, four-story apartment buildings with 37,000 SF ground-floor retail space and 459 total units at the site of the Consumer Fresh Produce building

THE MERCER 50 26TH ST.
199-UNIT RESIDENTIAL DEVELOPMENT WITH RETAIL

UNDER CONSTRUCTION



The Mercer introduces a refined residential experience rooted in connection, design, and place. The property includes 199 studio to three-bedroom homes, the building offers elevated views, modern comforts, and walkable access to one of the city's most evolving neighborhoods.

STATION 28 AT 3 CROSSINGS
224-UNIT RESIDENTIAL DEVELOPMENT

PLANNED DEVELOPMENT



Station 28 is a new 6-story Class A Multifamily building that will consist of 224 units located in Pittsburgh's Strip District.

THE MAXX 2929 SMALLMAN STREET
105-UNIT RESIDENTIAL DEVELOPMENT

UNDER CONSTRUCTION



Conversion of a former Gateway Paints and Chemical Co. distribution center into a six-story, 105-unit apartment building

THE STANZA 2930 SMALLMAN STREET
84-UNIT RESIDENTIAL DEVELOPMENT

UNDER CONSTRUCTION



2700 PENN AVENUE
199-UNIT RESIDENTIAL DEVELOPMENT WITH RETAIL

UNDER CONSTRUCTION



2700 Penn Avenue is a limited series townhome development located in the center of Pittsburgh's premier Strip District neighborhood.

BRICKWORKS 2121 SMALLMAN STREET
300,000 SF RESIDENTIAL DEVELOPMENT

PLANNED DEVELOPMENT



Brickworks is a proposed 300,000 SF by-right residential development set on 3.5 acres across two city blocks at the center of Pittsburgh's vibrant Strip District neighborhood. Purchased by McCaffery in 2020, plans for the currently vacant site include 228 newly constructed, amenity-rich luxury apartment units and 60 for-sale townhomes and condominiums.

1520 SMALLMAN STREET FORMER WHOLEY'S
525,000 SF OFFICE WITH PARKING & RETAIL

PLANNED DEVELOPMENT

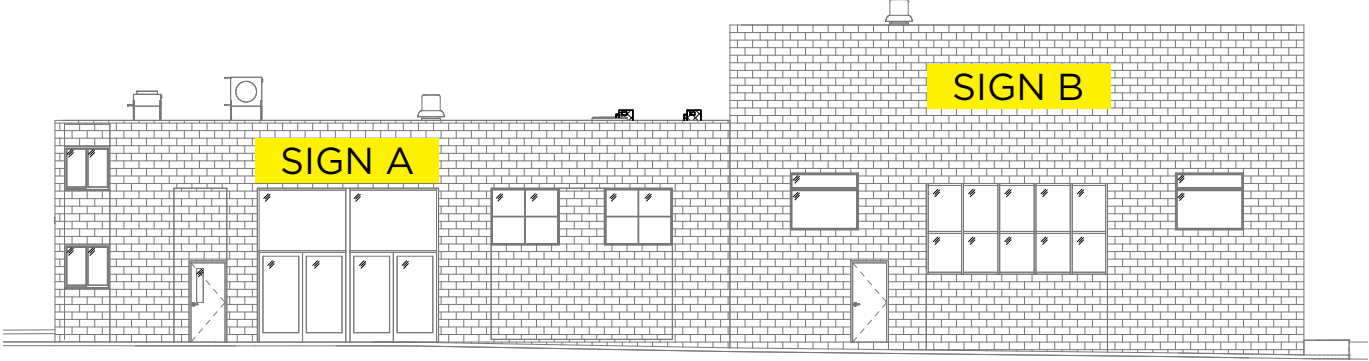


525K sf Trophy office tower, that will have ample parking, amenities and retail. The property will be developed as a LEED Gold and WELL Gold building with the ability to accommodate modern office tenants and robotics labs.

SITE

Strip District

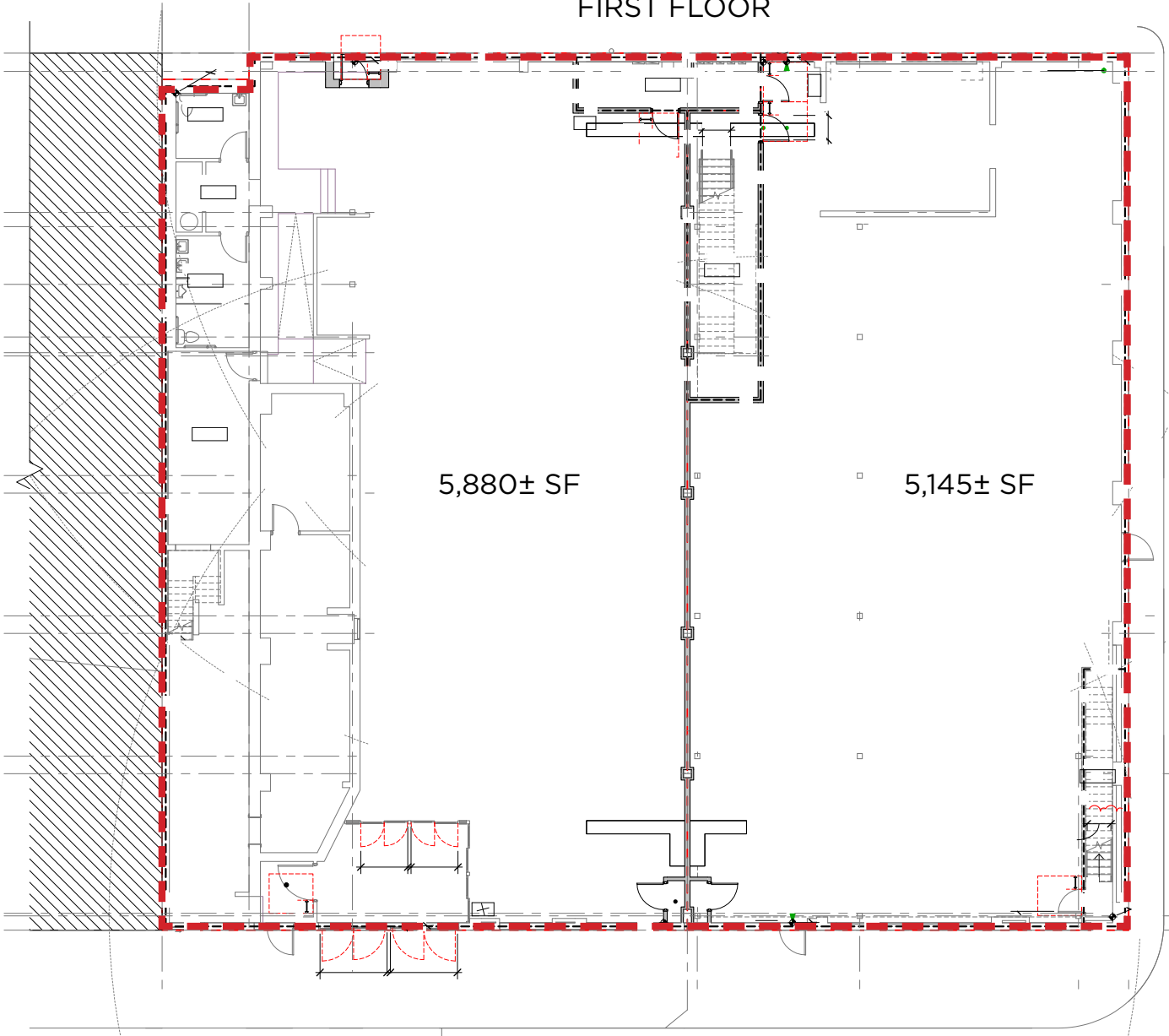
PROPOSED SUBDIVISION



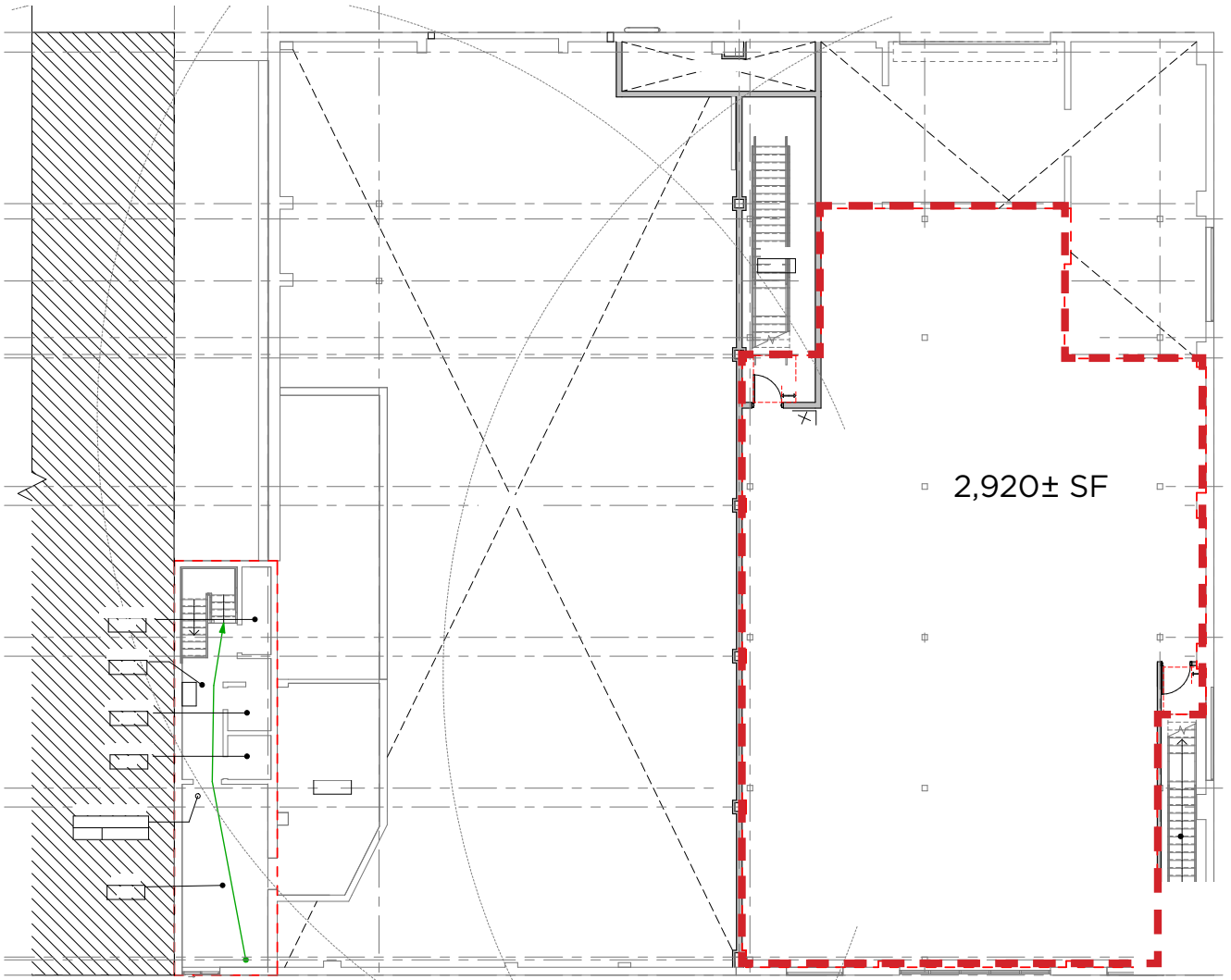
③ DEMO ELEVATION SOUTH
1/8" = 1'-0"

14,608± TOTAL

FIRST FLOOR



MEZZANINE





Market Visitors

Oct 1, 2024 - Sep 30, 2025



Visitation Metrics

Strip District

District / Neighborhood *

Out-of-Market Visitors	3.4M (+1.5% YOY)	Visits	8.7M (+5.5% YOY)
Avg. Days in Market	2.5	Avg. Daily Time Spent in Market	127 min
Median Daily Time Spent in Market	69 min		

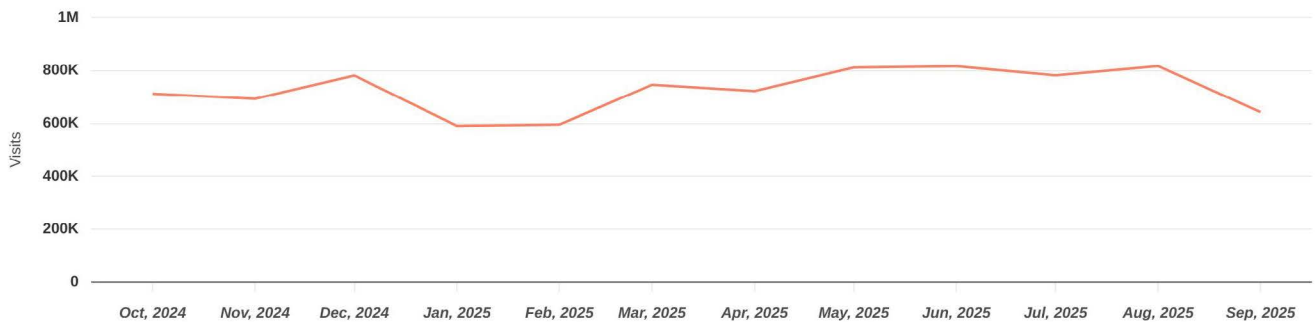
Compared to: 1 Year Ago | Oct 1st, 2024 - Sep 30th, 2025
Data provided by Placer Labs Inc. (www.placer.ai)



Visits Trend

Strip District

District / Neighborhood ...



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