

500 S MAIN ST

WEST END | PITTSBURGH, PA 15220

AVAILABLE FOR SALE



INVESTMENT OFFERING: MIXED-USE | VALUE-ADD OPPORTUNITY

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PROPERTY OVERVIEW

Address	500 S Main St, Pittsburgh, PA 15220
Municipality	City of Pittsburgh, Allegheny County
Zoning	LNC (Local Neighborhood Commercial)
Parcel Numbers	19-D-251 (building); 19-D-249 (lot)
Building Size	10,200 SF; 0.15-acre lot
Structure	3 floors + basement
Status	Vacant
Year Built	1890; Renovated most recently in 2020
Construction	Historic masonry structure with strong architectural character
Asking Price	\$525,000

Current Layout	
Third Floor	Office space
Second Floor	Three (3) apartment units
First Floor	Office space
Basement	Additional storage/utility area

INVESTMENT HIGHLIGHTS

- **Vacant property** - Immediate renovation opportunity
- **Significant value-add potential** through full repositioning
- **Mixed-use configuration** supports diversified income stream
- **Opportunity to modernize residential units** for increased rental rates
- **Ideal for office-to-residential reconfiguration** or creative office concept
- **Located along Main Street commercial corridor**
- **Historic 1890 construction** - architectural appeal
- **Strong upside** through capital improvements and lease-up strategy
- **Suitable for long-term hold** or redevelopment exit strategy



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DEMOGRAPHICS 5 MILE RADIUS (2025)

Source: Esri, Esri-Data Axle, Esri-MRI-Simmons, U.S. Census



337,345
Population



236,921
Total Daytime
Employees



\$100,654
Avg. Household
Income



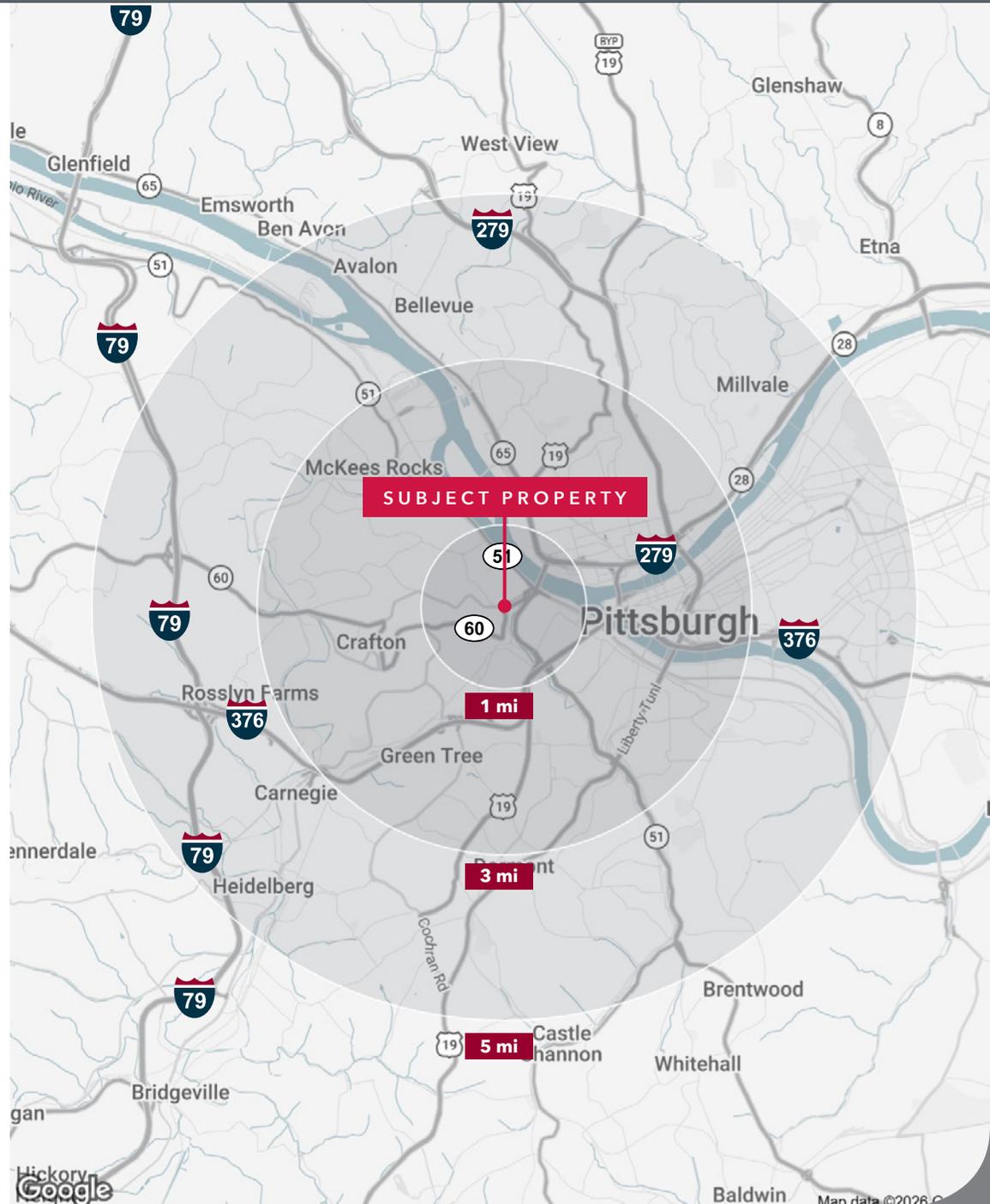
156,899
Households



38.1
Median Age

KEY DISTANCES

PA 60 / NOBLESTOWN RD	Immediate access
PA 51	0.5 mi / 2± min
PA 837 / W CARSON ST	0.5 mi / 2± min
I-376	1.6 mi / 4± min
DOWNTOWN PITTSBURGH	1.7 mi / 4± min
PITTSBURGH INT'L AIRPORT	16.4 mi / 18± min



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WELL CONNECTED LOCATION: THE WEST END

- Property is situated at a lighted intersection
- Direct access to public transportation - located along a PRT route



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