

7109  
HERMITAGE STREET  
PITTSBURGH, PA 15208



**FORMER SCHOOL BUILDING FOR LEASE  
UP TO 52,532 SF AVAILABLE**

**JEB BERLIN**

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# 7109

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## PROPERTY SPECIFICATIONS

Total Building Size	52,532 SF
Breakdown of Space	<ul style="list-style-type: none"><li>• 24,700± SF - 1st Floor</li><li>• 15,000± SF - 2nd Floor</li><li>• Additional 12,832 SF at basement level</li><li>• All spaces divisible to 5,000 SF</li></ul>
Parcel Size	1.78 AC
Municipality	City of Pittsburgh
Zoning	R1D-L
Opportunity Zone	Yes



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## FLOOR PLANS

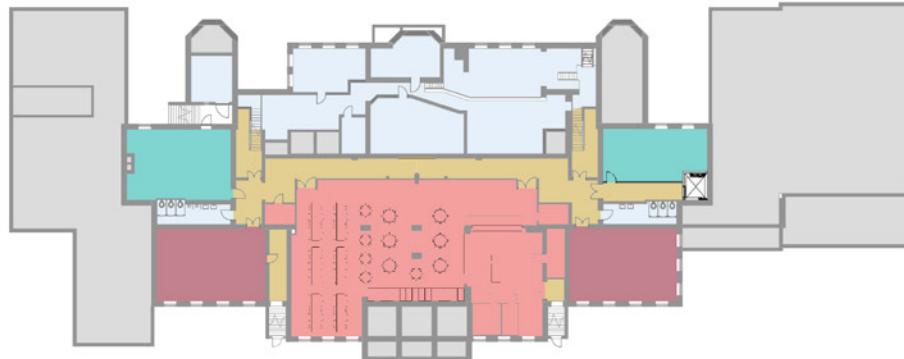
### FIRST FLOOR



### SECOND FLOOR



### BASEMENT



### LEGEND

ADMIN	CLASSROOM CLOSET
CIRCULATION	GENERAL
CLASSROOM	INFILLED
UTILITY	SPECIALTY ROOM

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## LOCAL AMENITIES



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412.218.0810 x16

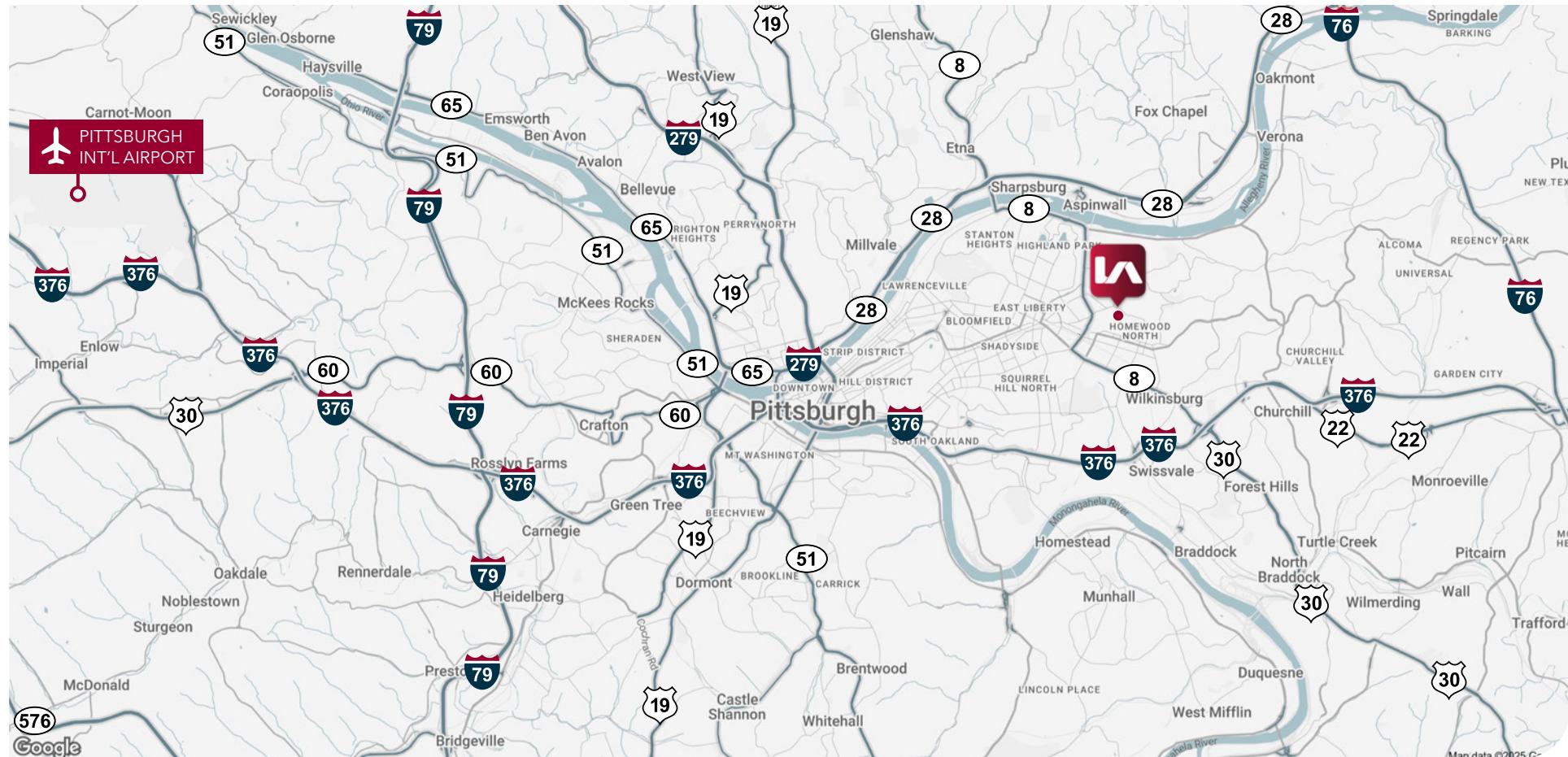
## LOCATION/DRIVE TIMES

I-376 (AT MONONGAHELA AVE)  
3.0 mi. / 10± min.

ROUTE 28  
3.5 mi. / 10± min.

DOWNTOWN PITTSBURGH  
7.7 mi. / 20± min.

PIT INTERNATIONAL AIRPORT  
25.9 mi. / 40± min.



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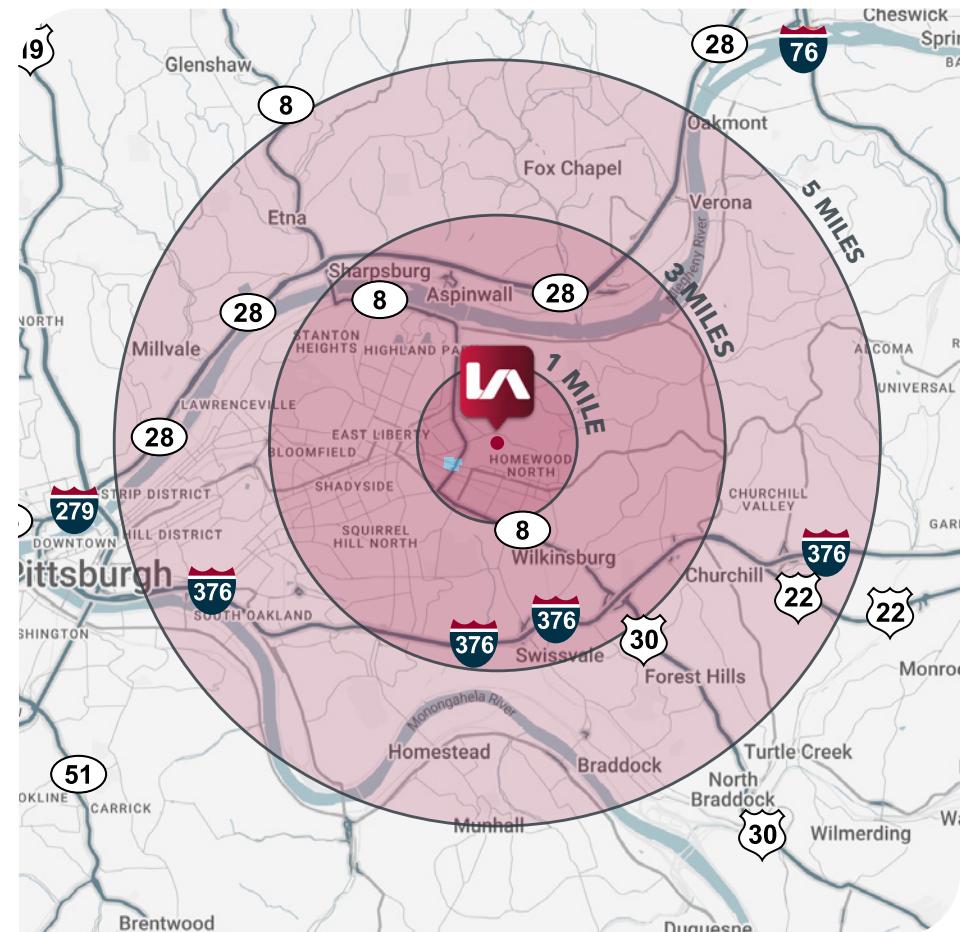
## DEMOGRAPHICS

## HOUSEHOLDS

	1 mi	3 mi	5 mi
2020 HOUSEHOLDS	6,302	71,370	145,226
2024 HOUSEHOLDS	7,652	71,214	146,400
2029 HOUSEHOLD PROJECTION	7,809	70,185	144,571

## POPULATION

	1 mi	3 mi	5 mi
2020 POPULATION	13,647	148,496	307,120
2024 POPULATION	16,655	149,775	312,147
2029 POPULATION PROJECTION	17,002	147,887	308,584



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