

OFFERING MEMORANDUM
9,200 SF Warehouse
Space + Parking For Lease

4920 HARRISON ST

Pittsburgh, PA 15201

PRESENTED BY:

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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.

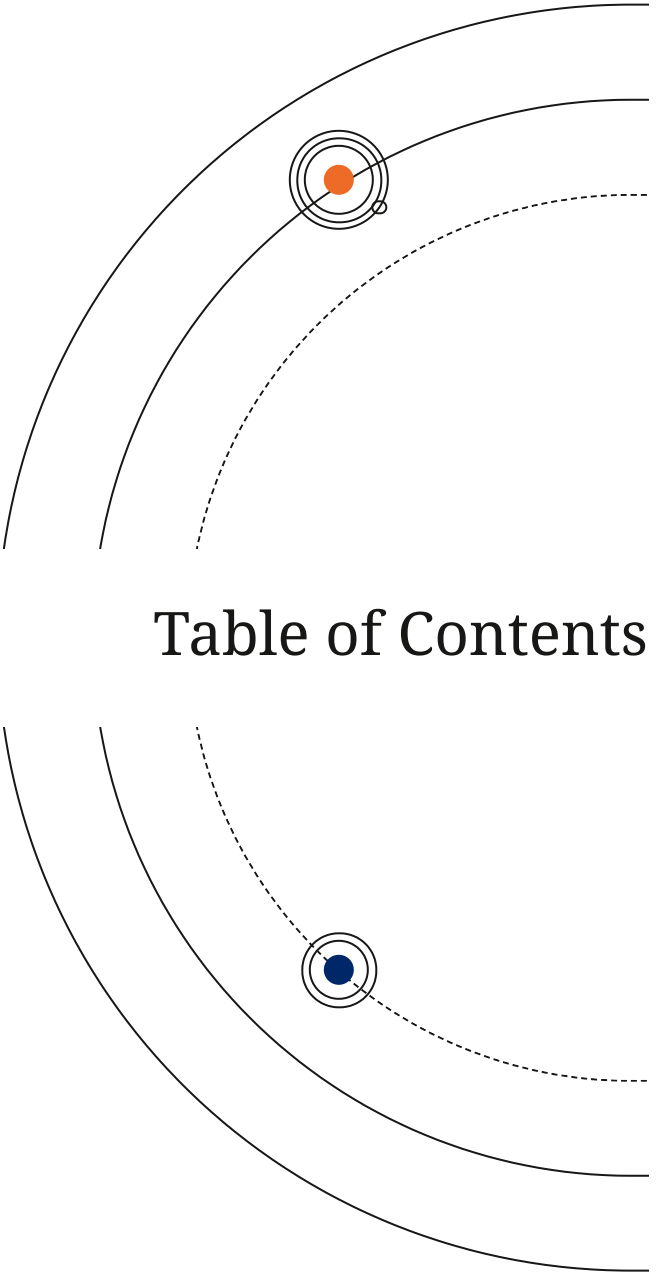


Table of Contents

4

PROPERTY INFORMATION

Executive Summary	5
Additional Photos	6
Additional Photos	7
Bonus Mezzanine Space	8

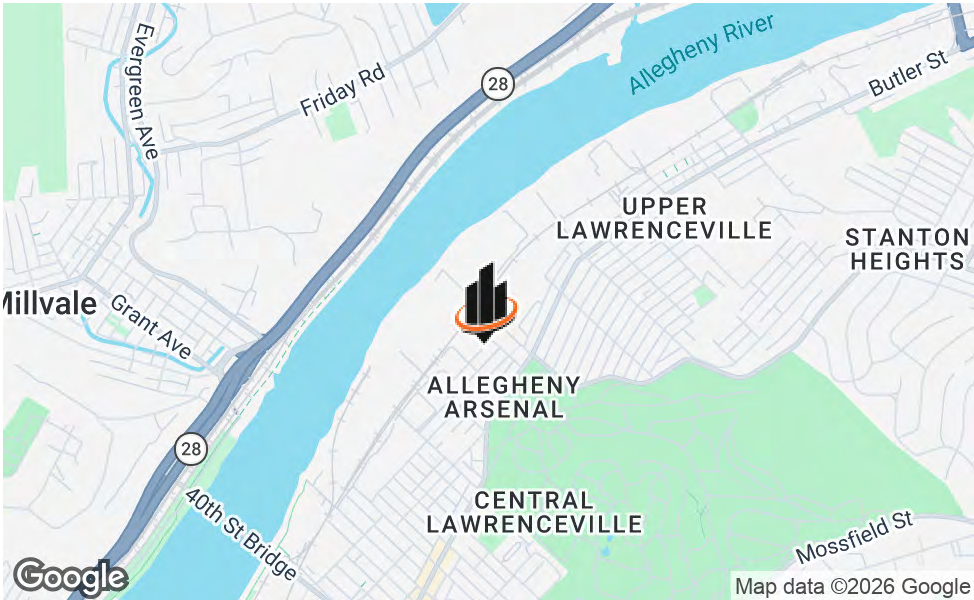
9

LOCATION INFORMATION

Location Maps	10
Retailer Map	11
Parcel Map	12
Demographics Map & Report	13
Location Description	14

SECTION 1
Property
Information

EXECUTIVE SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$9,500 per month (+ utilities)
BUILDING SIZE:	11,565 SF
AVAILABLE SF:	9,200 SF
LOT SIZE:	0.34 Acres
MARKET:	Pittsburgh
SUBMARKET:	Lawrenceville

PROPERTY OVERVIEW

SVN | Three Rivers Commercial Advisors is pleased to present 4920 Harrison St, located in Central Lawrenceville just one block off of Butler Street for lease. The opportunity consists of a main warehouse, office space, bonus mezzanine space, and parking lot.

PROPERTY HIGHLIGHTS

- 3 drive in doors - (1) '10' x 10', (1) 12' x 12', and (1) 12' x 14'
- 2 loading docks
- 17' clear under beam
- 21 parking spaces
- Fully sprinklered
- Security System
- Office space is ~800 SF

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS

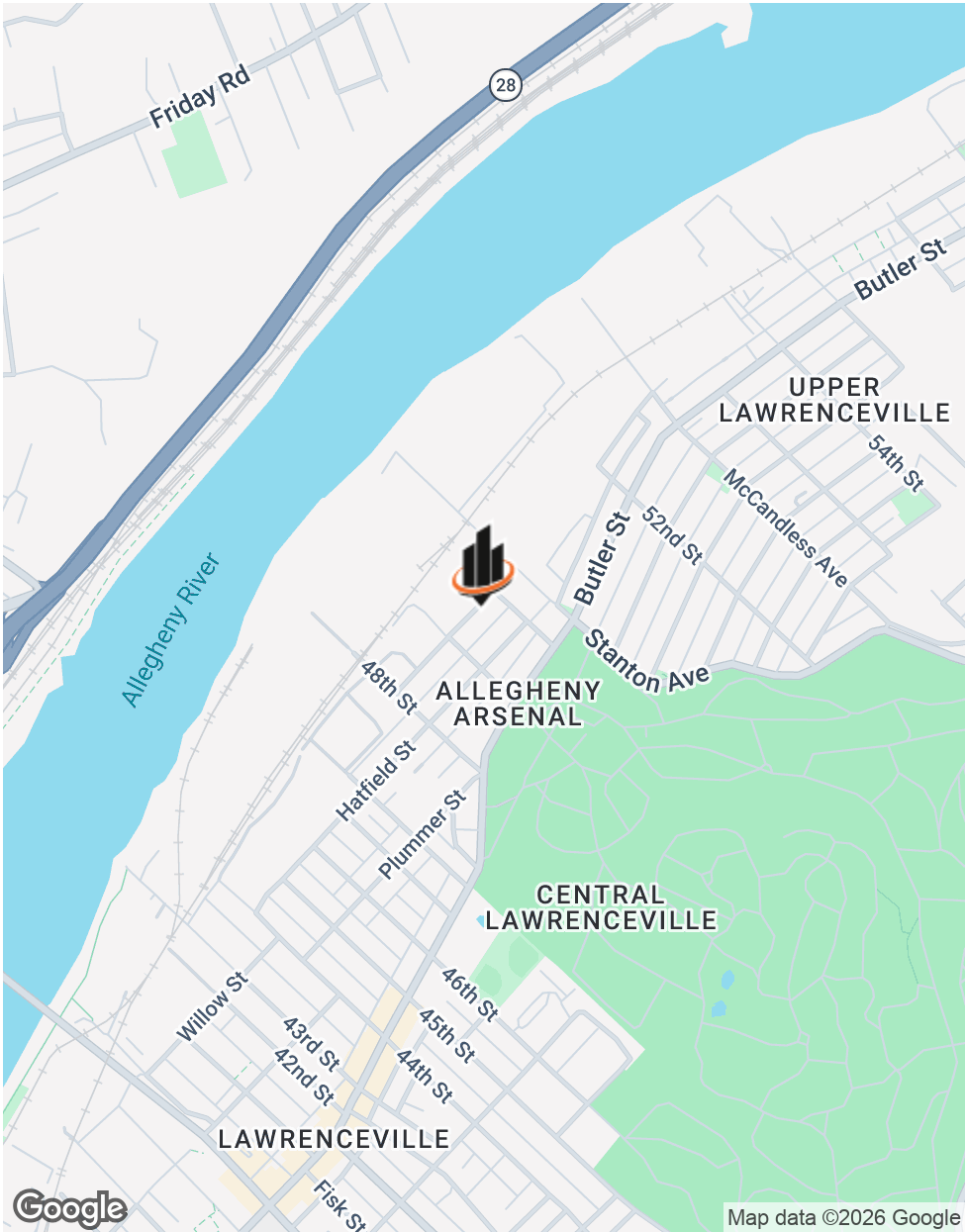
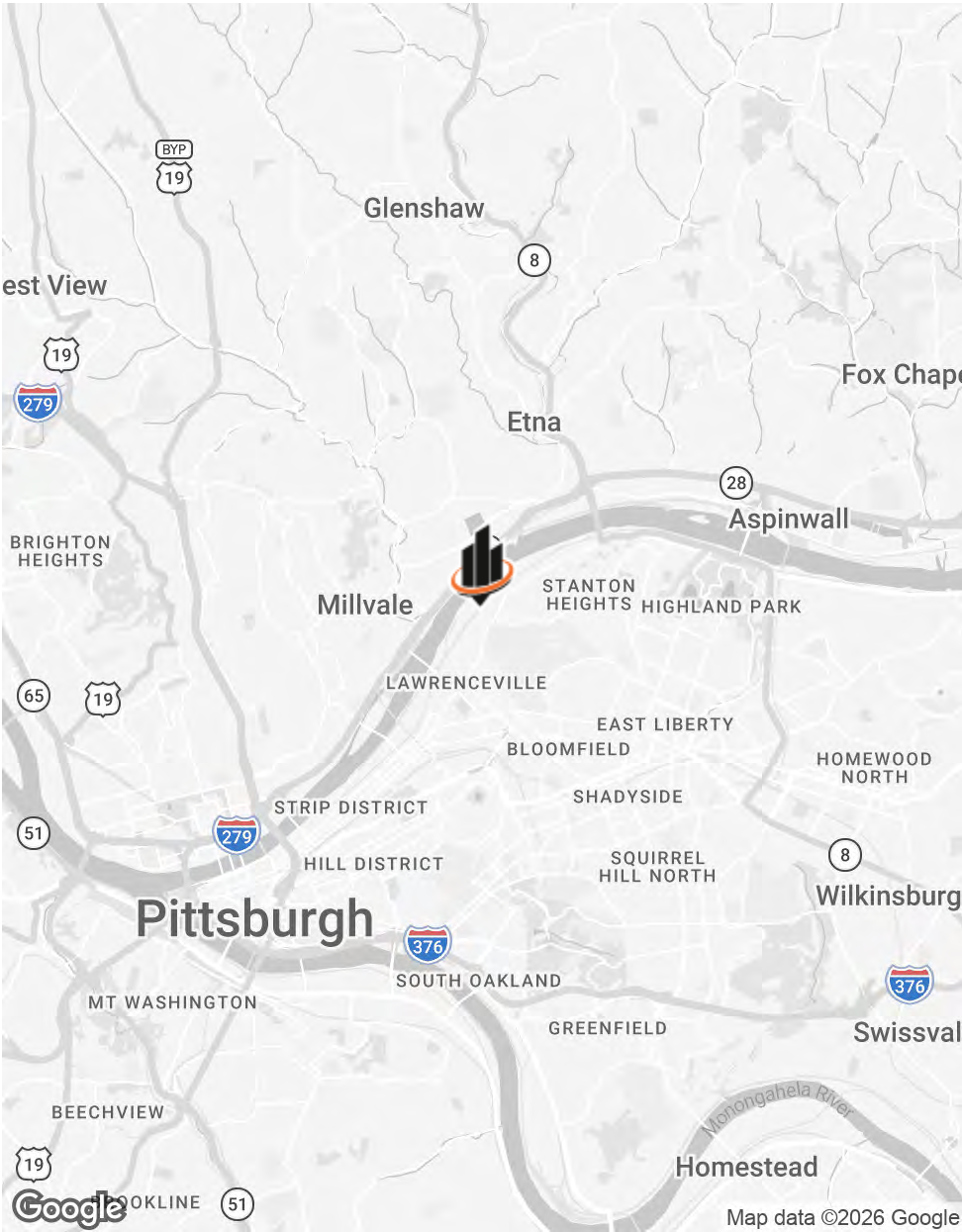


BONUS MEZZANINE SPACE



SECTION 2
Location
Information

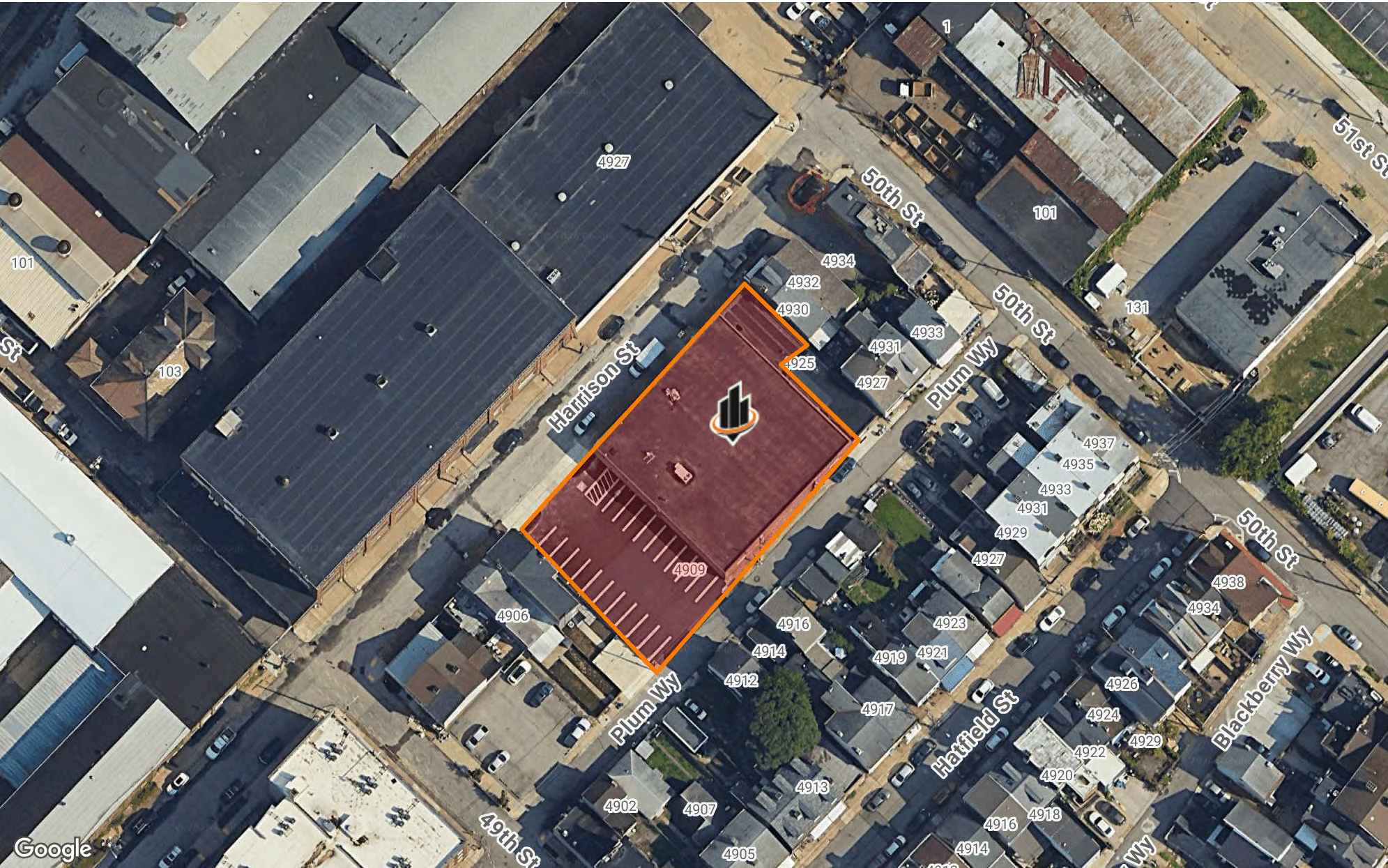
LOCATION MAPS



RETAILER MAP



PARCEL MAP



DEMOGRAPHICS MAP & REPORT

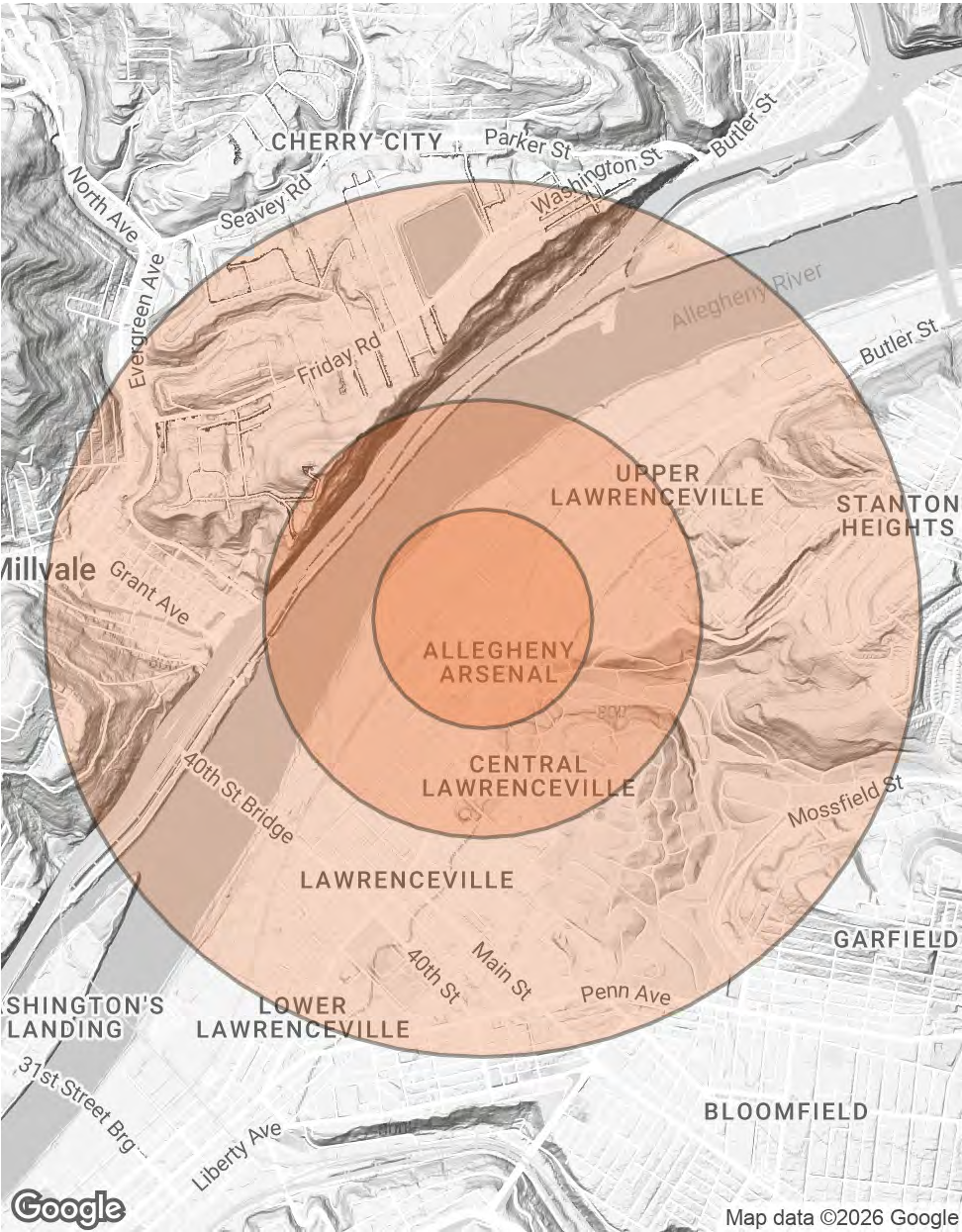
POPULATION 0.25 MILES 0.5 MILES 1 MILE

TOTAL POPULATION	912	4,049	14,394
AVERAGE AGE	33.5	34.9	38.3
AVERAGE AGE (MALE)	32.8	34.5	37.1
AVERAGE AGE (FEMALE)	36.0	35.9	40.3

HOUSEHOLDS & INCOME 0.25 MILES 0.5 MILES 1 MILE

TOTAL HOUSEHOLDS	547	2,165	7,511
# OF PERSONS PER HH	1.7	1.9	1.9
AVERAGE HH INCOME	\$138,155	\$117,374	\$99,467
AVERAGE HOUSE VALUE	\$436,936	\$332,045	\$272,240

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.



PRESENTED BY:

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