

FOR LEASE

FIRST FLOOR RESTAURANT WITH PATIO

SpringHill Suites, 2950 South Water Street, Pittsburgh, PA 15203



PROPERTY DETAILS

- 3,700 sq. ft. retail for lease with outdoor patio at the base of the SpringHill Suites in South Side
- Expansive outdoor patio seating
- Prime corner location with high visibility at the entrance to the Steelers / Pitt Football Practice facility and the UPMC Sports Medicine Facility
- Directly across the street from one of the entrances to SouthSide Works
- Capture the visitors to the hotel which consists of 115 rooms
- The IBEW Circuit Center wedding venue / conference center is next door.
- Situated along the Three Rivers Heritage Trail which is widely used year round by runners, walkers, and cyclists.



2023 DEMOGRAPHICS

| | 0.5 mile | 1 mile | 3 miles |
|--------------------|----------|----------|----------|
| households | 2,043 | 9,916 | 83,642 |
| population | 3,282 | 20,038 | 179,046 |
| average hh income | \$96,071 | \$70,131 | \$96,095 |
| daytime population | 5,631 | 25,735 | 339,328 |

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SouthSide Works
 PAPAJOHNS CO
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 The Cheesecake Factory
 KREI
 NO. 1
 Hollywood Food
 MATCH
 QDOBA
 PINS
 jen's
 IB
 6
 THE POT



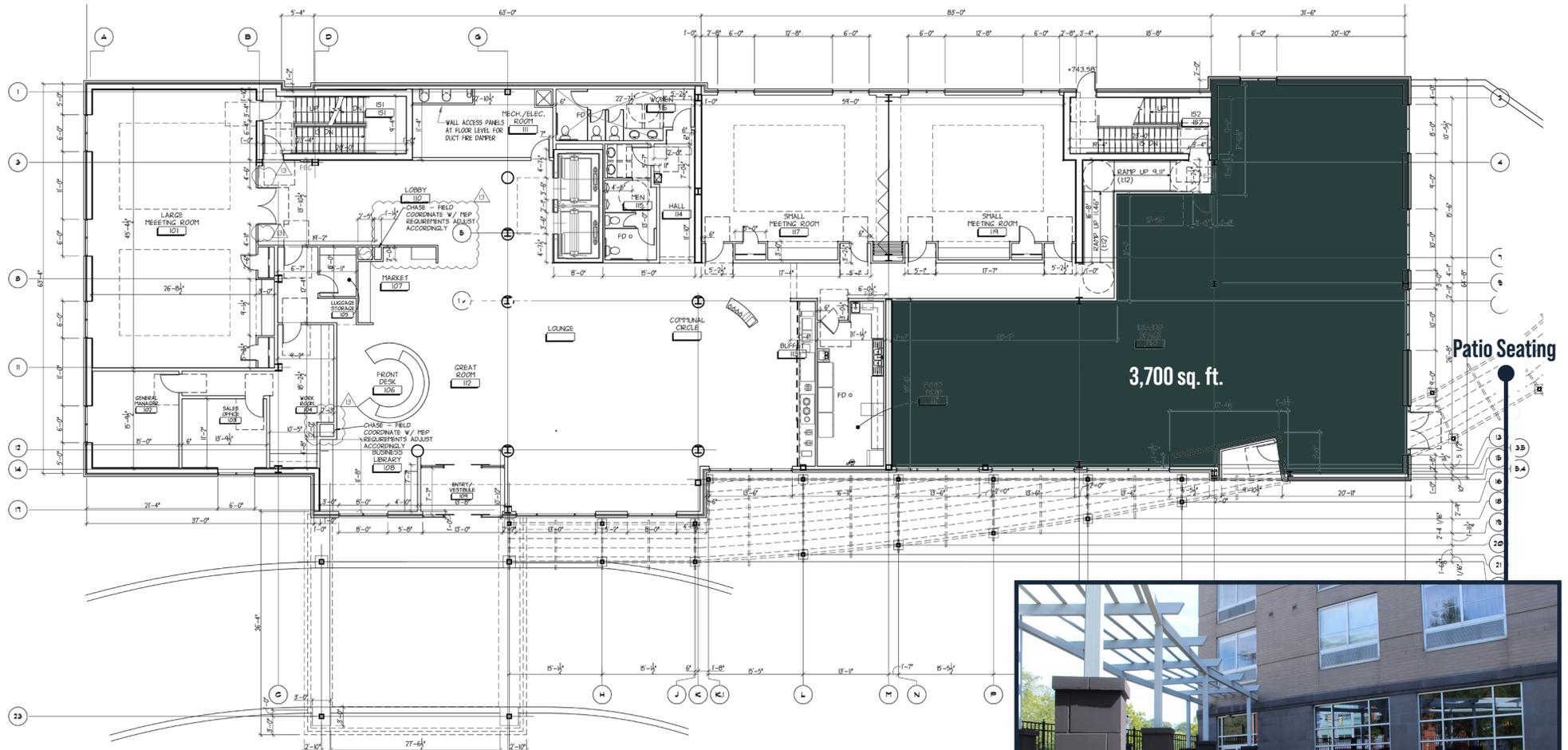
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INTERIOR SPACE

FLOOR PLAN

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