

2400 PENN AVE

PITTSBURGH, PA 15222



PROPERTY DESCRIPTION

A rare leasing opportunity awaits in the heart of Pittsburgh's vibrant Strip District. Located at 2400 Penn Ave, we present seven distinct retail spaces, each offering a generous 2,400 square feet of prime commercial real estate. These spaces can be seamlessly combined to accommodate larger business requirements.

Ideal for visionary retailers seeking a thriving and prosperous location, each unit is set amidst an array of well-known specialty shops and retailers. The bustling neighborhood ensuring steady foot traffic and high visibility for your business on the always busy Penn Ave.

Expect a brand-new facade, part of comprehensive renovations that will transform the spaces into vanilla shells with high ceilings. These blank canvases offer the perfect starting point for creating your dream retail environment.

OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
Number of Units:	7
Available SF:	2,400 SF Per Unit
Building Size:	16,800 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	9,513	197,232	439,804
Total Population	14,709	372,104	863,647
Average HH Income	\$55,462	\$65,785	\$73,998



SELECT REALTY

Each office independently owned and operated

5807 Penn Ave
Pittsburgh, PA 15206-3816

724.933.6300

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TYLER PETIT

Senior Advisor

724.882.2619

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LOCATION DESCRIPTION

Immerse yourself in the culinary and cultural epicenter of Pittsburgh, The Strip District. Known locally as "The Strip," this half square mile of pure delight brims with an electrifying blend of ethnic grocers, produce stands, meat and fish markets, and bustling sidewalk vendors. The air is perfumed with the tempting aromas of fresh-roasted coffee and just-baked bread, a testament to its reputation as a foodie's paradise.

Along its bustling streets, you'll find a host of renowned retailers and eateries, including Primanti Brothers, Wholey's, Pittsburgh Popcorn, Grandpa Joe's Candy Shop, Puttshack, Pizza Davide, Smallman St Deli, Penn Mac, and many more. Each establishment contributes to the Strip's unique character and charm.

Not just a commercial hub, The Strip is also a neighborhood that embodies the spirit of Pittsburgh. Bordering Downtown, it offers easy access to all corners of the city, making it an ideally situated spot for both locals and visitors.

Experience the Strip District, where every visit is an adventure, and every corner turned presents a new opportunity to taste, shop, and explore. Become a part of this vibrant neighborhood, and join us in embracing the rich heritage and exciting future of this truly Pittsburgh locale.



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FOR LEASE

RETAIL PROPERTY

ADDITIONAL PHOTOS

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	14,709	372,104	863,647
Average Age	35.8	37.1	41.1
Average Age (Male)	30.9	35.4	39.3
Average Age (Female)	40.2	38.7	42.7

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	9,513	197,232	439,804
# of Persons per HH	1.5	1.9	2.0
Average HH Income	\$55,462	\$65,785	\$73,998
Average House Value	\$161,398	\$178,997	\$177,398

* Demographic data derived from 2020 ACS - US Census



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