

FOR SALE



5803-5817 Centre Avenue

PITTSBURGH, PA 15206

\$3,750,000



Site Information

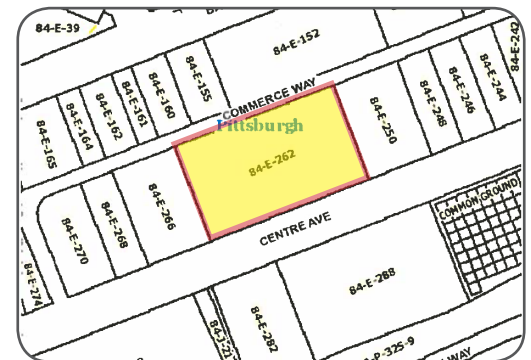
- > Block 84-E / Lot 262
- > Zoning: Urban Neighborhood Commercial (UNC)
- > Lot Area: 37,500 SF
- > Frontage Along Centre: 250'
- > All utilities
- > Real Estate Taxes: \$ 27,408

Highlights

- > 50,000 SF two (2) story office/warehouse
- > Paved parking
- > Outstanding opportunity in the Centre-Baum Corridor
- > Next to 146 unit Emerald Apartments (Under Construction)
- > Located across the street from Whole Foods and just blocks from Target, Home Depot, Eastside I, II & III, and Bakery Square (Google's Pittsburgh Headquarters)
- > 1.7 miles to Carnegie Mellon University and the University of Pittsburgh

Demographics

	1 Mile	3 Mile	5 Mile
Population	34,223	176,514	340,417
No. of Households	18,079	81,119	154,234
Average Household Income	\$74,551	\$69,088	\$66,993



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146 Unit
Emerald on
Centre Apartments
Under Construction



146 Unit
Emerald on
Centre Apts.
Under
Construction

Pepe Boys
CHIPOTE
SUNBELT
BACEDS
Kashiba Fried Chicken
Pizza Hut
QDOBA MEXICAN EATS

Hillman
Cancer
Center

J.CREW
TRUE RUNNER
BANANA REPUBLIC
GAP
SEPHORA
Apple
PNC
eyetique.
Omega

GIANT EAGLE
SUBWAY
Panera BREAD
Little Caesars Pizza
SHERWIN-WILLIAMS
Wendy's

PETSMART
Walgreens
Starbucks
CHIPOTE

STAPLES
McDonald's
GIANT EAGLE
TRADER JOE'S
Petland
FAMILY DOLLAR
Edible ARRANGEMENTS

Bakery Square
Panera BREAD
LA FITNESS
Google
free people
PNC
J.J. RILLING
we
SPRINGHILL SUITES
Marriott
ANTHROPOLOGIE

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