

Up to **8,056 SF**  
of first-floor retail  
space **for lease**  
in the vibrant  
**Lawrenceville**  
neighborhood!

**5255, 5305, & 5309 Butler St.**  
PITTSBURGH, PA 15201

Colliers

INTERESTED? CONTACT US



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# 5255, 5305, & 5309 Butler St.

## PROPERTY FEATURES

- Up to **8,056 SF** of first-floor retail space in a transformative multi-family residential project in the lively **Lawrenceville** community
- Availabilities include the following: **3,800 SF** (5255 Butler St.), **2,199 SF** (5305 Butler St.), and **2,057 SF** (5309 Butler St.)
- Centrally located in the heart of Lawrenceville, the property is a **5-minute** (1.3 mile) drive to the **40th Street Bridge** and **Route 28**
- The property's location allows for convenient access to **downtown Pittsburgh**, located 15 minutes away from the property (4.7 miles), as well as **I-376**, **I-279**, and **Route 19**
- Butler Street features an average daily drive count of **13,300**

Butler street is known for its walkability and plethora of nearby businesses. The area is pedestrian-friendly and accommodates bike access, furthering its reputation as a hub for foot traffic.

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## USE CASES



Café



Eatery



Salon



Yoga

## 1-MILE RADIUS DEMOGRAPHICS



POPULATION

**12,299**



AVG. HH. INCOME

**\$100,685**



MED. HH. INCOME

**\$71,778**



BUSINESSES

**524**

# 5255, 5305, & 5309 Butler St. PROPERTY RENDERINGS

Click [here](#) to view more photos and information about the Albion Lawrenceville project.



# 5255, 5305, & 5309 Butler St. RETAIL MAP



HARVIE

PHOENIX  
FITNESS  
GYM

Swank  
HAIR  
STUDIO

LOLEV

THRIFTIQUE

P

ALMA MERCANTILE

1

2

3

PUSADEE'S GARDEN

IRON CITY  
BOULDERS

DUCK DUCK  
TATTOO STUDIO

PIZZA LUPO

MEDITERRA  
BAKERY • CAFE • MARKET

PEM  
FIGHT RECORDS

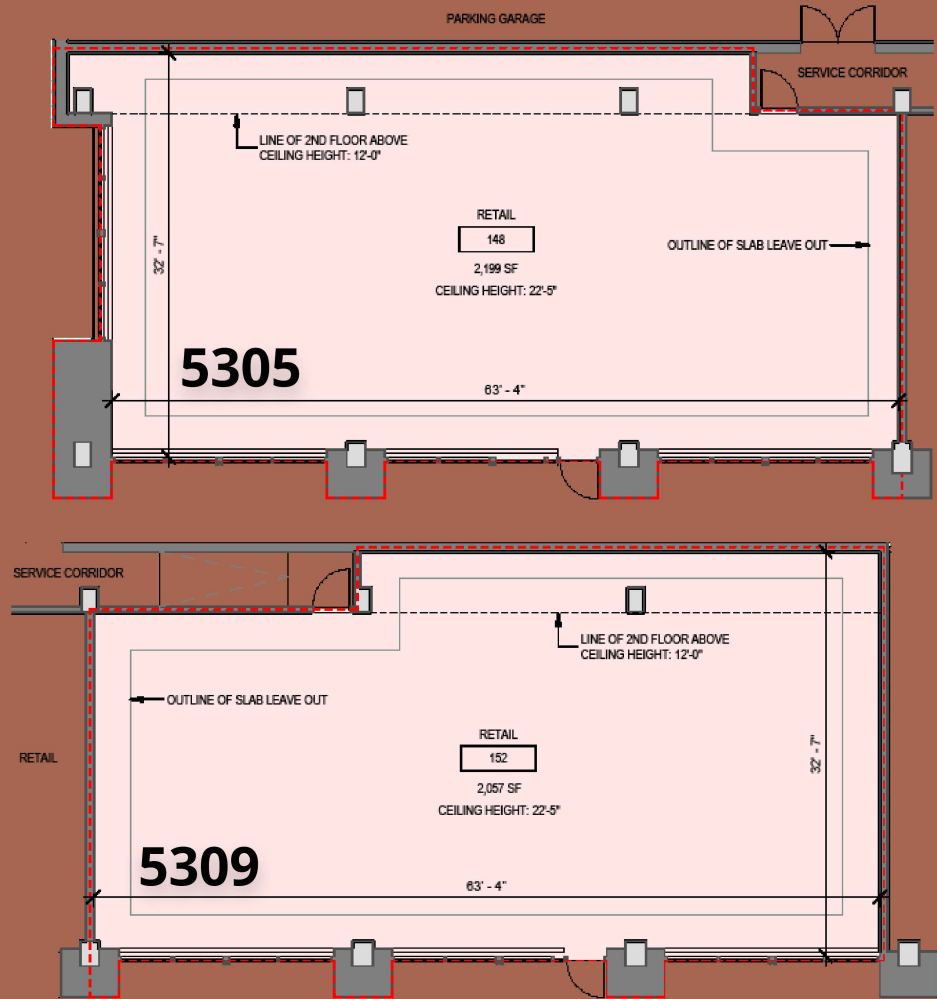
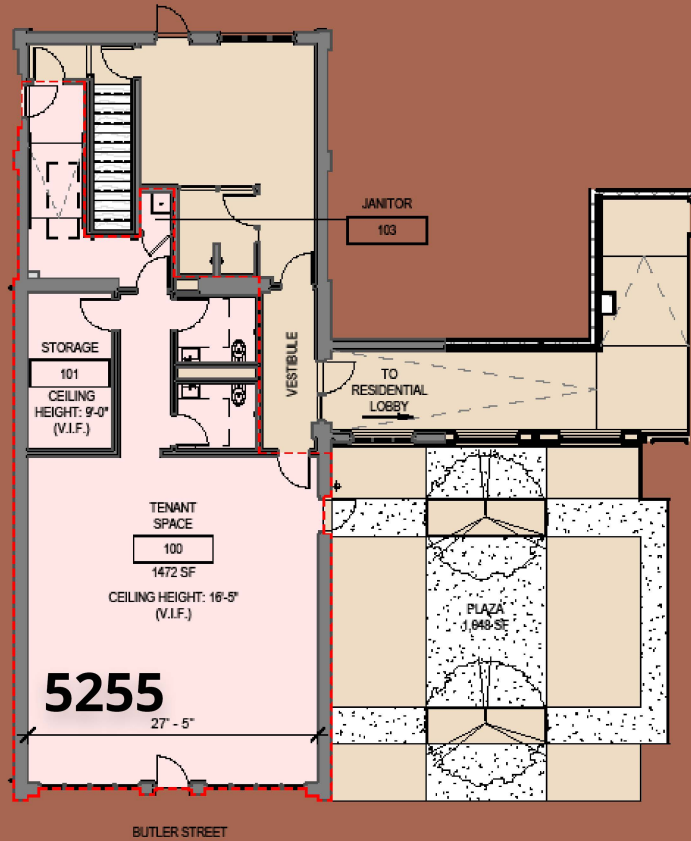
SUNOCO

LAWRENCEVILLE  
petsupply

52nd St.  
Market

- 1 5255 Butler St.
- 2 5305 Butler St.
- 3 5309 Butler St.

# 5255, 5305, & 5309 Butler St. FLOOR PLANS



Reach out to our team today  
for more information, or  
to schedule a tour!



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