

SS | SOUTHSIDE W | WORKS

Retail
Space
For
Lease

Now
Open!

verizon^v

南翔
Nan Xiang



SS | SOUTHSIDE
W | WORKS



LEGACY
REALTY PARTNERS

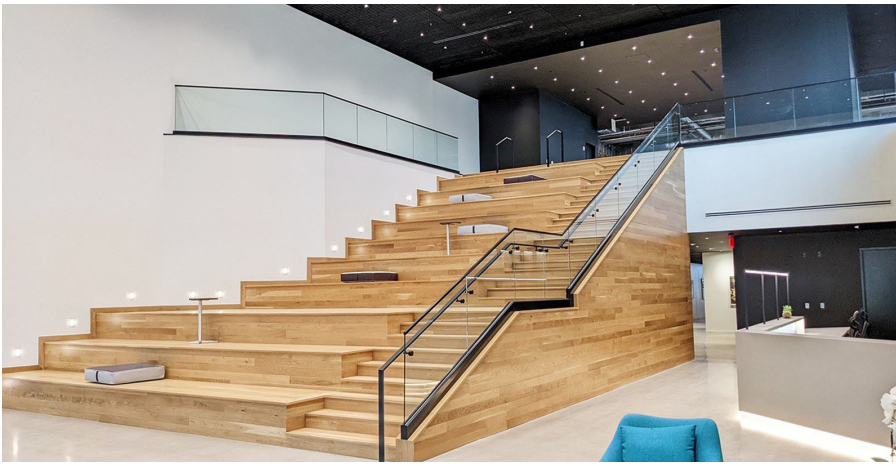


The transformation of **SouthSide Works** is remarkable, breathing new life into Pittsburgh's riverfront. New retailers and restaurants are embracing the vibrant amenities of the reimagined Town Square and Dog Park. Somera Road's committed investment reflects their confidence in the Pittsburgh region and highlights SouthSide Works as the premier example of the live-work-play-stay lifestyle in Western Pennsylvania.



SS | **SOUTHSIDE**
W | **WORKS**

BOX OFFICE



The University of Pittsburgh School of Health & Rehabilitation Sciences will anchor a 66,000 SF redevelopment of the former SouthSide Works Cinema. The program will host 180 students and feature a large communal stair and video wall for town hall meetings, along with approximately 2,000 RSF of outdoor patio space overlooking the town square and central SouthSide Works community.

TOWN SQUARE



Renewed and fresh. The Town Square focuses on community public space creating an inclusive and inviting, neighborhood vibe. Three new F&B kiosks have been added and are accompanied by seasonal farmers markets, lawn games, live music, movie nights, holiday market, bingo and trivia nights, and much more.

DOG PARK



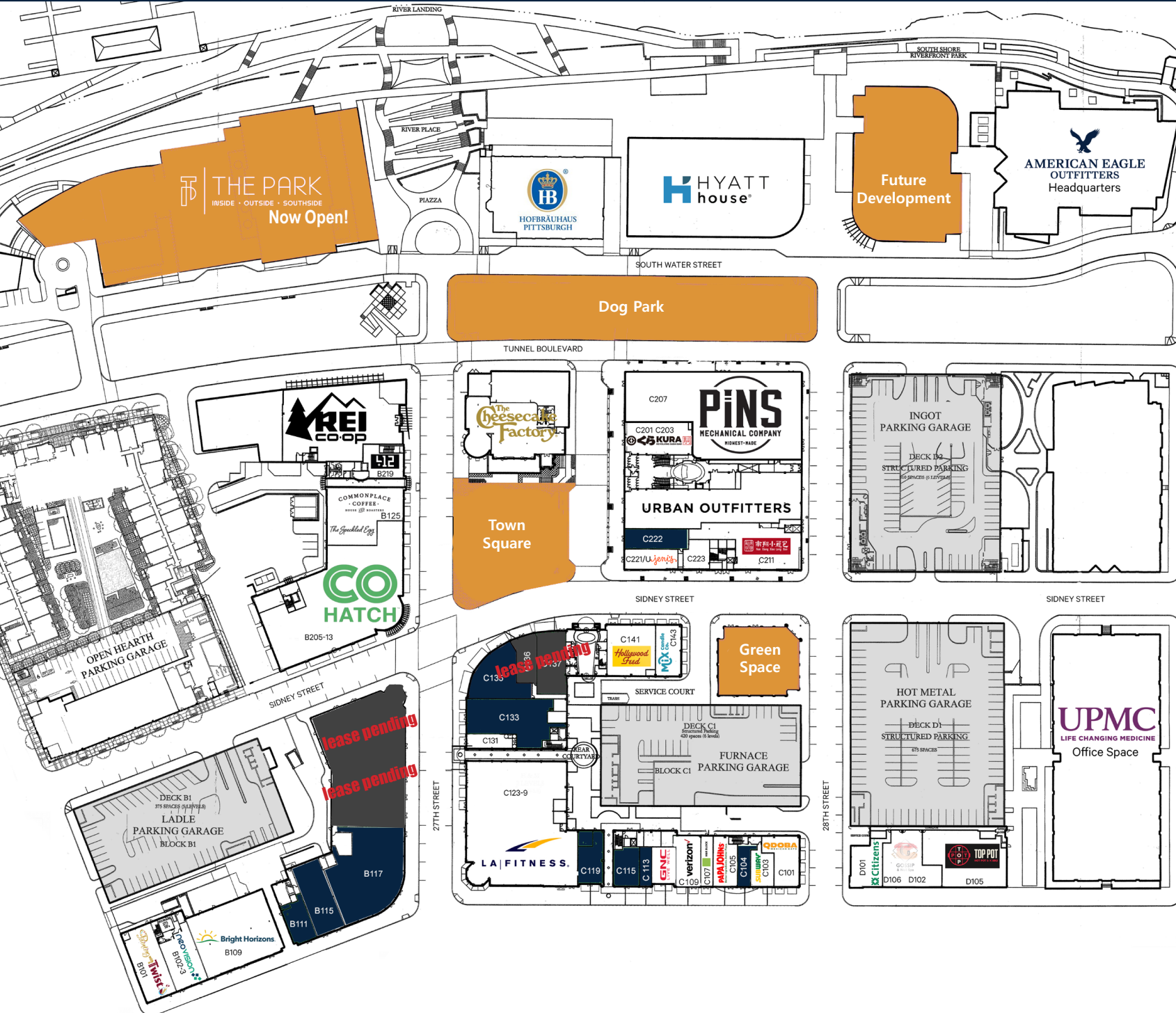
Puppies & Beer - what could be better?
Relax with a cold beer from Levity Brewing Co.'s first Pittsburgh location while watching your dog in the park. The permanent kiosk is next to the dog park between Tunnel Blvd and South Water Street.



SPORTS COURTS



Play a game and grab a bite to eat. The green space beside the dog park and supports competitive groups with pickle ball and volleyball courts.



Space	Size
B 111	1,497 SF
B 115	3,256 SF
B 117	9,570 SF
B 121	1,407 SF <i>lease pending</i>
B 127	10,012 SF <i>lease pending</i>
C 104	832 SF
C 105	1,860 SF
C 113	720 SF
C 115	1,536 SF
C 119	1,650 SF
C 131	1,137 SF
C 133	5,233 SF
C 135	3,488 SF
C 137	1,304 SF <i>lease pending</i>
C 222	1,886 SF

- + Development Improvements
- + Premier Available Space
- + Parking

demographics. demographics. demographics.



POPULATION

1 mile | 21,369
3 mile | 181,722
5 mile | 397,200



DAYTIME POPULATION

1 mile | 26,326
3 mile | 353,788
5 mile | 532,039



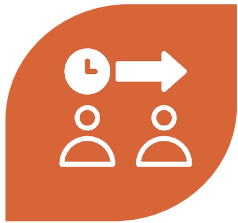
HOUSEHOLDS

1 mile | 10,454
3 mile | 83,047
5 mile | 184,300



AVE HH INCOME

1 mile | \$77,276
3 mile | \$97,725
5 mile | \$93,808



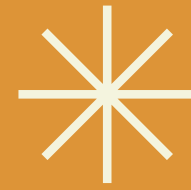
MEDIAN AGE

1 mile | 27.2
3 mile | 31.2
5 mile | 35.1



BACHELORS DEGREE

1 mile | 31%
3 mile | 26.6%
5 mile | 25%



77

Minutes

Average Time Visitors Spend
at SouthSide Works

2.1M

Visits From

October 2023 - September 2024

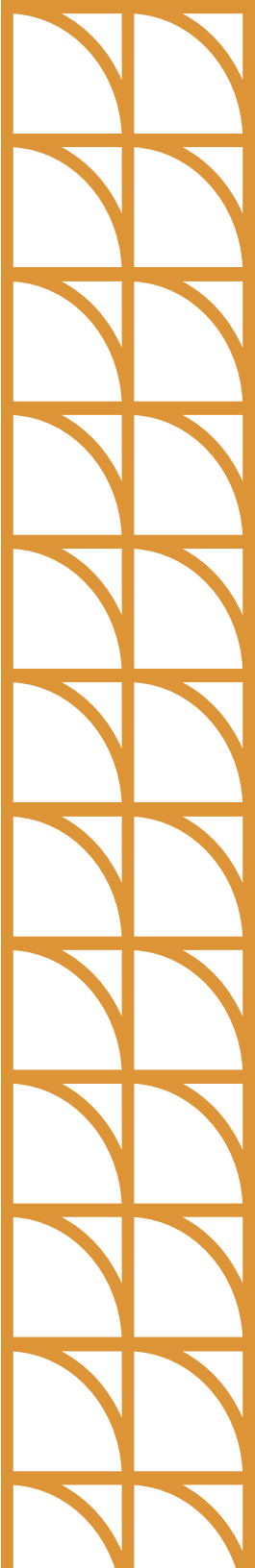
#1

Lifestyle Center in 50 Miles



	SouthSide Works	Monroeville Mall	Ross Park Mall	South Hills Village	The Mall at Robinson
Population					
Three Miles	181,671	57,696	71,644	94,492	27,307
Five Miles	404,390	157,445	164,352	234,638	90,635
Ten Miles	916,819	582,837	647,381	650,624	500,336
Daytime Population					
Three Miles	355,873	61,678	64,250	84,347	44,256
Five Miles	540,052	143,724	134,283	201,801	102,870
Ten Miles	1,008,544	618,330	786,607	777,449	573,390
Median Age					
Three Miles	31.5	44.3	43.6	44.9	40.9
Five Miles	35.1	44.1	42.4	43.3	41.9
Ten Miles	39.5	40	38.1	39.3	40.1
Estimated HH					
Three Miles	82,696	26,844	31,104	38,671	11,297
Five Miles	187,421	74,475	71,448	100,388	40,004
Ten Miles	413,477	266,649	286,798	282,818	220,764
Housing Units					
Three Miles	95,222	29,835	32,912	41,140	12,473
Five Miles	212,631	83,226	76,818	107,739	43,924
Ten Miles	459,998	297,999	319,081	313,285	243,894
Income Over \$75,000					
Three Miles	76,483	25,040	42,986	61,609	18,378
Five Miles	179,549	64,552	92,695	139,375	50,937
Ten Miles	440,073	264,025	331,459	332,469	266,179
Income Over \$100,000					
Three Miles	56,136	16,905	39,476	51,120	14,309
Five Miles	128,596	43,770	83,162	108,403	36,888
Ten Miles	321,803	191,753	295,853	249,189	199,134
Some College Education, No Degree					
Three Miles	21,437	9,404	8,812	10,867	3,550
Five Miles	53,784	26,136	22,352	31,676	12,870
Ten Miles	129,271	83,929	82,865	90,437	69,046
Bachelor's Degree					
Three Miles	47,234	13,962	23,141	32,694	9,202
Five Miles	103,524	34,480	50,292	72,738	25,287
Ten Miles	236,539	138,715	184,504	173,066	141,595
Masters Degree					
Three Miles	47,416	8,827	14,329	23,340	5,024
Five Miles	92,201	22,830	31,391	47,397	13,595
Ten Miles	179,697	114,819	153,429	124,269	92,562

demographic comparison. demographic comparison.



800 Acres of Riverfront Parks

One of the 50 Best Places to Travel in 2023
Travel + Leisure

Top 25 Most Fun Cities in America For 2024
Wallet Hub

No. 1 Public University in the Northeast 2021
Wall Street Journal

#2 Best Cities For College Students And Graduates 2024
Forbes

#2 Best Cities For College Students And Graduates 2024
Forbes



Steel City
Grit

PINS MECHANICAL CO.

pittsburgh proud. pittsburgh pperfect.



SS | SOUTHSIDE W | WORKS



HERKY POLLOCK
herky@legacyrealtypgh.com

TOMMY MCCAFFERTY
tommy@legacyrealtypgh.com

412.866.LGCY (5429)

LEGACY REALTY PARTNERS

LOCAL OWNERSHIP
NATIONAL REACH



© 2025 Legacy Realty Partners. All rights reserved. The information provided has been obtained from sources deemed reliable but has not been verified for accuracy or completeness. It is recommended that you conduct a thorough, independent investigation of the property and verify all details. Any reliance on this information is at your own risk. Legacy Realty Partners and the Legacy Realty Partners logo are trademarks of Legacy Realty Partners, Inc. All other trademarks displayed in this document belong to their respective owners, and the use of these logos does not imply any affiliation with or endorsement by Legacy Realty Partners. The photos contained herein are the property of their respective owners. Unauthorized use of these images is prohibited without the explicit written consent of the owner.