

OFFERING MEMORANDUM

2111 Penn Ave

2111 PENN AVE

Pittsburgh, PA 15222

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



Table of Contents

4

PROPERTY INFORMATION

Executive Summary	5
Additional Photos	6

7

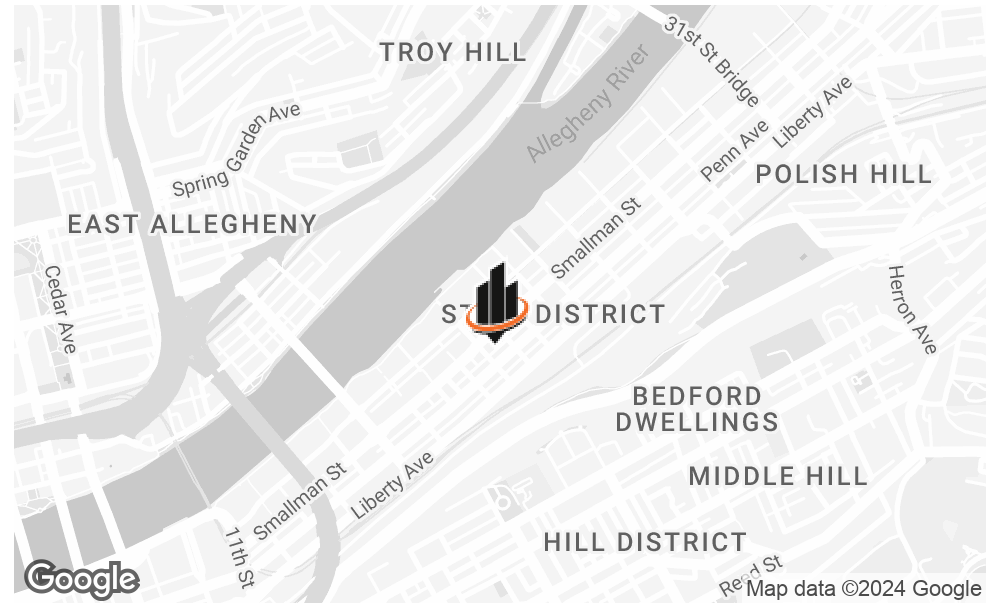
LOCATION INFORMATION

Location Maps	8
Retailer Map	9
Demographics Map & Report	10
Location Description	11

SECTION 1
Property
Information



EXECUTIVE SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable
BUILDING SIZE:	9,312 SF
AVAILABLE SF:	8,850 SF
LOT SIZE:	4,767 SF
YEAR BUILT:	1982
MARKET:	Pittsburgh
SUBMARKET:	Strip District

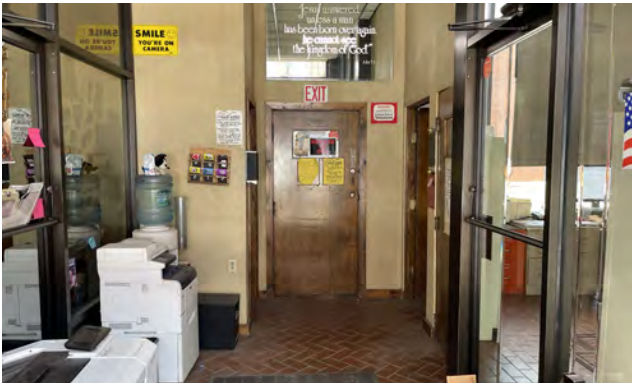
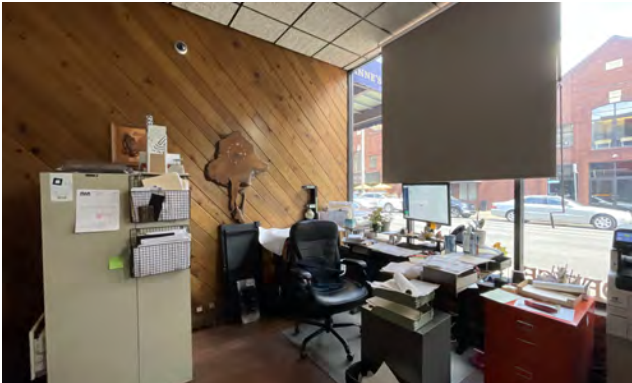
PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to introduce 2111 Penn Ave, a premier property located in the heart of Pittsburgh's vibrant Strip District. This striking 2-story building boasts an impressive 8,850 RSF glass facade and offers approximately 4,425 RSF per floor, with a 48' wide clear span for versatile use. Featuring 16' ceilings to the beam, 16 skylights illuminating the entire 2nd floor, and two large drive-in garage bays, this property offers exceptional functionality. Located in the heart of the Strip District! - Pittsburgh's fastest growing neighborhood!

PROPERTY HIGHLIGHTS

- 8,850 RSF glass facade, 2-story building, with approx. 4,425 RSF per floor
- 48' wide clear span building
- 2 large drive-in garage bays
- 16' ceilings to the beam
- 16 skylights running the entire 2nd floor
- 3 restrooms on the first floor
- Finished half basement with a restroom
- Watertight roof and fully functional mechanicals in place

ADDITIONAL PHOTOS





SECTION 2
Location
Information

HERE
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VISA
MasterCard

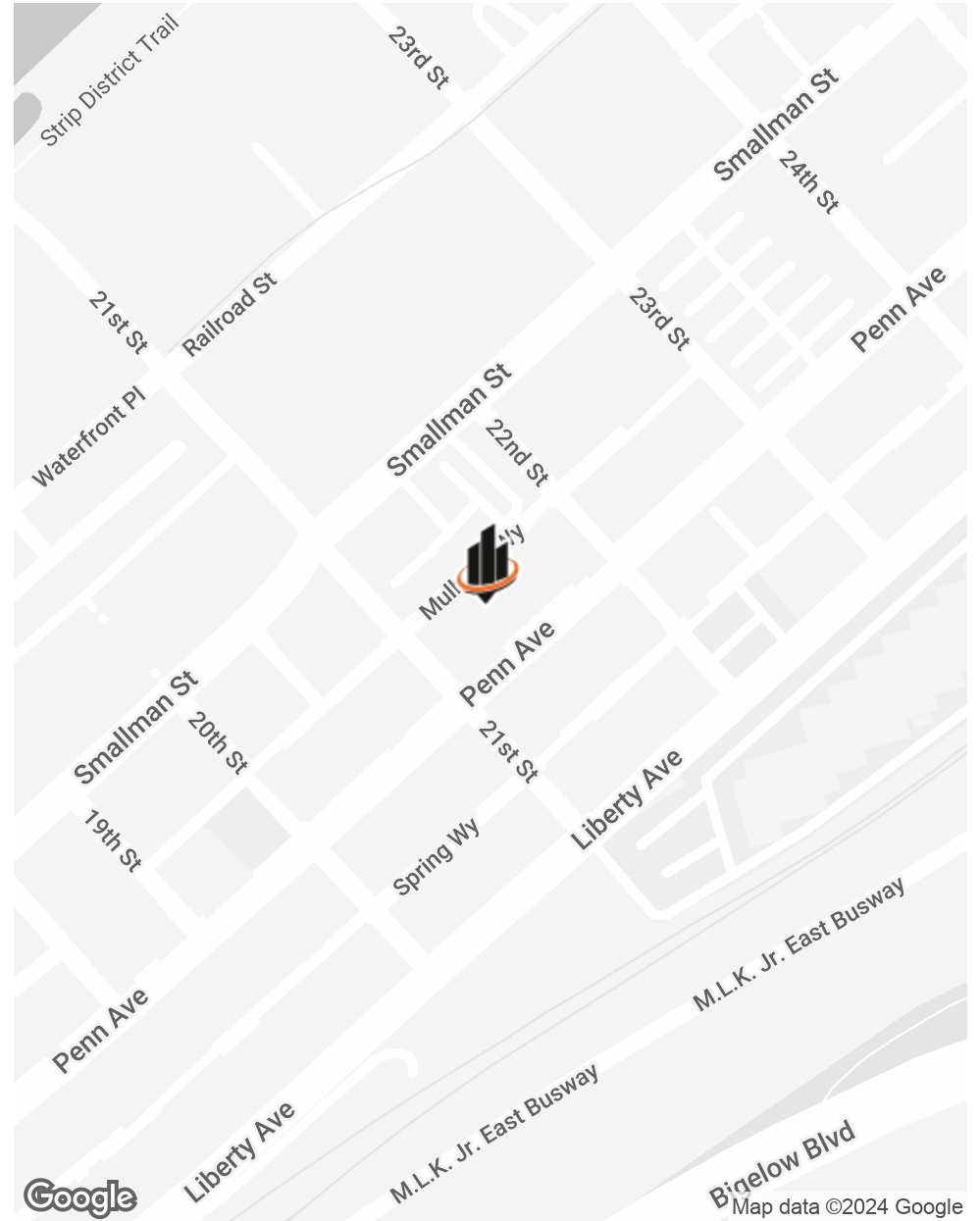
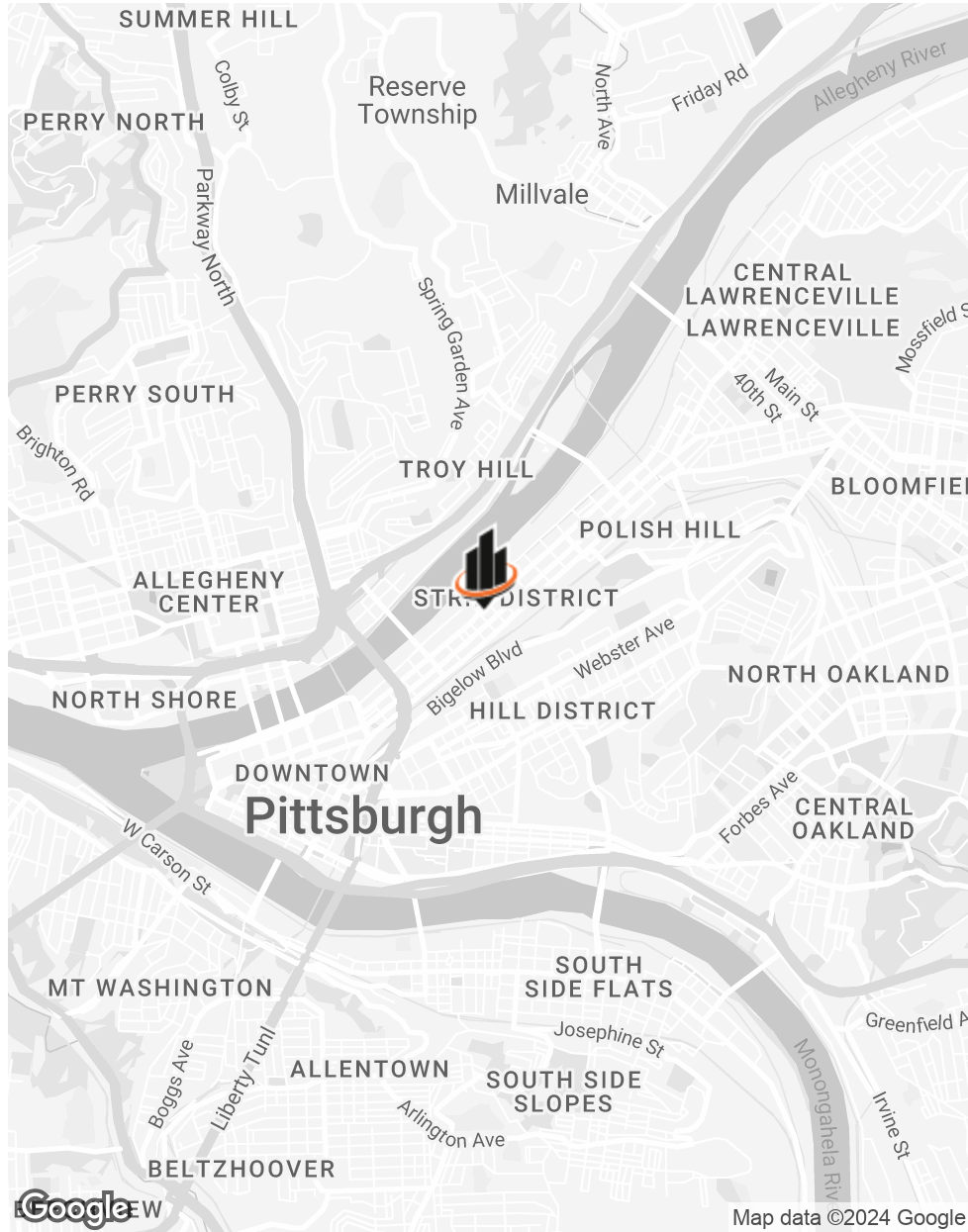
JESUS IS LORD & KING

MERY'S GIFTS & CRAFTS

BOY
CLUB
REAL

Jesus
Loves You

LOCATION MAPS



RETAILER MAP



DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

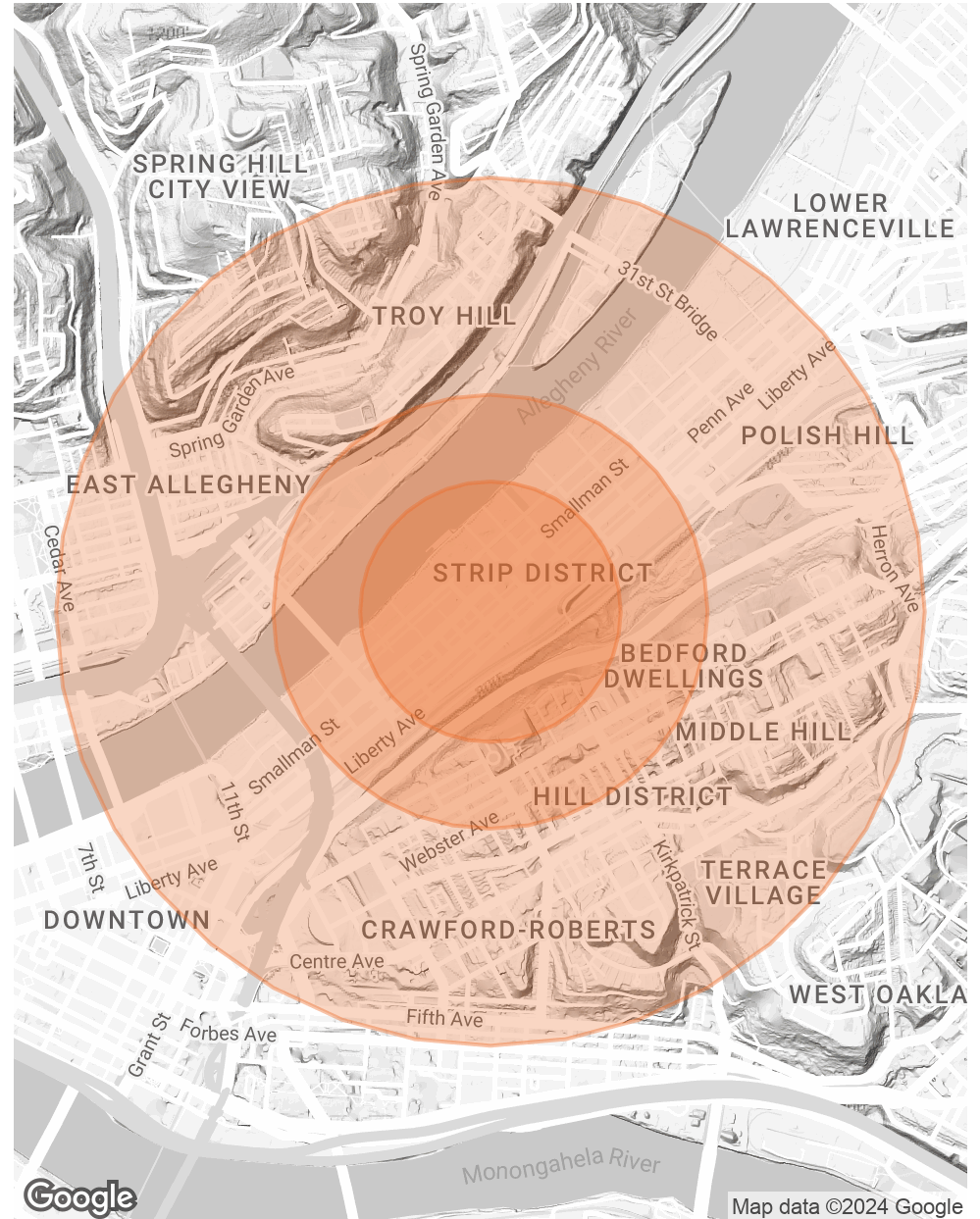
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	960	3,128	15,951
AVERAGE AGE	38	40	41
AVERAGE AGE (MALE)	38	38	39
AVERAGE AGE (FEMALE)	38	41	42

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	652	1,898	9,018
# OF PERSONS PER HH	1.5	1.6	1.8
AVERAGE HH INCOME	\$137,093	\$86,848	\$76,894
AVERAGE HOUSE VALUE	\$687,062	\$418,728	\$306,074

Demographics data derived from AlphaMap



LOCATION DESCRIPTION



ALLEGHENY COUNTY

Allegheny County is a county in the southwestern part of Pennsylvania (PA). It is the second most populous county in PA following Philadelphia County. Allegheny County was the first in PA to be given a Native American name, being named after the Allegheny River. Allegheny County was created in September of 1788 from parts of Washington and Westmoreland counties and originally extended all the way north to the shores of Lake Erie and became the “Mother County” for most of northwestern PA before the counties current borders were set. The area developed rapidly throughout the 19th century to become the center of steel production in the nation. The county is known for the three major rivers that flow through it, the Allegheny, the Monongahela, and the Ohio Rivers. Allegheny County is home to three National Sports Teams, multiple major top ten companies as well as various colleges and universities. The county consists of 4 cities, 84 boroughs and 42 townships.

THE STRIP DISTRICT

The Strip District is a neighborhood in Pittsburgh, PA. It is a one-half square mile area of land northeast of the central business district bordered to the north by the Allegheny River and to the south by portions of the Hill District. The Strip District runs between 13th and 33rd Streets and includes three main thoroughways - Smallman Street, Penn Avenue, & Liberty Avenue, as well as various side streets.

The Strip District’s history is a living history and the legacy of the neighborhood’s past is seen in great buildings such as the Pittsburgh Opera’s building which was George Westinghouse’s Air Brake Factory built-in 1869 and the Cork Factory Lofts built-in 1901 which were the Armstrong Cork Factory. The history of the Strip is even more alive in the wholesale and retail stores including those that have been in operation for over 100 years such as the Pennsylvania Macaroni Company which began operations in 1902.

Since the late 20th century, the area has developed into a historic market district with many ethnic food purveyors, some art studios, antique dealers, unique boutiques, and other businesses setting up shop where trains once delivered produce by the ton. Residential developers have begun to convert old factory and warehouse buildings into apartments and lofts. Examples include the Armstrong Cork Factory, Brake House Lofts, and the Otto Milk Building.

Overall, the Strip District in Pittsburgh is a dynamic and lively neighborhood that celebrates its industrial heritage while embracing modern trends and diverse cultural influences. It’s a must-visit destination for anyone looking to experience the vibrant spirit of Pittsburgh.





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