



# For Lease

## 4827 Penn Ave

Pittsburgh, PA 15224



- 2,000 s.f. available on two floors, plus basement
- Newly redeveloped building
- Brand new storefront, windows, base building systems
- Corner location near an abundance of walkable amenities
- Ideal for retail or boutique office

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Senior Associate

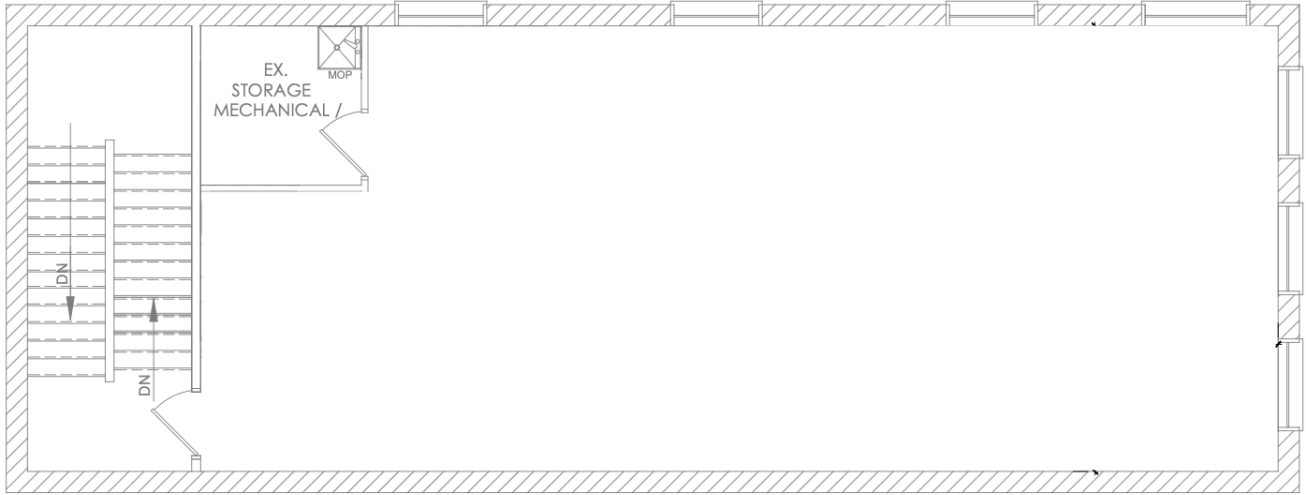
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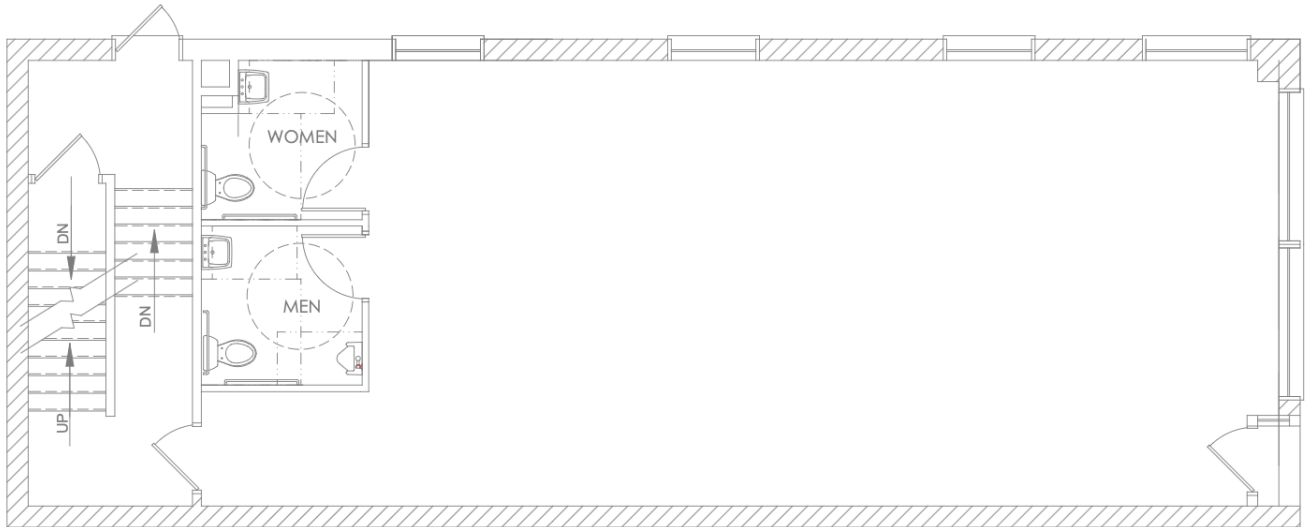
SEE A BRIGHTER WAY

# Floor plan



**SECOND FLOOR PLAN**

SCALE: 1/4" = 1' - 0"



**FIRST FLOOR PLAN**

SCALE: 1/4" = 1' - 0"



# Photos



# Trade area overview

Garfield/Friendship comprises a strip of Penn Avenue bordered by Bloomfield and East Liberty that is rejuvenating itself into a lively retail and residential pocket that in many ways illustrates the story of Pittsburgh's comeback.



## RESTAURANTS

- 1 Adda Coffee + Tea
- 2 Pizza Fiesta
- 3 Pho Minh
- 4 Everyday's A Sunday & Cafe
- 5 Soju
- 6 Bantha Tea Bar
- 7 Tasty Taquitos
- 8 Spak Brothers
- 9 Two Frays Brewery
- 10 Black Cat Market
- 11 People's Grocery
- 12 People's Indian Restaurant

## RETAIL

- 1 Arts & Crafts Botanica
- 2 K-2 Convenience Store
- 3 One Point Yoga
- 4 All Appliance Parts
- 5 PNC Atm
- 6 senselesspgh
- 7 Workshop Pgh
- 8 Family Dollar
- 9 Aldi

## ATTRACTIONS

- 1 Silver Eye Photography
- 2 The Irma Freeman Center for Imagination
- 3 Late Space
- 4 Vault Art Studio
- 5 Bunker Projects
- 6 Laura McLaughlin Gallery
- 7 Like Like Gallery
- 8 The Waldorf School



Total Population



Total Households



Average HH Income



Median Age



% some College

	Total Population	Total Households	Average HH Income	Median Age	% some College
5 minute walk time	2,223	1,098	\$51,855	35.2	75.3%
10 minute walk time	6,948	3,571	\$54,876	35.5	73.4%
15 minute walk time	13,935	7,105	\$51,922	35.9	71.6%

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