

Up to **4,256 SF**
of first-floor retail
space **for lease**
in the vibrant
Lawrenceville
neighborhood!

5305, & 5309 Butler St.
PITTSBURGH, PA 15201



INTERESTED? CONTACT US



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5305, & 5309 Butler St.

PROPERTY FEATURES

- Up to **4,256 SF** of **first-floor retail space** in a transformative **multi-family residential project** in the lively **Lawrenceville** community.
- Availabilities include the following: **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**.
- One of Lawrenceville's most active retail/entertainment destinations, 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

5305, & 5309 Butler St.

PROPERTY PHOTOS



5305, & 5309 Butler St. RETAIL MAP



HARVIE

PHOENIX
FITNESS
GYM

Swank
HAIR
STUDIO

LOLEV

P

THRIFTIQUE

ALMA MERCANTILE

1

2

3

PUSADEE'S GARDEN

IRON CITY
BOULDERS

DUCK DUCK
TATTOO STUDIO

PIZZA LUPO

MEDITERRA
BAKERY • CAFE • MARKET

LITTLE
RECORDS

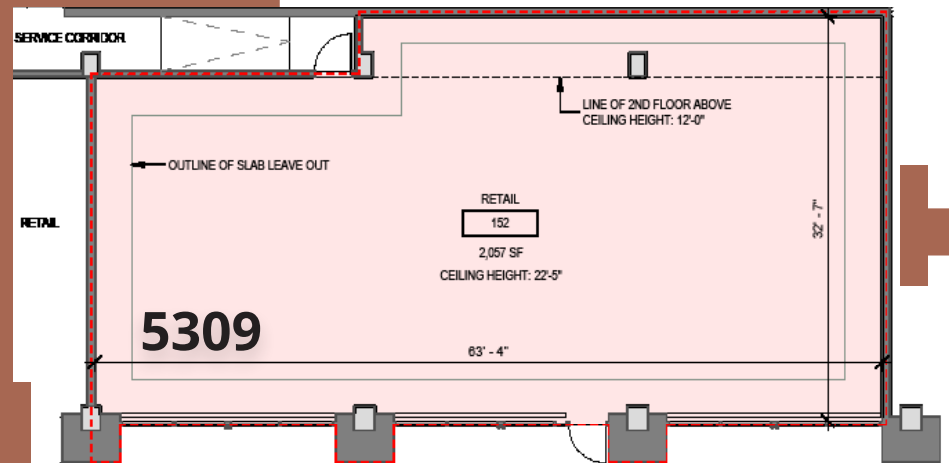
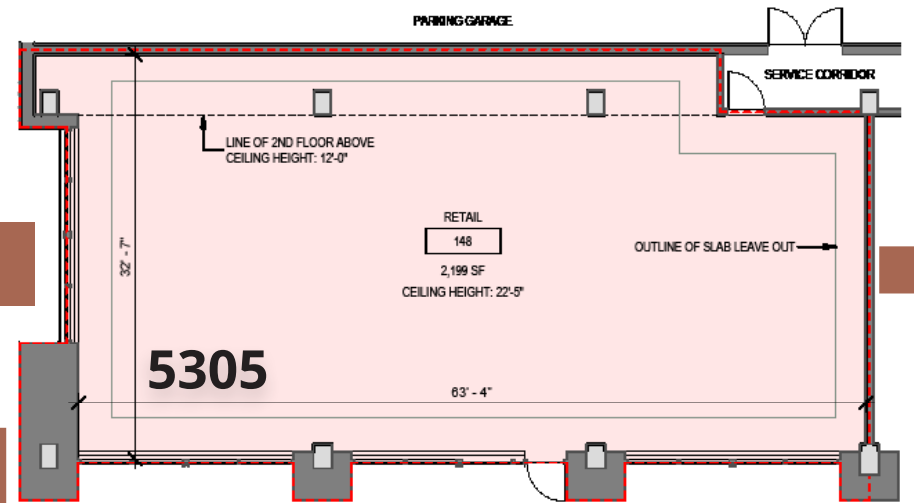
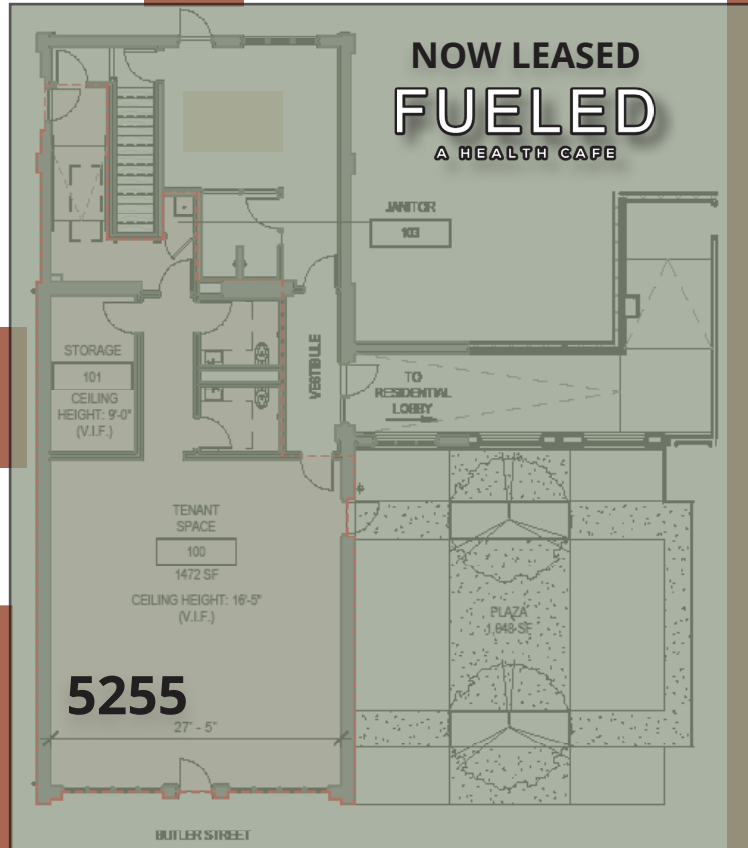
SUNOCO

LAWRENCEVILLE
petsupply

52nd St.
Market

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

5305, & 5309 Butler St. FLOOR PLANS



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



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