

INVESTMENT OPP. IN LAWRENCEVILLE

3718-3720 Butler Street,
Pittsburgh, PA 15201



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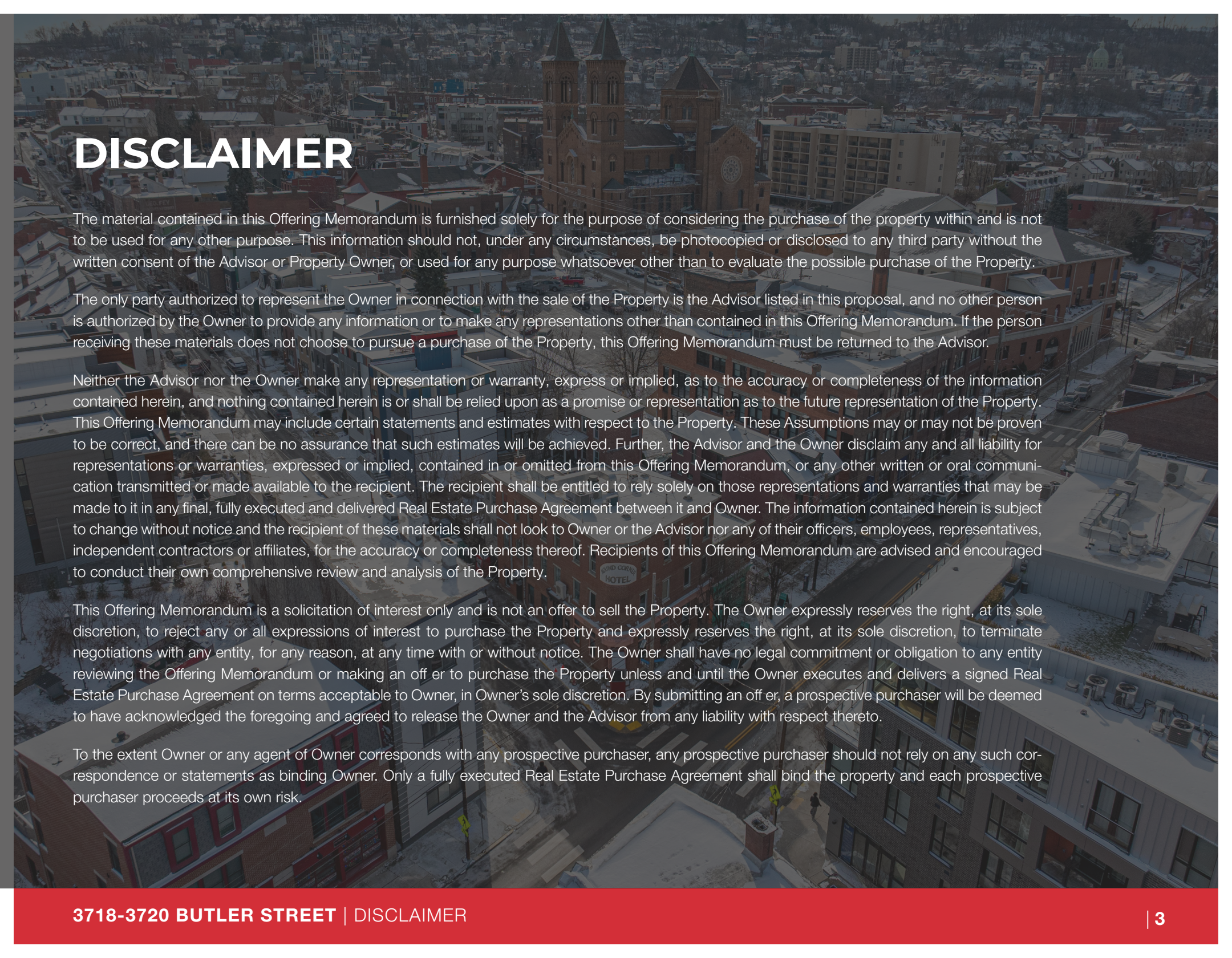
NAIBurns Scalo

Brokerage Services



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An aerial photograph of a city street, likely in a historic district. In the center background, a large, ornate church with multiple spires and a circular rose window is prominent. The surrounding area is filled with various buildings, including multi-story residential or commercial structures. The street below shows some snow or light-colored pavement. The overall tone is slightly muted, with a soft overlay for the text.

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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.



INVESTMENT HIGHLIGHTS

NAI Burns Scalo is pleased to present a unique investment opportunity at 3718–3720 Butler Street in the heart of Lawrenceville, one of Pittsburgh’s most sought-after urban neighborhoods. Positioned along Butler Street with exceptional visibility and strong traffic counts, the 4,750 SF property is fully occupied by two established restaurant tenants: Esquina Cantina and Umami Izakaya. This premier urban retail asset offers stable in-place income and an irreplaceable location within Pittsburgh’s thriving dining and entertainment corridor.

Property Summary

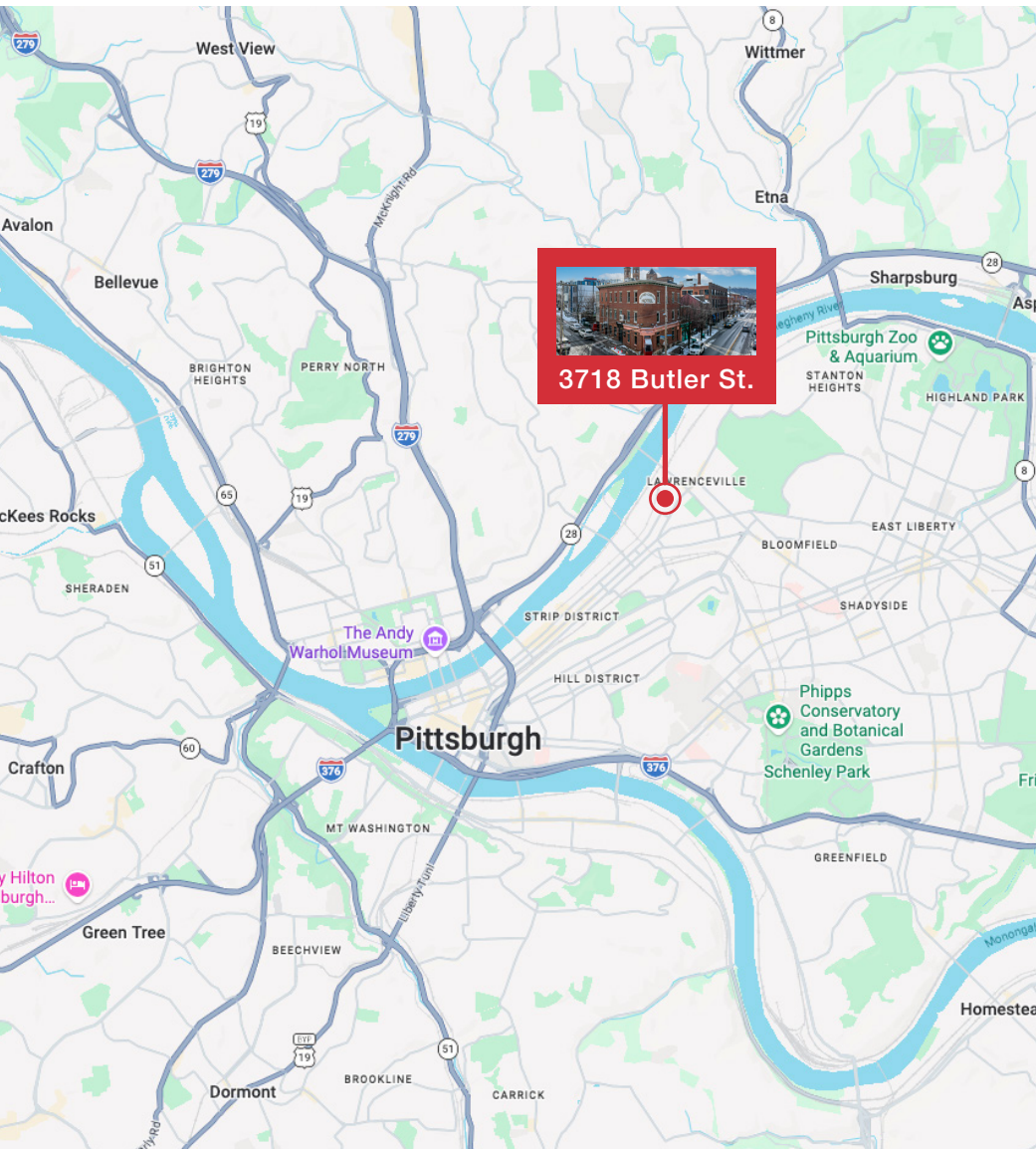
Address	3718-3720 Butler Street, Pittsburgh, PA 15201
Building Size	6,790 SF
Lot Size	0.08 Acres
Units	2

- Esquina Cantina is proposing a 10-year sale-leaseback and will be responsible for 100% of all Triple-Net (NNN) expenses for the entire building during the initial lease term.
- Esquina Cantina occupies the 1st floor including the outdoor patio & bar and Umami Izakaya restaurant occupies the 2nd & 3rd floor
- Prime Butler Street frontage in the heart of Lawrenceville, one of Pittsburgh’s most sought-after retail, dining, and entertainment destinations.
- Rare opportunity to acquire a Class A urban retail asset within a supply-constrained market characterized by strong tenant demand and limited available inventory.
- Surrounded by significant residential, mixed-use, and commercial development, providing long-term appreciation potential and a growing consumer base.

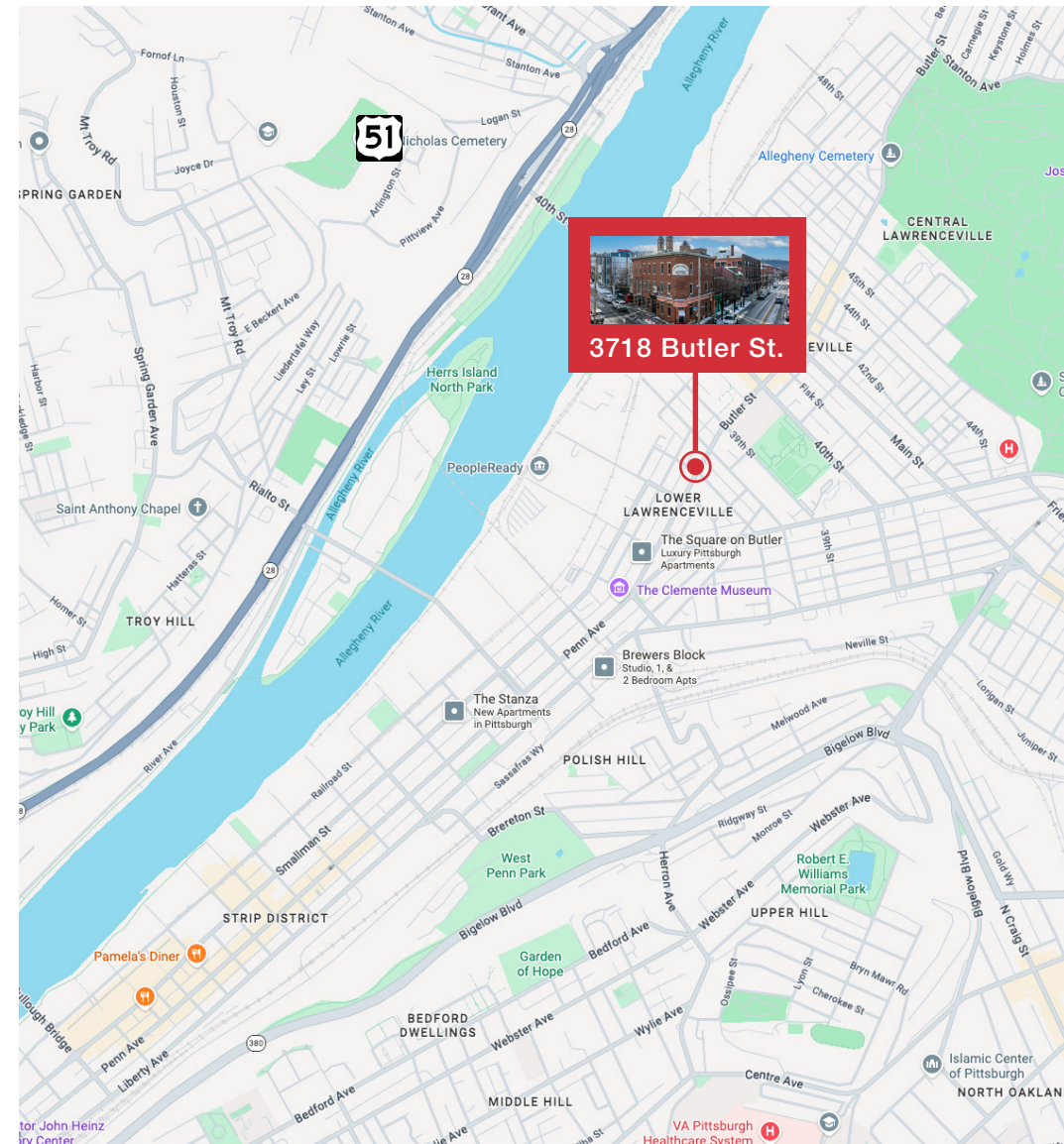
PROPERTY PHOTOS



LOCATION MAPS



3 MILES TO DOWNTOWN PITTSBURGH

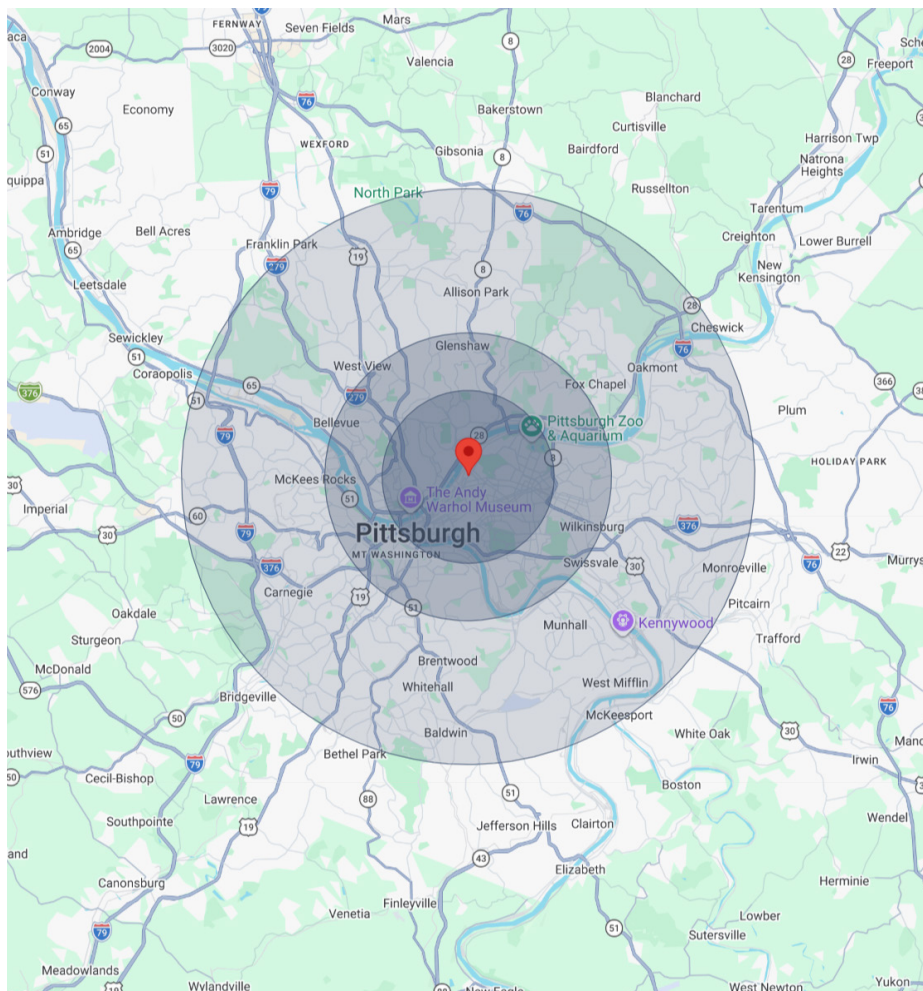


SITUATED IN THE HEART OF LAWRENCEVILLE

RETAILER MAP



DEMOGRAPHICS



Population	3 Miles	5 Miles	10 Miles
2026 Total Population	134,268	306,685	849,595
Median Age	41.7	39.9	40.2
Employees	32,653	347,524	593,438
Businesses	4,769	27,254	59,700

Household & Income	3 Miles	5 Miles	10 Miles
Total Households	59,089	135,917	380,125
# of Persons per HH	2.2	2.1	2.1
Median HH Income	\$78,822	\$75,934	\$71,553
Median Home Value	\$203,411	\$224,347	\$224,246

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