

# RESTAURANT SPACE ADJACENT TO HEINZ HALL RETAIL FOR LEASE

THE ROOSEVELT BUILDING, 6TH & PENN, PITTSBURGH, PA 15222



**2,000,000+**  
YEARLY RETAIL VISITS  
within a 500 ft radius of The Roosevelt Building  
According To Placer.ai

SPACE	3,570 SF
RENT	Call for details
DELIVERY	Available Immediately

## THE ROOSEVELT BUILDING OVERVIEW

The Roosevelt Building is a high-rise apartment building in the heart of Downtown Pittsburgh. Constructed in 1927 as The Roosevelt Hotel, it is deeply rooted in Pittsburgh's history. As of 2017, it is under new management and has undergone several significant renovation and restoration projects. The Roosevelt is located at the corner of 6th Street and Penn Avenue, in the heart of the Cultural District; surrounded by countless shops, restaurants, nightlife, and theaters.

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## PITTSBURGH'S CULTURAL DISTRICT

≈ Heart of the city's art and entertainment scene ≈

≈ Five major performing arts theaters, and other significant venues including galleries, nightclubs, and the David Lawrence Convention Center ≈

≈ "Penn Avenue Corridor" is downtown Pittsburgh's nightlife center ≈

≈ 2M Patrons annually visit the Cultural District ≈

≈ Walking distance to Pittsburgh's three professional sports teams ≈

≈ Part of the Greater Downtown Pittsburgh area, walking to all of CBD within 10 min. ≈

	0.5 MILE	1 MILE	1.5 MILE
EST POPULATION	9,579	17,958	45,811
EST HOUSEHOLDS	1,668	6,409	20,628
EST AVG HH INCOME	\$57,870	\$52,699	\$55,797
EST MEDIAN HH INCOME	\$35,477	\$30,753	\$34,484

**HANNA COMMERCIAL REAL ESTATE**  
11 STANWIX ST., SUITE 1024  
PITTSBURGH, PA 15222  
[HANNACRE.COM](http://HANNACRE.COM)

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# PHOTOS

THE ROOSEVELT BUILDING | 6TH AND PENN | PITTSBURGH, PA 15222

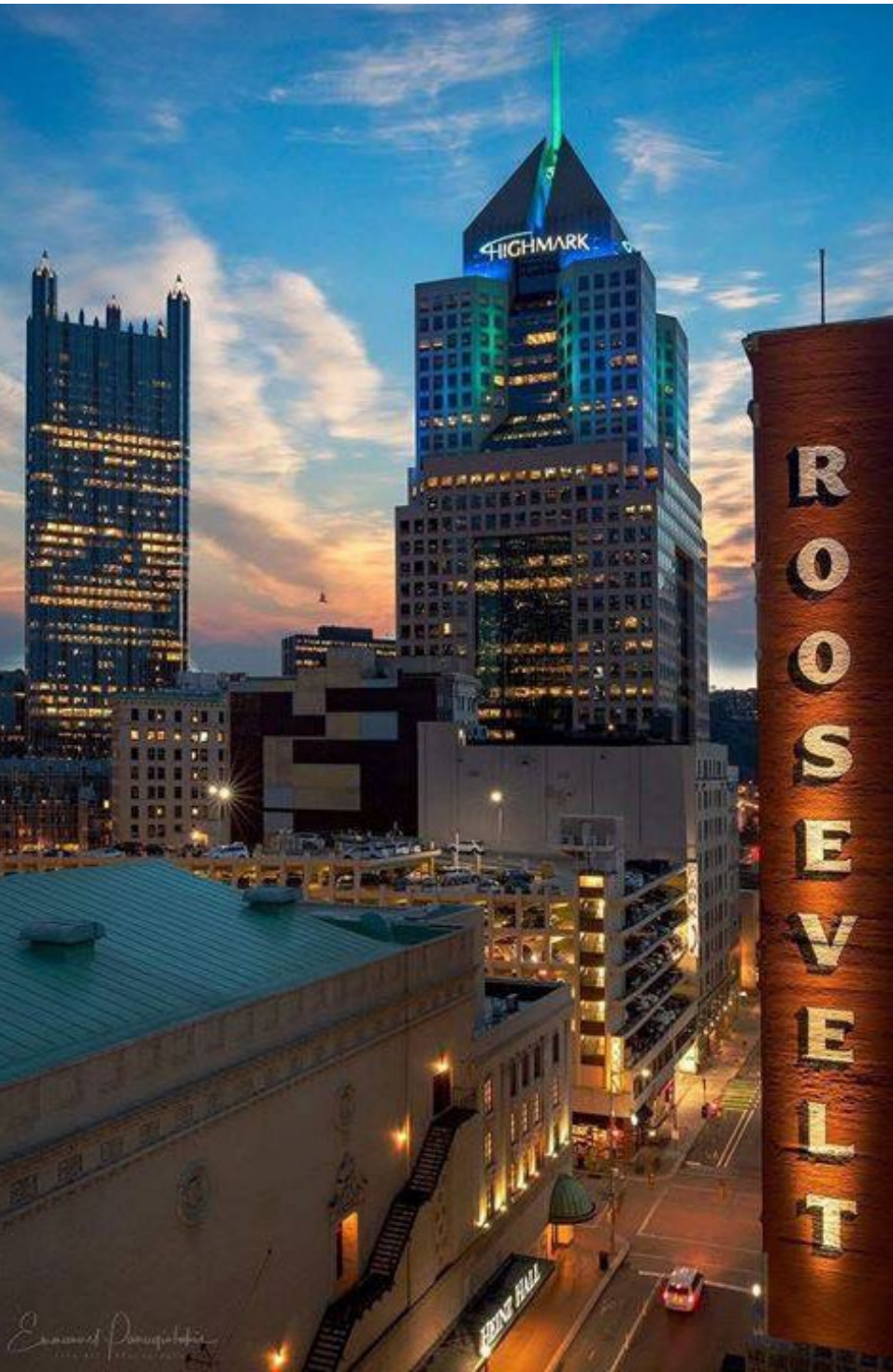
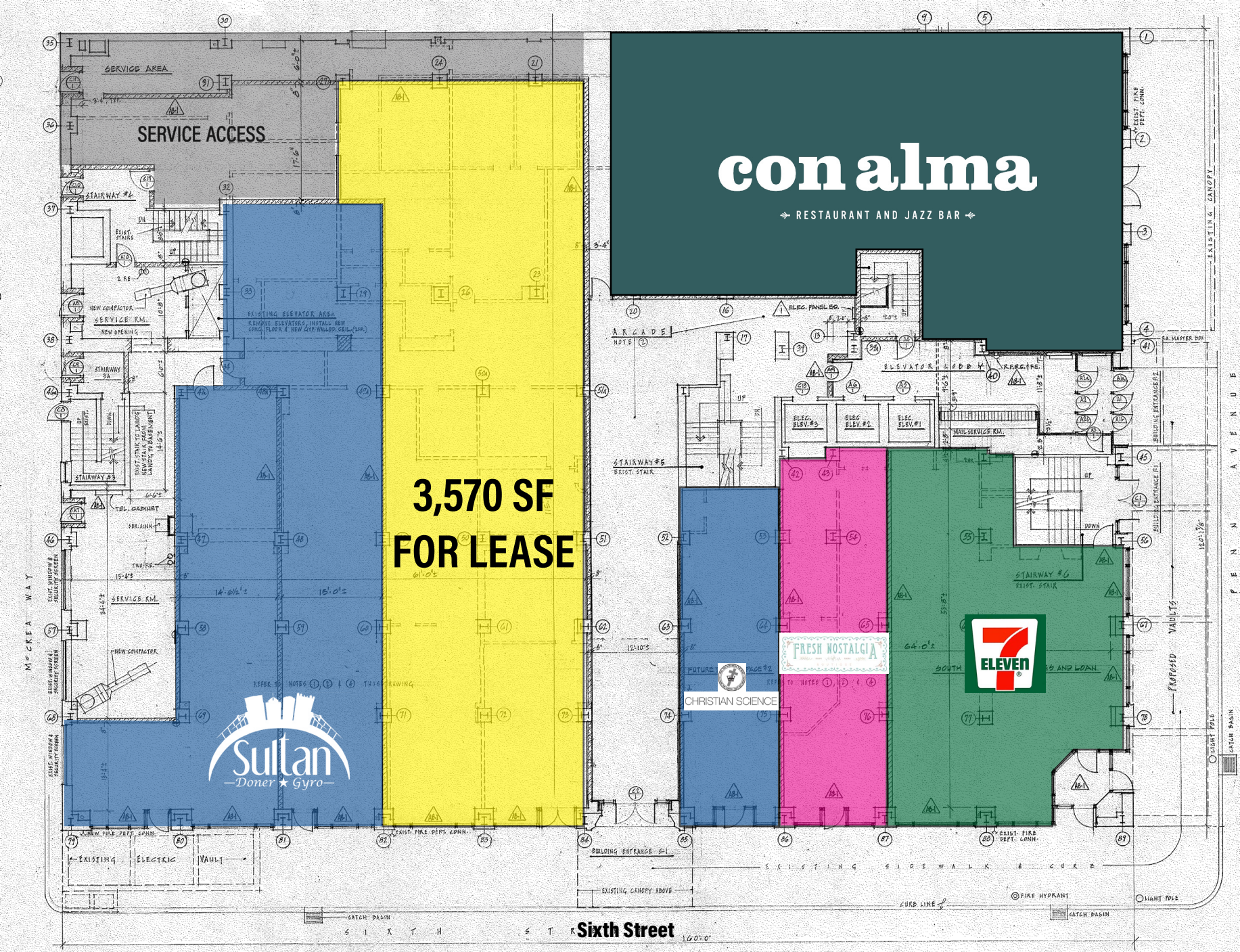




EXHIBIT A

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# MARKET AERIAL

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# CBD WALKING MAP

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