

FLEX SPACE AVAILABLE



**1045 N Canal Street, Pittsburgh, PA 15215**  
Shawn Rygelski & Colleen Steigerwalt

# 1045 N Canal Street, Pittsburgh, PA 15215

## PROPERTY INFORMATION

- Office & Retail Flex Space For Lease
- Full 6,000 SF Building Available with suites
- ranging from 1,640 to 2,104 SF
- Private 14+ space parking lot in rear
- Loading opportunities with dock & drive-in
- available
- Join the 200+ local businesses nearby
- Located in the up-and-coming neighborhood of
- Sharpsburg that has seen major recent growth



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## COMMUNITY INFORMATION



SHARPSBURG DEMOGRAPHIC SNAPSHOT: 3 MILE RADIUS	
<b>46,774</b> POPULATION	<b>\$85,005</b> AVERAGE HOUSEHOLD INCOME
<b>62,761</b> DAYTIME POPULATION	<b>\$191,910</b> MEDIAN HOME VALUE
<b>7,124</b> BUSINESSES	<b>\$1,304,376,600</b> CONSUMER SPENDING



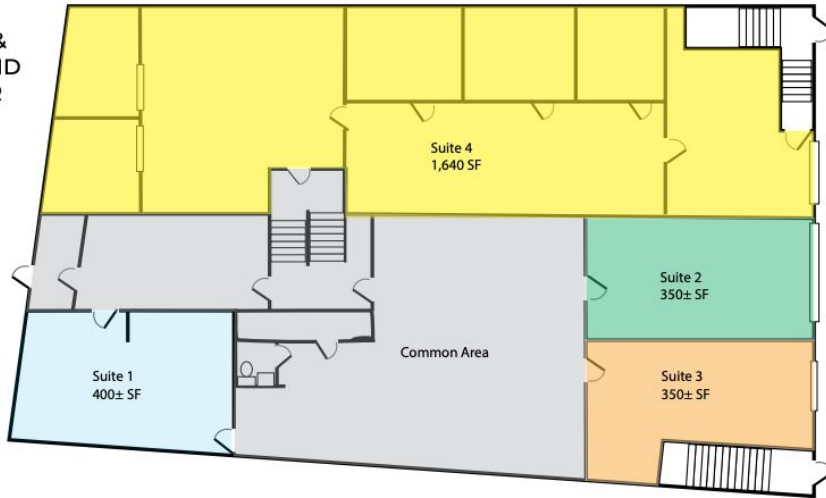
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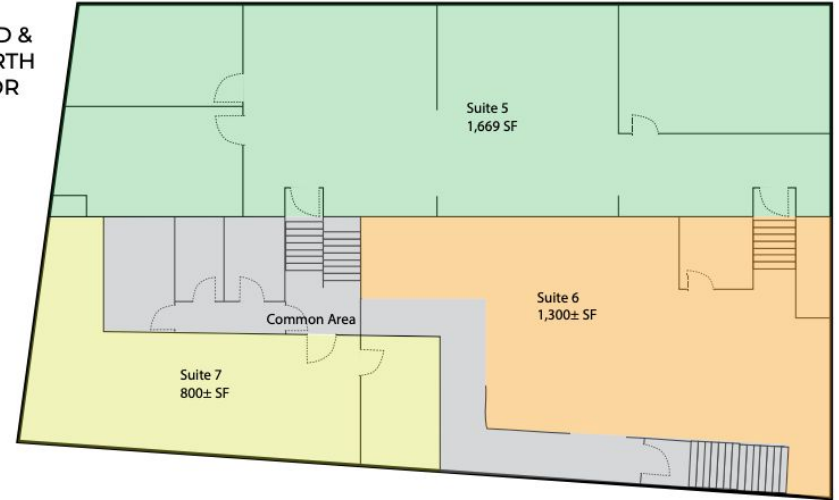


## FLOOR PLANS

FIRST &  
SECOND  
FLOOR



THIRD &  
FOURTH  
FLOOR



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Real Estate Services

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