

43 33rd

STREET

6+ ACRES
FOR SALE OR LEASE

Pittsburgh, PA 15201



SITE

LET'S CONNECT

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FORWARD-THINKING
DEVELOPMENT



4333rd

STREET

OPPORTUNITY OVERVIEW

- Strategically located in the heart of Lawrenceville, one of Pittsburgh's most vibrant, fast-growing neighborhoods.
- Unparalleled potential for commercial or mixed-use development.
- Easy access to key business districts, including the rapidly developing Strip District and Downtown Pittsburgh.
- Caters to Lawrenceville's dynamic community of residents and businesses.
- Ideal for developers or business seeking a premier location in a thriving growing area.
- Surrounded by boutique shops, restaurants, and innovative technology in the emerging "Robotics Row".
- Zoning: RIV-IMU (Riverfront Industrial Mixed-Use)
- Property will require a subdivision.
- Currently used as a secured parking facility by Aurora. 413 spaces with immediate income via short term parking lease.
- 1.2 acres of Riverfront property with 500' of frontage, and 4 barge moorings.

SITE

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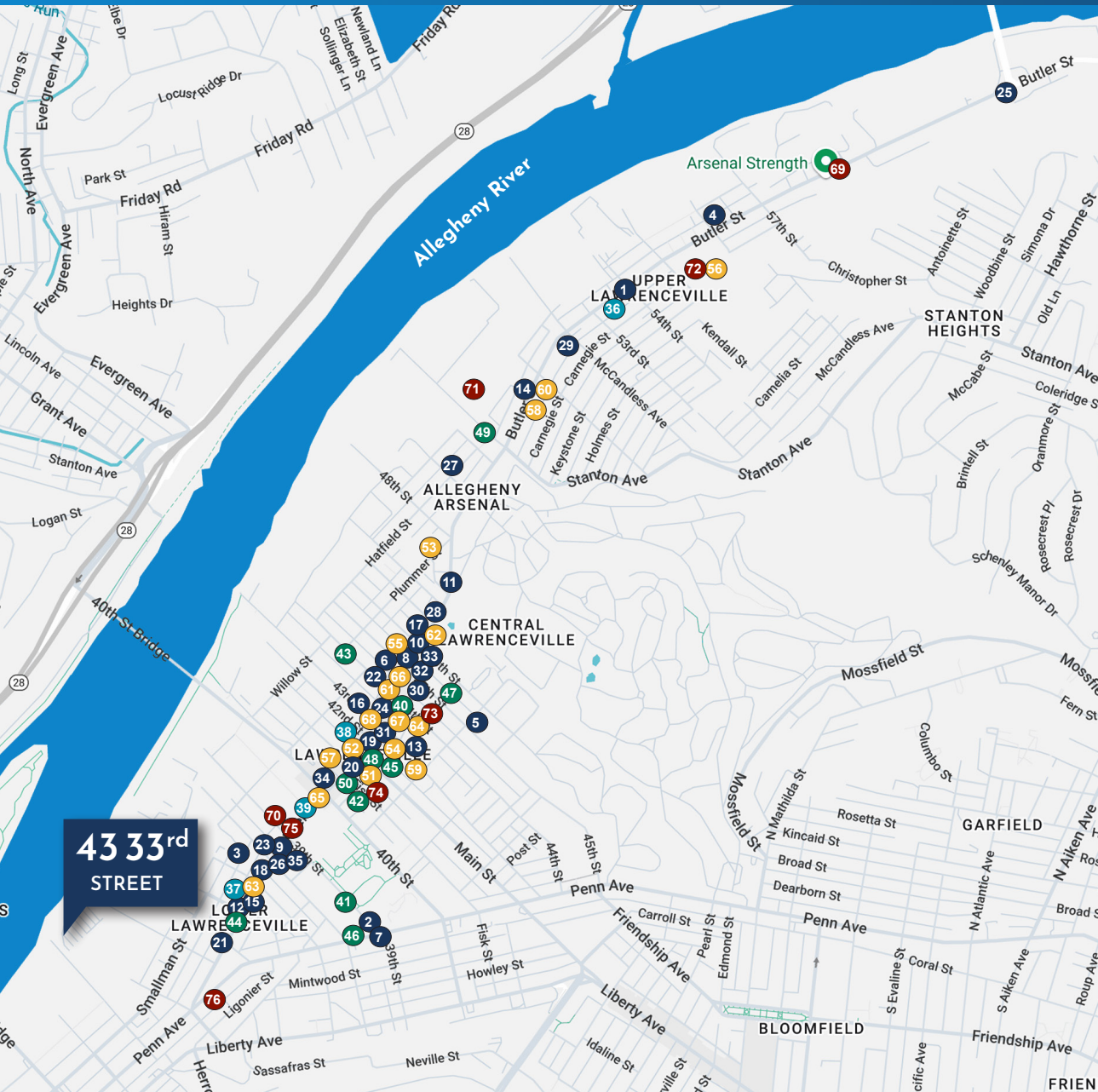
STREET

CREATE
YOUR VISION



4333rd STREET

AMENITIES MAP



**4333rd
STREET**

BARS & RESTAURANTS

- 1 Allegheny Wine Mixer
- 2 Arsenal Cider House & Wine Cellar
- 3 Eleventh Hour Brewing
- 4 Hop Farm Brewing Company
- 5 Kelly's Korner
- 6 New Amsterdam
- 7 Take A Break Bar
- 8 The Goldmark
- 9 The Nook
- 10 Banh Mi & Ti
- 11 Barb's Corner Kitchen
- 12 Burgh'ers Brewery/Restaurant
- 13 Condado Tacos
- 14 Dive Bar & Grille
- 15 Driftwood Oven
- 16 Industry Public House
- 17 La Gourmandine
- 18 Long Story Short
- 19 Merchant Oyster Co.
- 20 Mi Empanada
- 21 Morcilla
- 22 Nanban Asian Soul Food
- 23 Piccolo Forno
- 24 Pusadee's Garden
- 25 Rolling Pepperoni
- 26 Round Corner Cantina
- 27 Stinky's Bar & Grille
- 28 The Abbey on Butler Street
- 29 The Butterwood Bake Consortium
- 30 The Parlor Dim Sum
- 31 The Vandal
- 32 V3 Pizza
- 33 Walters BBQ Southern Kitchen
- 34 Wendy's
- 35 William Penn Tavern

COFFEE

- 36 Caffe D'Amore Coffeeshop
- 37 Espresso A Mano
- 38 Geppetto Cafe
- 39 Starbucks

ENTERTAINMENT

- 40 Arsenal Bowl
- 41 Arsenal Park
- 42 Belvedere's Ultra-Dive
- 43 Cattivo
- 44 Grey Box Theatre
- 45 Kickback Pinball Cafe
- 46 Kiln N Time
- 47 Mix Candle Co.
- 48 Row House Cinema
- 49 Spirit
- 50 Thunderbird Cafe & Music Hall

RETAIL

- 51 Arsenal Beer Emporium
- 52 Bierport
- 53 Busy Beaver
- 54 City Grows
- 55 Crystal Bead Bazaar
- 56 Family Dollar
- 57 Fine Wine & Good Spirits
- 58 Jones Furniture Designs
- 59 Lawrenceville Market House
- 60 Lawrenceville Pet Supply
- 61 Mello and Sons
- 62 No. 14
- 63 Phonix Boutique
- 64 Pittsburgh Furniture Company
- 65 Rite Aid
- 66 Vestis
- 67 Wagner Quality Shoes
- 68 Wildcard

FITNESS

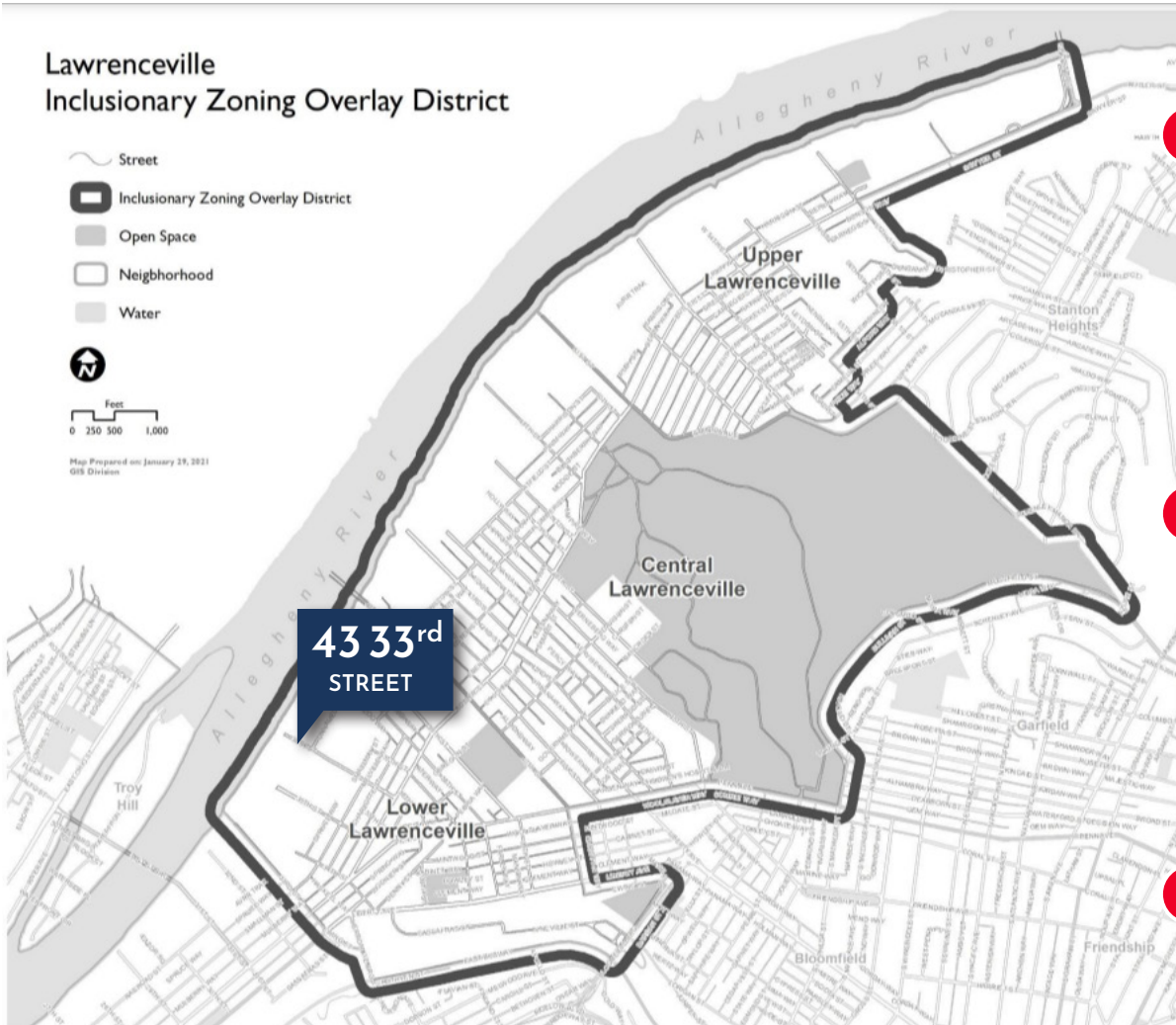
- 69 Arsenal Strength - Crossfit
- 70 Body by Jay Fitness
- 71 Iron City Boulders
- 72 Pittsburgh Fitness Project
- 73 Raise Fitness
- 74 Steel House Cycle
- 75 STRIDE Fitness
- 76 Yoga Factory Pittsburgh

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LAWRENCEVILLE INCLUSIONARY ZONING OVERLAY DISTRICT

Lawrenceville Inclusionary Zoning Overlay District

- Street
 - Inclusionary Zoning Overlay District
 - Open Space
 - Neighborhood
 - Water
- Map Prepared on January 18, 2021
GIS Division



Every new construction, substantial rehabilitation, or conversion/reuse project with 20 or more residential units for sale or for rent will require 10% of the developed units to be affordable.

A developer can put affordable units on another site, as long as 12% of the units must be affordable and they are located no more than 0.25 mile from original site.

Affordable rent guidelines require that a household's income does not exceed 50% of the Area Median Income (AMI). For homeownership, the household's income must not exceed 80% of AMI.

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STREET

HISTORIC OVERVIEW

OLD PITTSBURGH CHARM MEETS MODERN EDGE



Top 10

**Coollest
Neighborhoods
in America**

*Ranked by Lonely Planet,
Hot 'Hoods in the US*



Top 14

**Coollest Hipster
Neighborhoods
in America**

Ranked by Trip Advisor



#4 of 76

**Best Neighborhoods
for Young
Professionals**

Ranked by Niche, 2022 Best Places

43 33rd STREET

LOCATION OVERVIEW

LAWRENCEVILLE: A GROWING COMMUNITY



WALKABLE, AUTHENTIC, VIBRANT AND ENERGIZED

Lawrenceville continues to be a growing community, with expansions in residential developments, commercial projects, small businesses and neighborhood activity and events.

BUTLER STREET BUSINESS DISTRICT



Since the early 2000s, Butler Street has become a center for arts, dining, and music, with many local businesses including bars, restaurants, breweries, and specialty shops. It is named for the city of Butler, Pennsylvania, whose namesake was Maj. Gen. Richard Butler of the Continental Army. There are multiple independent boutiques, featuring fashion, furniture as well as many of the region's top-rated restaurants, bars and breweries.



Located less than **3 miles** from Downtown Pittsburgh, and right next door to The Strip District and Bloomfield.



Approximately **11,100** residents call Lawrenceville home and 14.2% of residents have lived in their current dwelling for at least 35 years.



Lawrenceville is home to over **20** Sustainable Pittsburgh Restaurants working to support environmentally friendly practices.



Endless entertainment with over **62** different bars and restaurants are located within Lawrenceville's 2.5-mile small business district.

RECREATION

Lawrenceville is home to two of the City's most beautiful parks—Arsenal and Leslie. Arsenal consists of 20 acres complete with baseball fields, tennis courts, a playground and basketball courts. Arsenal also hosts a seasonal Farmer's Market as well as Cinema in the Park. It was originally named after the Allegheny Arsenal which store 80,000 small arms at one point in the 1800s. Leslie is a small park located on 46th Street above Butler street and it boasts a baseball field and smaller playground.



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LOCATION OVERVIEW

LIVING HERE

Long-term residents, newcomers and out of town visitors can hardly contain their enthusiasm for Lawrenceville. Having gone through a renaissance in the past 10 years, the neighborhood went from unknown to a true mecca of culture, dining, shopping and entertainment. With a village feel, Lawrenceville is walkable, safe, friendly and surrounded by a rich history that has been carefully preserved as the community has evolved.

Large enough to be comprised of three city neighborhoods (Lower, Central, and Upper), Lawrenceville is barely a mile from Downtown Pittsburgh and runs from the eastern edge of the Strip District along the banks of the Allegheny River, almost to the western border of Highland Park. Approximately 11,000 people call Lawrenceville's 2.5 square miles home.

Lawrenceville has a combination of modern and historic housing, convenient access to several neighborhood business districts, and easy access to work in Downtown and Oakland, the two largest employment centers in the region. Some of the nation's top educational institutions and employers also call Lawrenceville home, including Carnegie Mellon University's National Robotics Engineering Consortium, and Children's Hospital of Pittsburgh of UPMC campus.

The Butler Street business district has become a regional destination - boasting a single screen movie theatre, pinball café, and bowling alley all within two blocks.



ENTREPRENEURIAL ENERGY MEETS MODERN EDGE WHILE
BEING WALKABLE, FRIENDLY AND UNDENIABLY HISTORIC

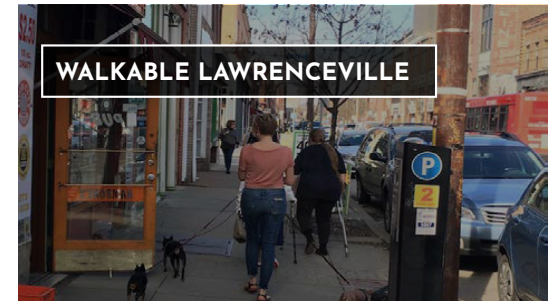
LAWRENCEVILLE ART



BEAUTIFUL HOMES



WALKABLE LAWRENCEVILLE



THE ROW HOUSE



4333rd

STREET

LOCATION OVERVIEW

LAWRENCEVILLE HIGHLIGHTS

62

BARS & RESTAURANTS

43

COFFEE & SPECIALTY RETAIL STORES

160k SF

STRIP DISTRICT TERMINAL MARKET - 2 MILES FROM LAWRENCEVILLE

9 COMPANIES

ROBOTICS/AI FIRMS IN LAWRENCEVILLE & THE STRIP

6

BUS ROUTES THAT SERVE LAWRENCEVILLE

2 PARKS

ARSENAL & LESLIE, CONSISTING OF 20 ACRES

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