

FOR SALE - PRIME OFFICE / RETAIL INVESTMENT OPPORTUNITY

810 PENN AVENUE, PITTSBURGH, PA 15222

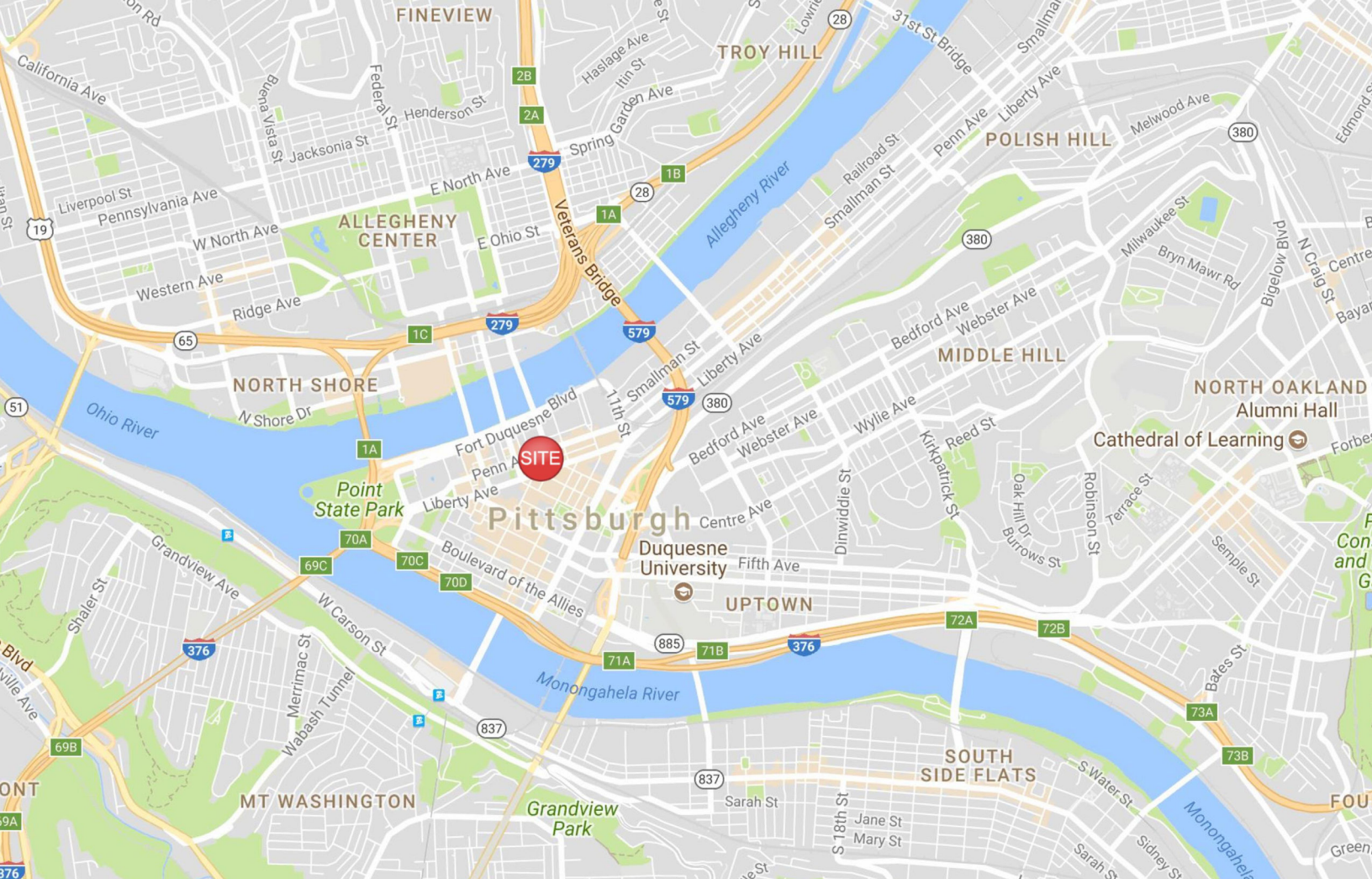


48,000 SF

Office over Retail

90% Occupancy with
many long time tenants

- Year 1 projected NOI of \$376,723
- 2 passenger elevators; 1 freight elevator
- Majority of tenant spaces have undergone extensive renovations (2013 - 2015)
- Two multi-floor tenants have interior stair cases
- Located in the heart of Pittsburgh's famed Cultural District; directly across the street from proposed 185 unit condo project



Demographics

	<u>1 Mile</u>	<u>2 Miles</u>	<u>3 Miles</u>	<u>5 Miles</u>
2017 Estimated Population	17,624	68,861	152,567	381,933
2017 Estimated Households	7,038	32,314	68,302	177,083
2017 Est. Average Household Income	\$70,446	\$60,855	\$57,608	\$72,102
2017 Est. Total Housing Units	8,222	37,873	78,244	196,065
2017 Est. Total Employees	127,708	187,729	277,748	363,991

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