

7505-07 Rosemary Road

PITTSBURGH, PA 15221



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Executive Summary

Colliers is pleased to present the opportunity to acquire Briarcliff, a well-maintained duplex located in the desirable Point Breeze neighborhood at **7505-07 Rosemary Road, Pittsburgh, PA 15221**.

Nestled on a quiet, tree-lined street, Briarcliff offers two spacious 2bd/1ba units featuring fully equipped kitchens, basement laundry, and a blend of original wood flooring and carpeted bedrooms. The property also includes two convenient off-street parking spaces at the front. Recent improvements include a new roof and gutters, enhancing the property's overall condition and reducing future maintenance costs. Residents enjoy close proximity to Pittsburgh's historic Frick Park, with easy access to the Parkway and public transportation.

Point Breeze is a charming, primarily residential neighborhood in Pittsburgh known for its walkability, diverse architectural styles, and abundance of green space. Home to a strong rental market and a range of housing options, Point Breeze also features a quaint business district with local eateries and a welcoming, tight-knit community. The neighborhood includes portions of Frick Park and major employment hubs such as Rockwell Park and Bakery Square, making it an attractive location for both residents and investors.



Investment Highlights



URBAN AMENITIES WITH A SUBURBAN FEEL:

Regarded as one of Pittsburgh's best neighborhoods to live in, Point Breeze offers residents a dense suburban feel while maintaining all the features of an urban location. Public transportation is readily accessible with many walkable restaurants, cafe's, and bars. The proximity to major employment hubs such as Bakery Square, Rockwell Park, and Carnegie Mellon University make it highly desirable.



UNDERSUPPLIED RENTAL MARKET:

Point Breeze benefits from a limited pipeline of new multifamily supply being a primarily residential neighborhood where residents on average own their own homes, ensuring strong occupancy rates and rent growth potential. With high barriers to entry for new development and increasing demand from young professionals, well-located properties in this submarket continue to outperform.



PROXIMITY TO PITTSBURGH'S LARGEST PARK:

Located less than 500 feet from the East Gate of the Hawthorne Trail, Briarcliff offers direct access to Frick Park. Spanning 644 acres, Pittsburgh's largest regional park features wooded trails, valleys, and amenities like sports courts, picnic areas, and the Frick Environmental Center, a hub for outdoor education. Popular for hiking, biking, and running, the park offers something for everyone.

Pittsburgh, PA

LOCATION & MARKET OVERVIEW

Over the past few decades, Pittsburgh's metropolitan area, home to about 1.7 million people, has emerged as a global hub for healthcare, life sciences, technology, and robotics. The city is anchored by leading institutions like the University of Pittsburgh Medical Center and Carnegie Mellon University, a powerhouse in research and innovation.

The region also hosts the nation's eighth-largest bank, nine Fortune 500 companies, and six top-tier U.S. law firms. Major employers like BNY Mellon, RAND, FedEx, and Bayer further cement its status as one of the top U.S. metros for job growth.

Pittsburgh is a **key secondary** real estate market within a dynamic group of Midwestern U.S. cities, offering **strong liquidity, a large and diversified economy, and global brand recognition.**

Pittsburgh is home to over 30 colleges and universities, including top-ranked institutions like the University of Pittsburgh, Carnegie Mellon, and Duquesne, fostering a skilled workforce of 234,000 students.



In 2024, Pittsburgh had 6,800 life sciences jobs, with an average salary of \$80,913. Since 2008, the region has added 24,378 jobs, secured \$4B in investments, and received \$715M in NIH grants.

Pittsburgh's fast-growing tech sector has drawn billions in private investment, largely driven by AI and technologies developed at Carnegie Mellon University and the University of Pittsburgh.



Employment Accolades

Pittsburgh offers a wide range of employment opportunities across high-paying and fast-growing industries, including healthcare, life sciences, technology, energy, financial services, and advanced manufacturing. This diverse economic base supports steady job growth and competitive wages throughout the region. In 2023, the Current Employment Statistics (CES) recorded 174,500 jobs in the Pittsburgh Metropolitan Statistical Area (MSA), while average weekly wages in Allegheny County surpassed \$1,400, reflecting the area's strong labor market. By August 2024, the unemployment rate had declined to just 3.4%, supported by a civilian labor force of 1,212,000, signaling a healthy and resilient regional economy.

PITTSBURGH-BASED COMPANIES:



LEADING REGIONAL EMPLOYERS (By employee count)



RECENT CITY ACHIEVEMENTS

CLIMATE RESILIENCY

USA Today ranked Pittsburgh #6 out of 96 of the U.S.'s most populous and climate-resilient cities.

COST OF LIVING

Smart Asset placed Pittsburgh in the top 25 "most liveable cities" in the United States.

JOB OPPORTUNITIES

LinkedIn listed Pittsburgh as #7 on a list of 15 best U.S. cities to launch a career in.

ATTRACTING TALENT

Niche named Pittsburgh #14 on a list of 229 best cities in America for young professionals.

Point Breeze

NEIGHBORHOOD

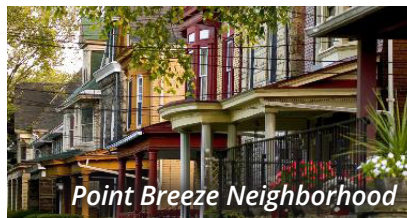
Point Breeze is a charming and welcoming neighborhood in **Pittsburgh's East End**, known for its tree-lined streets, historic architecture, and strong sense of community. It offers a rare mix of urban convenience and suburban calm, making it popular with families, retirees, and young professionals. Once home to industrialist Henry Clay Frick, the neighborhood still reflects its historic roots through landmarks like Clayton and the Frick Art & Historical Center.

Green spaces are central to life in Point Breeze, with easy access to Westinghouse Park, Mellon Park, and the expansive Frick Park, which features trails, tennis and pickleball courts, a dog park, and environmental programs. A small business district includes local favorites like Point Brugge Café and Pino, while strong public and private school options make the area especially family-friendly. Community events hosted by the Point Breeze Organization add to the neighborhood's close-knit, vibrant feel.

Though it lacks a single main street, Point Breeze is well-served by major roads such as Penn, Forbes, Fifth, and Beechwood. Public transit via Port Authority buses and quick access to the Parkway East make commuting easy. The neighborhood is known for its walkability, bike-friendly streets, and safe, accessible layout.



Westinghouse Park



Point Breeze Neighborhood



Henry Clay Frick's "Clayton"



The Frick Pittsburgh



MLK East Busway



Point Brugge Café

Regional Healthcare

01

UPMC Children's Hospital ranks nationally in 11 pediatric specialties.

02

UPMC Shadyside is the #1 ranked hospital in Pittsburgh and PA.

03

Newsweek named 3 Pittsburgh hospitals to the Top 400 list 2024-25.



UPMC CHILDREN'S HOSPITAL OF PITTSBURGH:

Located in the Lawrenceville neighborhood, UPMC Children's Hospital is a top pediatric healthcare facility known for its specialized, family-centered care. As part of the UPMC network, it offers everything from routine checkups to advanced treatments. The hospital includes pediatric intensive care, child life therapy, and rehabilitation services, providing comprehensive support for patients and families. In partnership with the University of Pittsburgh, it also leads in medical research and innovation. With expert teams in cardiology, oncology, neurology, and orthopedics, it remains a trusted destination for high-quality pediatric care.

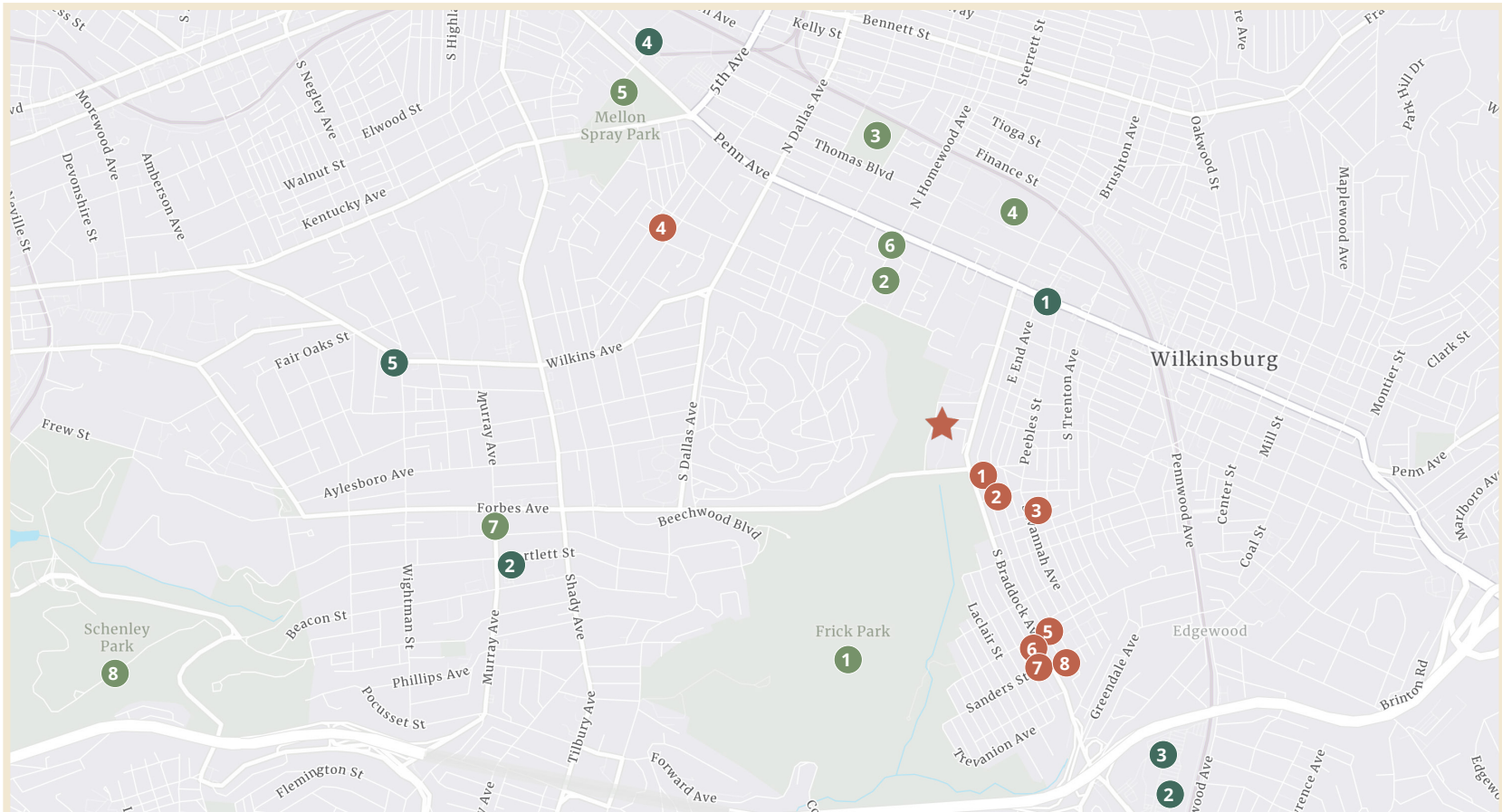
WEST PENN HOSPITAL:

Located in Pittsburgh, West Penn Hospital is a leading facility within the Allegheny Health Network, known for its patient-centered care. Specializing in cardiology, oncology, and orthopedics, it offers a wide range of services for both routine and complex needs. With advanced facilities and expert staff, West Penn delivers high-quality care while also supporting community health through outreach programs, wellness initiatives, and education. Its focus on innovation, treatment, and public service makes it a trusted healthcare provider in the region.



Point Breeze

RETAIL & AMENITIES



RESTAURANTS

- | | |
|--------------------------|---------------------|
| 1 Park Pizza & Ice Cream | 5 Famous Cafe |
| 2 Dive Bar & Grille | 6 Frick Park Tavern |
| 3 Biddle's Escape | 7 Hemlock House |
| 4 Point Brugge Cafe | 8 Rockaway Pizzeria |

RETAIL

- | | |
|-------------------------|-------|
| 1 Walgreens | 5 CVS |
| 2 Giant Eagle | |
| 3 Edgewood Towne Center | |
| 4 Bakery Square | |

AMENITIES

- | | |
|---------------------|-----------------|
| 1 Frick Park | 5 Mellon Park |
| 2 The Frick | 6 "Clayton" |
| 3 Westinghouse Park | 7 Manor Theatre |
| 4 ASCEND | 8 Schenley Park |

Property Photos



2 off-street parking spaces



Fully furnished kitchen

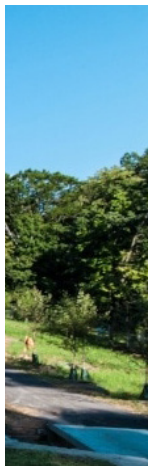
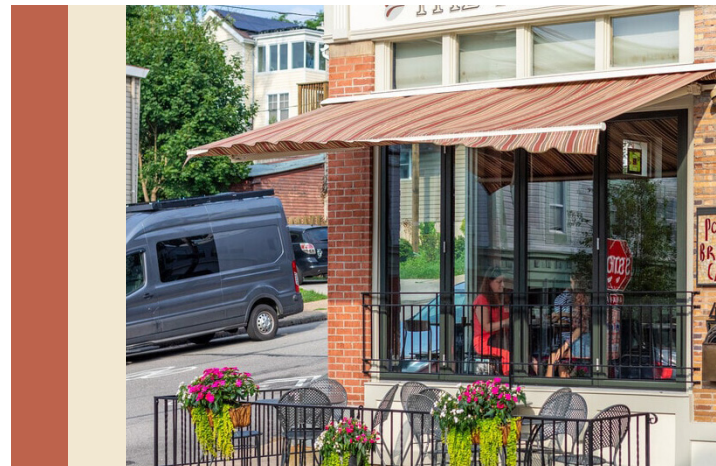


Private backyard area

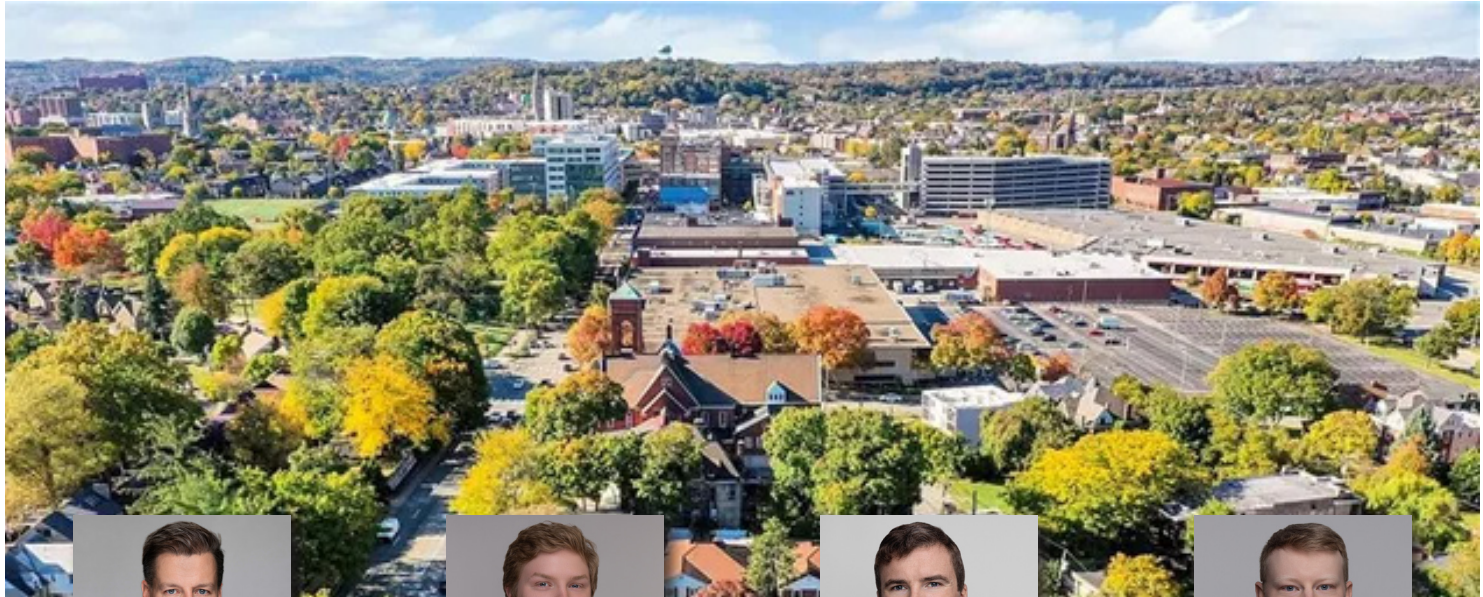


Basement washer/dryer setup

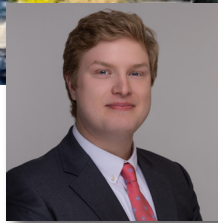
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rent roll, revenue, and expenses.**



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POINT BREEZE: THE #1 NEIGHBORHOOD TO LIVE IN PITTSBURGH

- Niche