



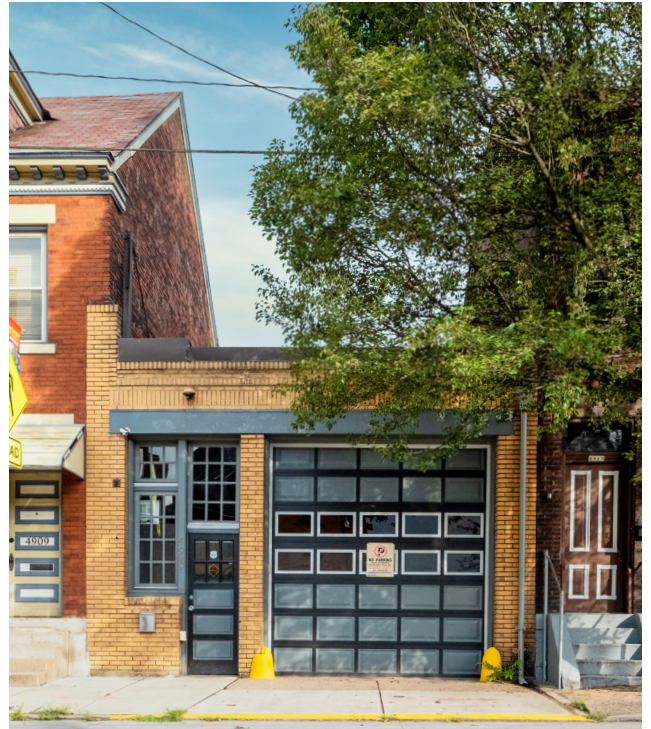
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LAWRENCEVILLE NEIGHBORHOOD

RETAIL OR FLEX SPACE

4911 Butler Street, Pittsburgh PA 15201



3,200 SF

Open layout + high ceilings
allow for flexible buildout!



LIST OF POTENTIAL USES

- Art or Music Studio
- Recreation & Entertainment
- Retail Sales & Services
- Childcare Facility
- Fitness Center or Gym
- Community Center
- Office or Coworking Space
- Grocery Store (Special Exception)
- Club (Special Exception)

Located in trendy,
walkable
neighborhood.

This opportunity offers incredible upside potential: offering 3,200 sq. ft. of space zoned for a range of potential uses, 4911 Butler Street provides tenants with the opportunity to capitalize on a well positioned property in a busy, highly desirable location surrounded by local businesses and residential.

1-Mile Demographics

Avg. Annual Retail Spending per HH	Average HH Income	Surrounding Population
\$29,369	\$106,811	15,522

Property Features

- Open layout
- High ceilings
- Garage door
- Exterior signage
- Street frontage
- In-suite restroom
- Concrete floors
- Brick facade



NEARBY HOT SPOTS



SPIRIT PGH

One of Pittsburgh's most popular music, event and nightlife venues.



COVEN BREWING

A casual brewery and community space with weekly events.



MEDITERRA CAFE

A cafe and market selling a variety of beverages, dry goods, and spreads.



IDEAL LOCATION

For businesses targeting young/affluent/educated demographics.



THE NEIGHBORHOOD

Lawrenceville is one of Pittsburgh's largest neighborhoods, freshly populated with eclectic, qualitative array of eateries, small businesses, coffee houses, and bars that have made a home in the area following its urban revival over the past decade. Join a growing number of companies in this established retail district!

