



Demographics

	1-Mile	3-Mile	5-Mile
Population	14,210	171,542	374,979
Average Household Income	\$46,576	\$58,256	\$64,337

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THE HUB at 3 Crossings

2645 Railroad Street, Strip District, Pittsburgh, PA 15222



Building Highlights

- **Proposed Fitness Center**
6,500 SF Available
- **Proposed Restaurant**
6,029 SF Available
(Can sub-divide to 2,503 SF and 3,526 SF)
- The HUB features a total of 12,529 SF of retail space, 578 parking spaces and 66 bike parking spaces

Property Highlights

- 3 Crossings is a large-scale, multi-use residential, office, and retail development complex that reconnects the Strip District neighborhood to the natural amenities of a revitalized riverfront and Pittsburgh's Three Rivers
- Prime location at the former Pitt Ohio Terminal facility in the Strip District - a fast growing part of the Strip District which features new office buildings, retail development, and luxury condos
- Adjacent to the Cinderlands Beer Co. (coming soon)
- Ideal uses will include restaurant and service uses



FOOD/BEVERAGE			RETAIL	FITNESS
1. ART'S TAVERN	13. JOSEPH LABRIOLA SAUSAGE	22. MY SWEET LILY	1. ALBERTS GIFTS	1. ACHIEVE A-NU-YU
2. BAR MARCO	14. KAYA	23. CINDERLANDS BEER CO.	2. PITTSBURGH POPCORN COMPANY	2. THE CAMP TRANSFORMATION CENTER
3. BELLA NOTTE	15. KELLY O'S	24. PAMELA'S DINER	3. BW WHOLESALE FLORIST	3. PANTHRO FITNESS
4. CAFÉ RAYMOND	16. KLAVONS ICE CREAM	25. PEACE, LOVE, AND LITTLE DONUTS	4. GUARDIAN STORAGE	4. STOUT TRAINING
5. CASA REYNA	17. LITTLE BANGKOK	26. PENN AVENUE FISH	5. HEARTLAND COFFEE	5. CROSSFIT IRON CITY
6. CAVO	18. LUKE WHOLEY'S	27. PENNSYLVANIA MACARONI COMPANY	6. HAIR BY DESIGN	6. MERAKI STUDIO
7. CHICKEN LATINO	19. MAGGIE'S FARM RUM DISTILLERY	28. PHO VAN	7. HENS & CHICKS	7. YOGA FACTORY
8. CIOPPINO	20. MANY MORE ASIAN MARKET	29. PITTSBURGH WINERY	8. PERLORA LEATHER	
9. DELUCA'S	21. MULLANEY'S HARP & FIDDLE	30. OSTERIA 2350	9. THE DOG STOP	
10. D'ANOIA'S EATERY			10. MON AIMEE CHOCOLATE	
11. EDGAR TACOS			11. ZERRER'S ANTIQUES	
12. ENRICO BISCOTTI				