

6009 Penn Avenue - East Liberty

Pittsburgh, PA 15206

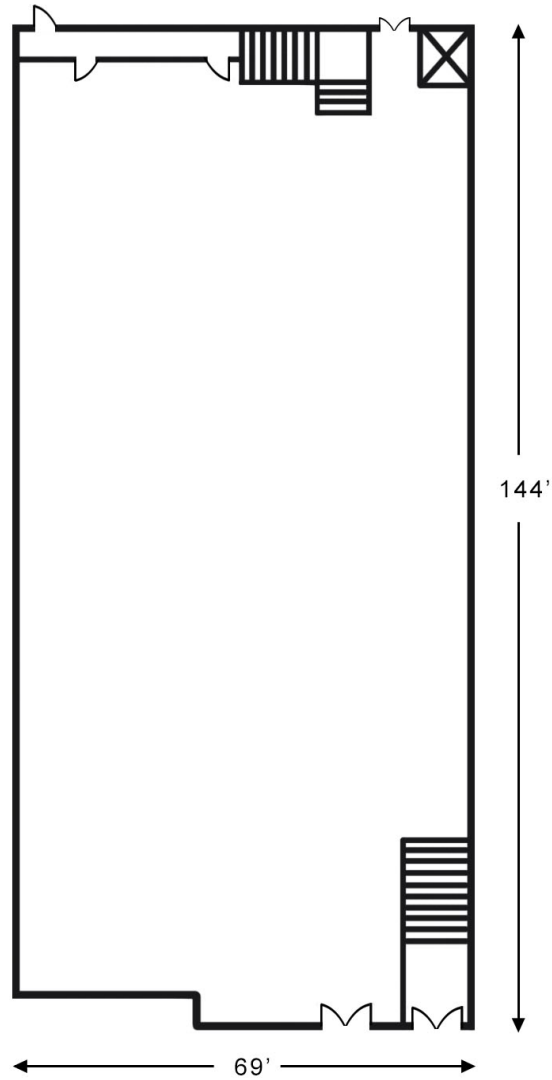


Available **Premises**

- 9,500 SF (former Dollar Tree)

Property **Highlights**

- Ideally located one block from Target and Eastside on Penn Avenue and the rapidly growing and thriving East Liberty neighborhood.
- Penn Avenue is the heart of Pittsburgh's East End, within two miles of top hospitals and major universities including UPMC Health Network, Carnegie Mellon University, Chatham University and the University of Pittsburgh.



| AREA AVERAGE DAILY TRAFFIC | | | |
|--|-----------|----------|----------|
| Penn Avenue | 14,533 | | |
| DEMOGRAPHICS | | | |
| | 1-MILE | 3-MILES | 5-MILES |
| Population: | 34,726 | 176,859 | 334,370 |
| Avg. HH Income: | \$92,399 | \$87,013 | \$84,461 |
| NET CHARGES | | | |
| Total Net Charges | \$1.95/SF | | |
| (Taxes - \$1.11/SF; Insur - \$0.84/SF) | | | |



East End Retail

- 1 Giant Eagle Market District
- 2 Aldi's
- 3 Rite Aid
- 4 Whole Foods
- 5 Walgreens
- 6 Giant Eagle
- 7 Target
- 8 CVS
- 9 The Home Depot
- 10 Spoon
- 11 BRGR
- 12 Panera Bread
- 13 The Village at Eastside
- 14 Bakery Square
- 15 Walnut Street Retail
- 16 The Junction of Bloomfield

East End Residential

- 1 **Morrow Park Apartments**
213 Residential Units
- 2 **Penn at Walnut on Highland**
78 Residential Units
16,000 SF Retail
- 3 **Eastside III**
364 Residential Units
43,000 SF Retail
- 4 **Bakery Square 2.0**
400 Residential Units
- 5 **CODA on Centre**
175 Residential Units

East End Hospitality

- 1 **HYATT House**
128 Rooms
- 2 **Family House**
136 Rooms
- 3 **Ace Hotel**
63 Rooms

East End Health Care

- 1 **UPMC Shadyside Hospital**
- 2 **Hillman Cancer Center**
- 3 **West Penn Hospital**
- 4 **Children's Hospital of Pittsburgh of UPMC**

East End Office and Retail

- 1 **Bakery Square 2.0**
400,000 SF Office
- 2 **Aldi**
Office Space
- 3 **East Liberty Centre**
60,000 SF Office/20,000 SF Retail
- 4 **Schoolhouse Electric and Supply Co.**
63,000 SF Retail

For more information please contact:

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