

OXFORD

REALTY SERVICES, INC.

FOR LEASE

Real Estate Brokerage Services

Office | Industrial | Retail | Investing | Consulting

6009 Penn Avenue - East Liberty

Pittsburgh, PA 15206

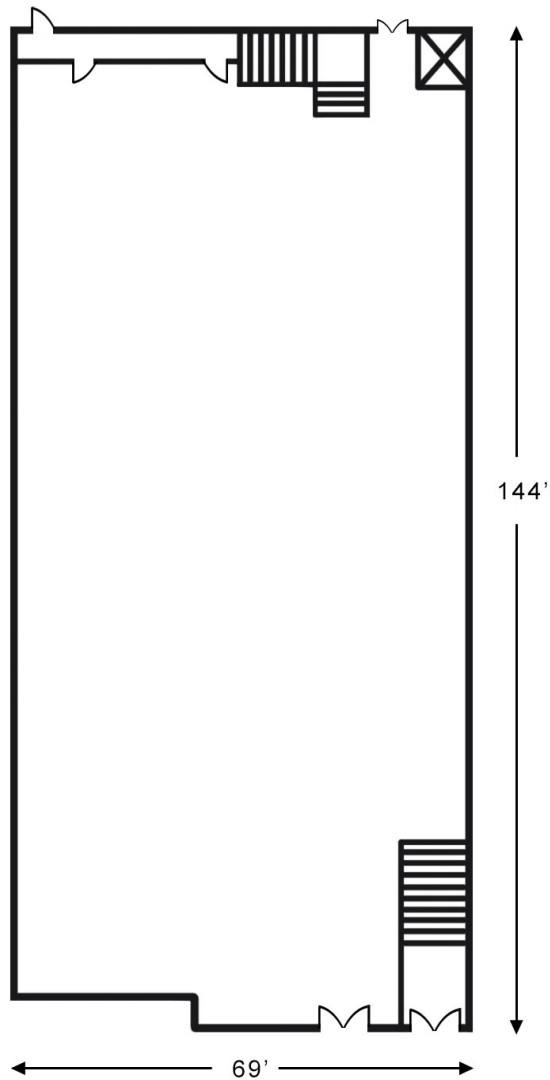


Available **Premises**

- 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:

Arthur J. DiDonato, Jr.
Senior Vice President, Retail Brokerage

Oxford Realty Services, Inc.
412.261.0200, ext 3436
adidonato@oxfordrealtyservices.com

Alec M. Parchinski
Associate

Oxford Realty Services, Inc.
412.261.0200, ext 3485
aparchinski@oxfordrealtyservices.com

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2865 Railroad Street, Suite 202
Pittsburgh, PA 15222
www.oxfordrealtyservices.com

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