

## 4761 Liberty Avenue

Pittsburgh, PA 15224



### Leased **Premises**

6,300 SF - First Floor

### Sublease **Term**

Through December 31, 2027

### Sublease **Rate**

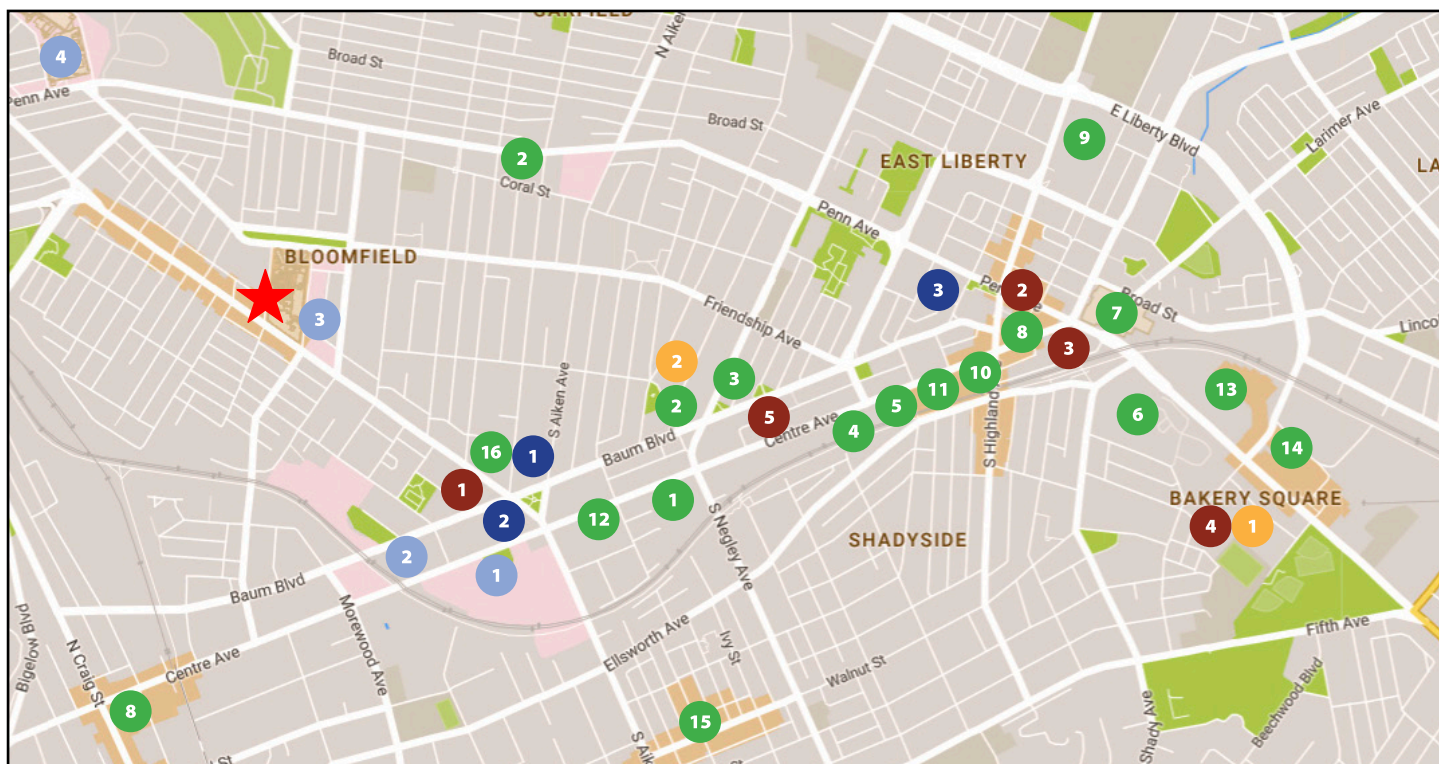
Negotiable

### Property **Highlights**

- High-traffic location with excellent exposure and visibility, situated in the heart of Bloomfield along the main retail corridor
- Potential to convert to direct lease with strong credit user
- Ideal uses include retail, medical and specialty office
- Dedicated parking on-site

#### DEMOGRAPHICS

	1-MILE	3-MILES
Population	34,370	183,962
Avg. HH Income	\$84,135	\$86,937



### East End Retail

- 1 Giant Eagle Market District
- 2 Aldi's - 2 Locations
- 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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