

East End Retail

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

East End Residential

- 1 Baumhaus Apartments
132 Residential Units
- 2 Industry Pittsburgh
161 Residential Units
- 3 Eastside III
364 Residential Units
- 4 Albion at Morrow Park
213 Residential Units
- 5 CODA on Centre
175 Residential Units
- 6 Walnut on Highland
194 Residential Units

East End Hospitality

- 1 HYATT House - 128 Rooms
- 2 Hotel Indigo Pittsburgh - 136 Rooms
- 3 The Maverick by Kasa - 63 Rooms

East End Health Care

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

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

OXFORD

REALTY SERVICES, INC.

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

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5633 Baum Boulevard

Pittsburgh, PA 15206

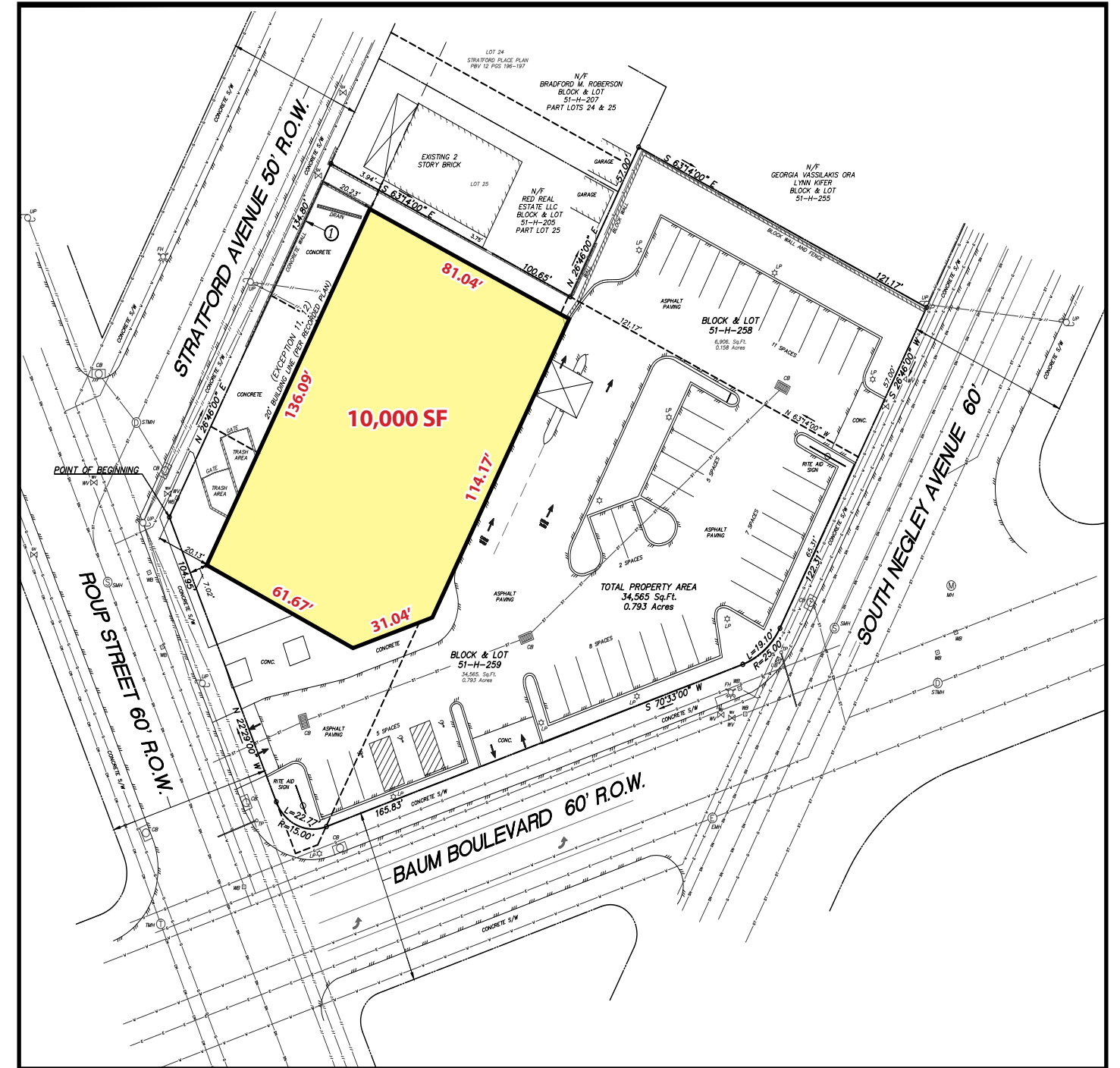


Available Premises

10,000 SF - First Floor (Landlord will consider leasing First Floor only to a Strong User)
40,000 SF Total - Four Levels

Property Highlights

- Ideal users include Furniture Showrooms, Window & Door, Plumbing or Lighting Showrooms and other Retail and Service Related Uses
- Located at the signalized intersection of Baum Boulevard and South Negley
- Property features 36 parking spaces, 2 pylon signs and a drive-thru
- The area has experienced monumental economic growth over the past decade including the new Junction of Bloomfield retail complex.
- UPMC Shadyside Hospital is located several blocks away, along with The Hillman Cancer Center and minutes from the Children's Hospital and West Penn Hospital. Also in close proximity to the site is the University of Pittsburgh and Carnegie Mellon University.



| AREA AVERAGE DAILY TRAFFIC | | | |
|----------------------------|----------|----------|----------|
| Baum Boulevard | 17,457 | | |
| DEMOGRAPHICS | | | |
| | 1-MILE | 3-MILES | 5-MILES |
| Population: | 40,441 | 181,993 | 345,161 |
| Avg. HH Income: | \$88,681 | \$86,509 | \$83,955 |