

FOR SALE OR LEASE



4764 Baum Boulevard | Pittsburgh, PA 15213

PROPERTY DESCRIPTION

AVAILABLE PREMISES

Parcel 51-N-145

- Building - 1,400 SF
- Drive-Thru Canopy - 1,152 SF

Site Size

- Approximately 0.39 acres of 17,030 SF

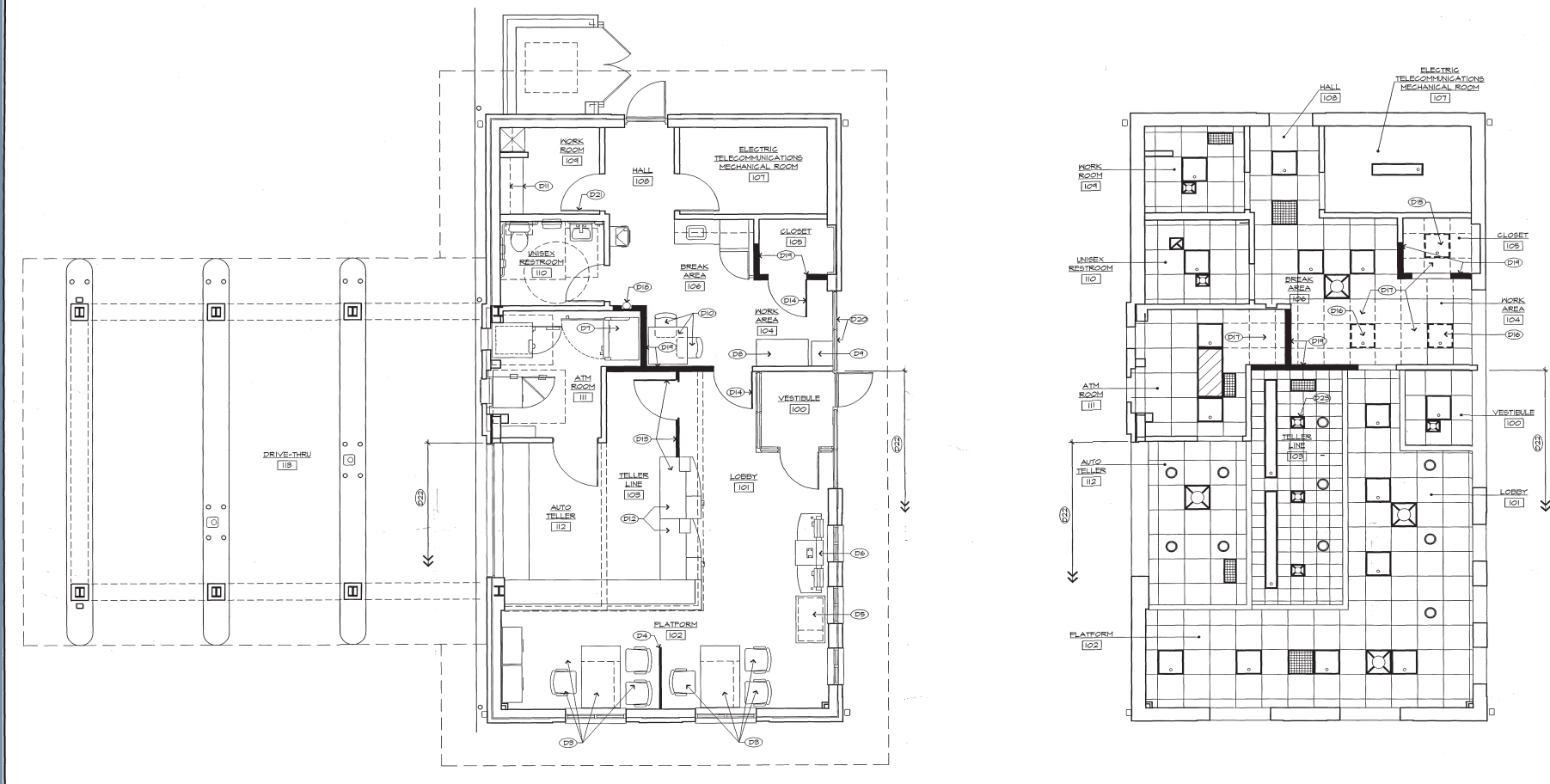
PROPERTY HIGHLIGHTS

- High traffic corner location with great exposure and visibility along Baum Boulevard
- Twelve (12) on-site parking spaces plus three (3) drive thru lanes
- Ability to create outdoor seating, recreation area (daycare service), or expand building within the +/- 1,152 SF covered drive-thru area
- The area has experienced monumental economic growth over the past decade including the new Junction of Bloomfield retail complex.
- Located minutes from UPMC Shadyside, the Hillman Cancer Center, Children's Hospital and West Penn Hospital. Also in close proximity to many hotels along with the University of Pittsburgh and Carnegie Mellon University.



4764 BAUM BOULEVARD

AS-BUILT PLAN



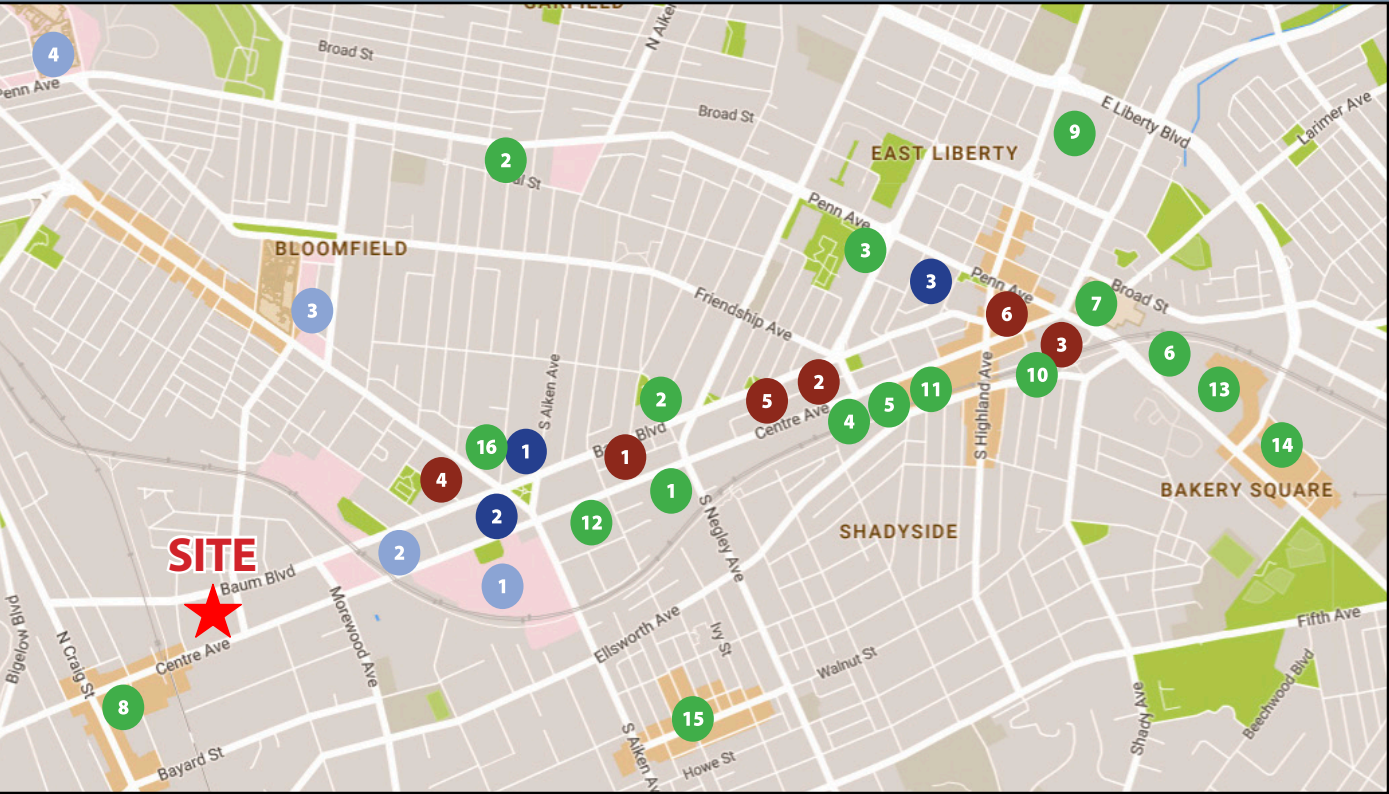
4764 BAUM BOULEVARD

INTERIOR/EXTERIOR **PHOTOS**



4764 BAUM BOULEVARD

PROPERTY LOCATION



DEMOGRAPHICS			
	1-MILE	3-MILES	5-MILES
Population:	39,779	190,173	357,110
Avg. HH Income:	\$84,685	\$88,948	\$83,319

AREA AVERAGE DAILY TRAFFIC	
Baum Boulevard	18,565

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 Hospitality

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

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 Health Care

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

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