

**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

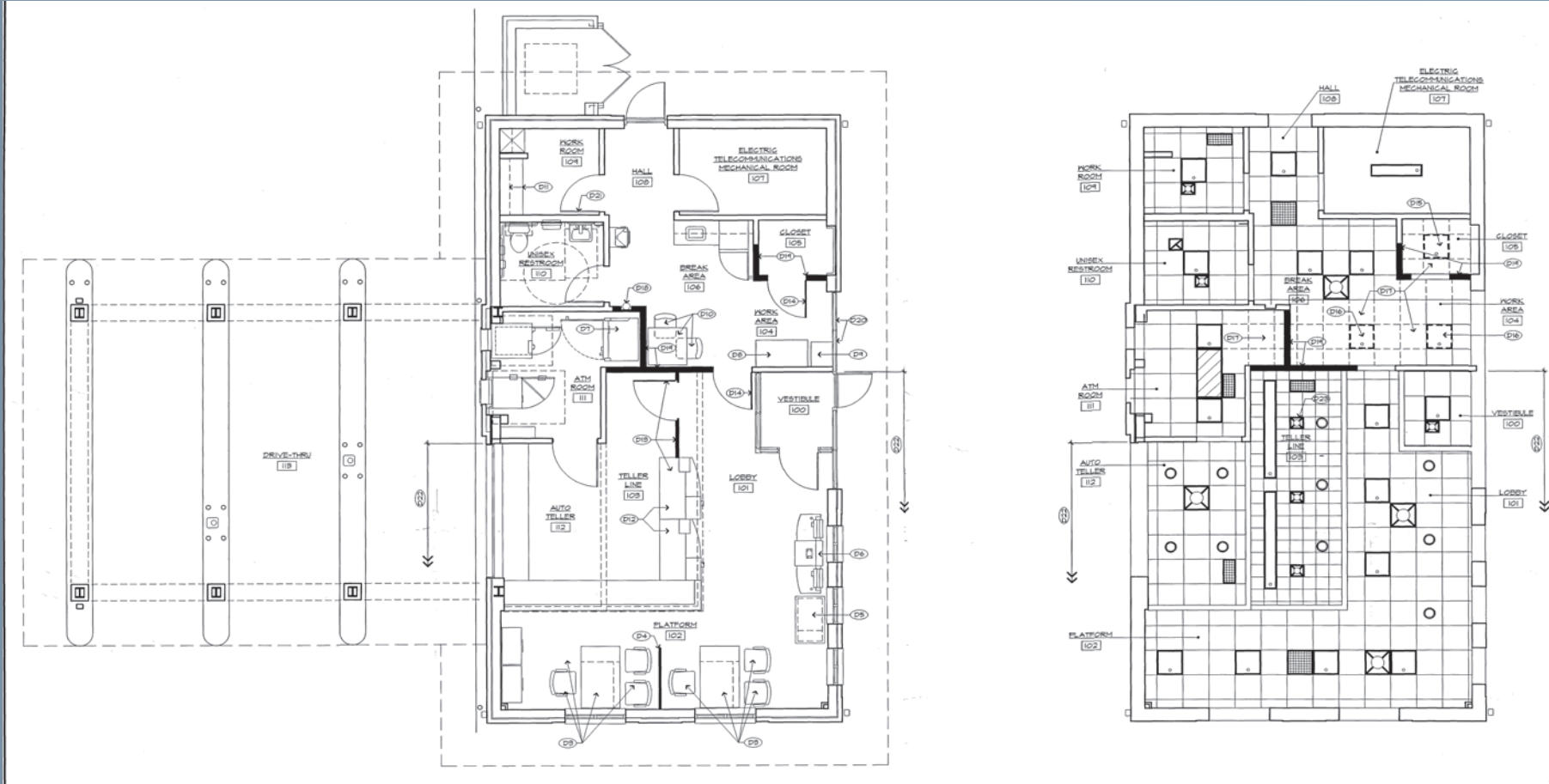
## PROPERTY HIGHLIGHTS

- 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



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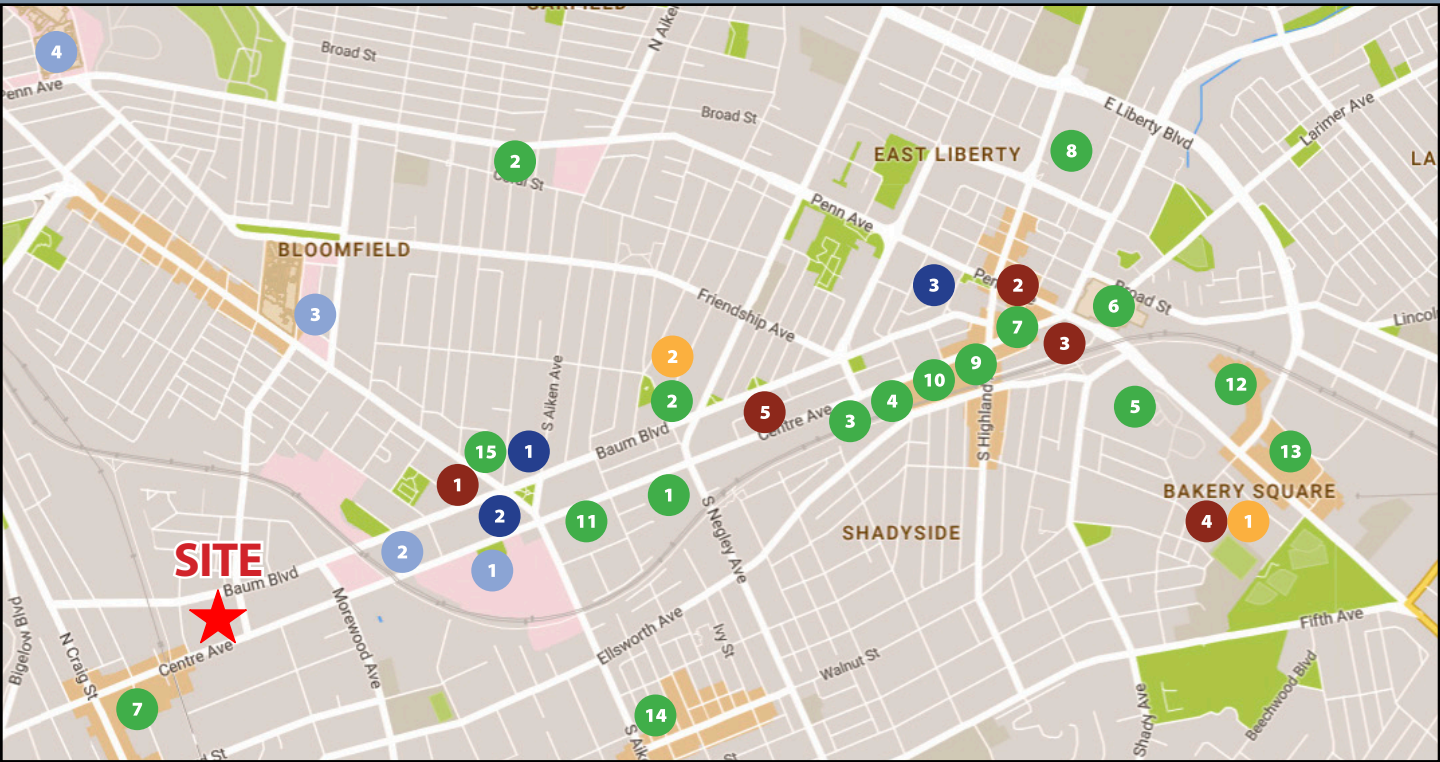
# INTERIOR/EXTERIOR **PHOTOS**



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
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### East End Retail

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

### 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 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 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

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