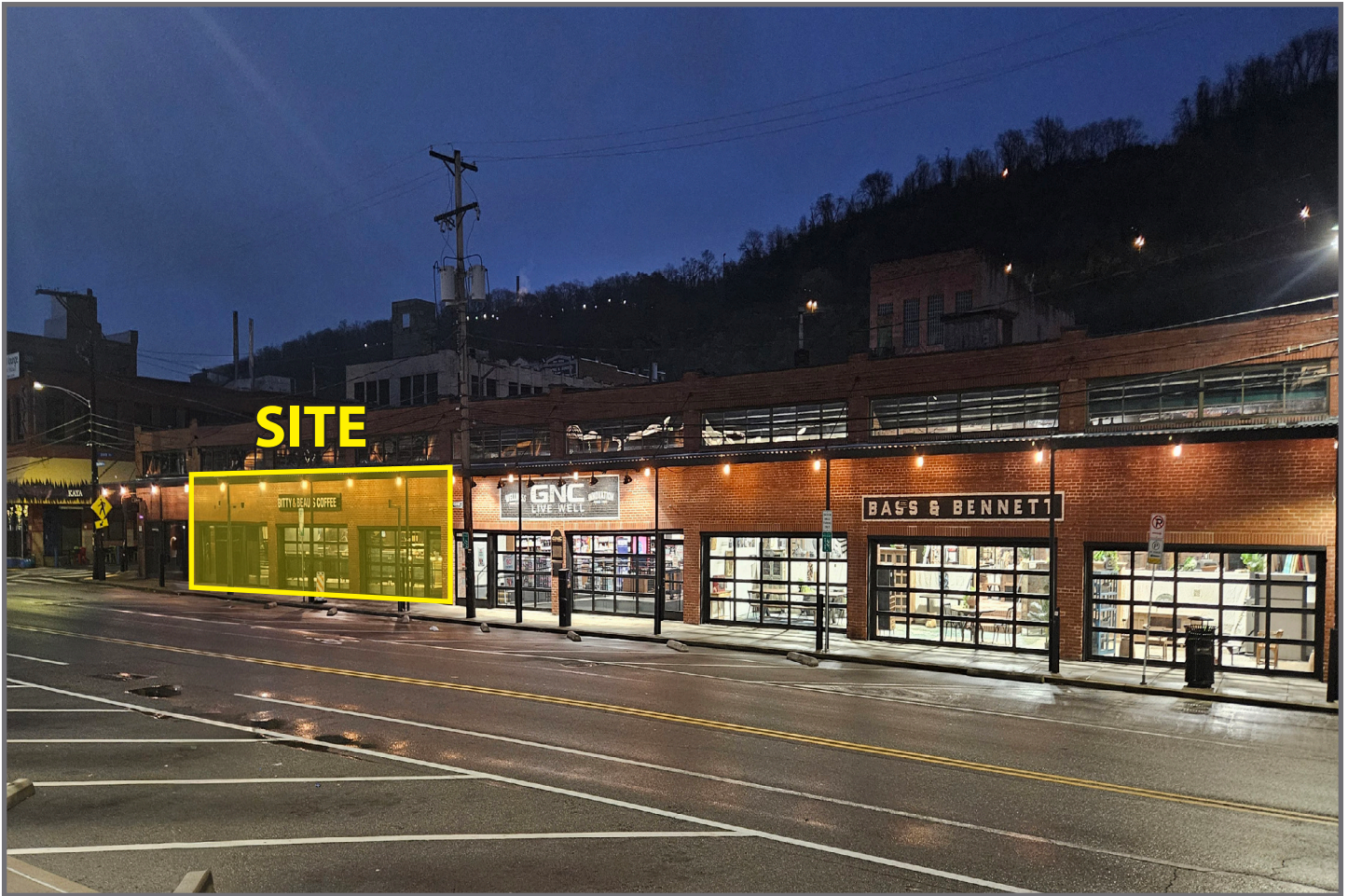


## 1920 Smallman Street

Pittsburgh, PA 15222



### Available Premises

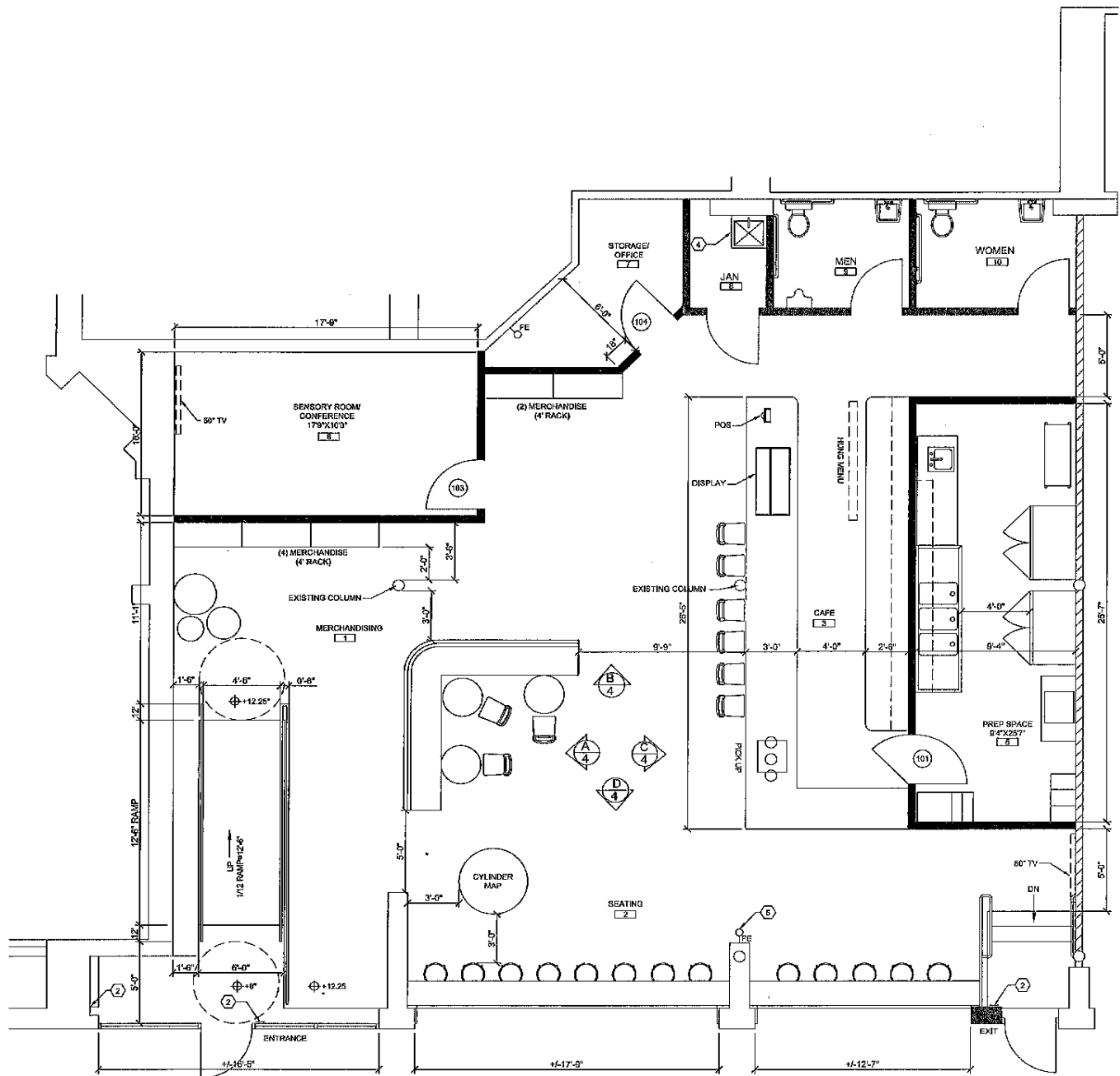
2,500 SF (former Bitty and Beau's Coffee)

### Property Highlights

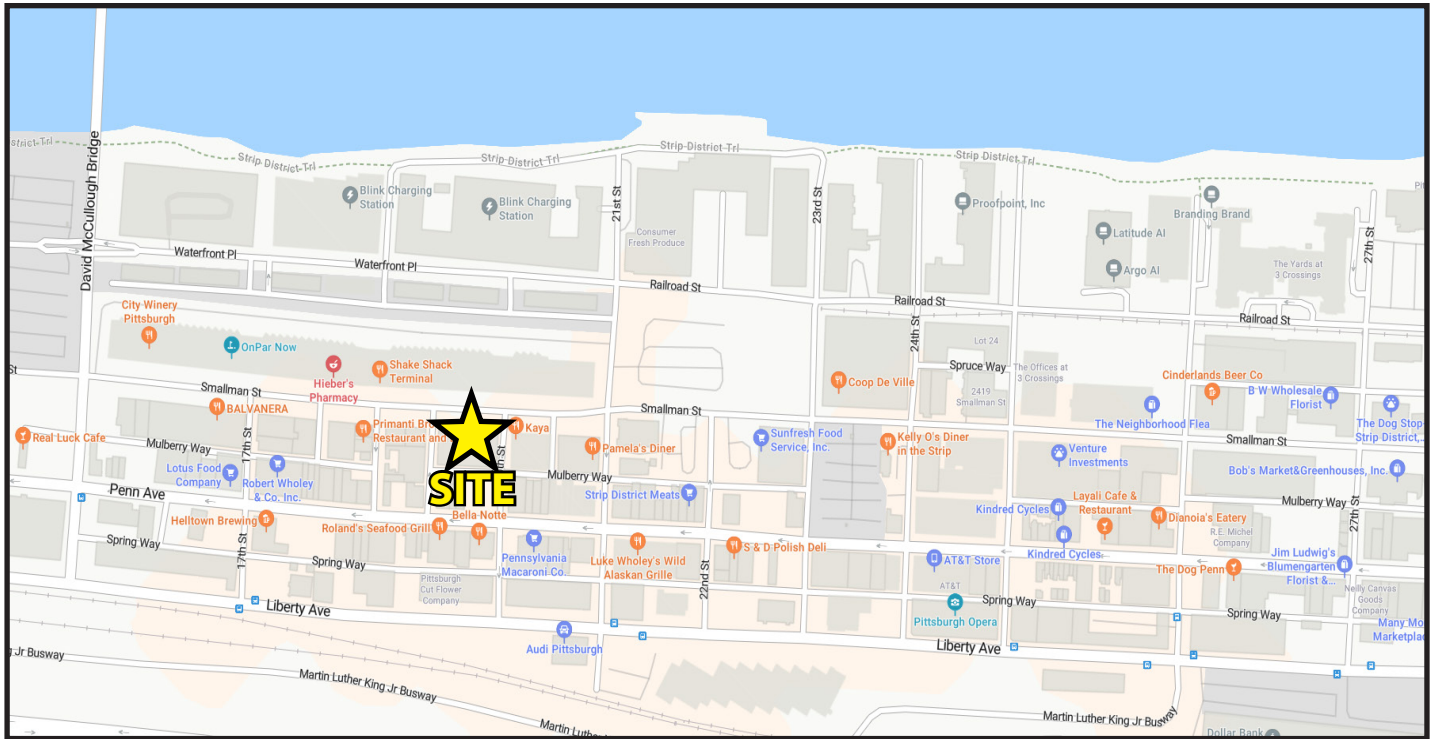
- Co-tenants include CAVO, GNC and Bass & Bennett
- Ideally located at the heart of The Strip District, directly across from the historic Terminal. The Strip District is the fastest growing neighborhood in Pittsburgh, with unparalleled walking amenities, global corporations and housing options.

#### DEMOGRAPHICS

	1-MILE	3-MILES
Population:	20,702	171,612
Avg. HH Income:	\$85,141	\$81,278
Daytime Employees:	53,413	341,728







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