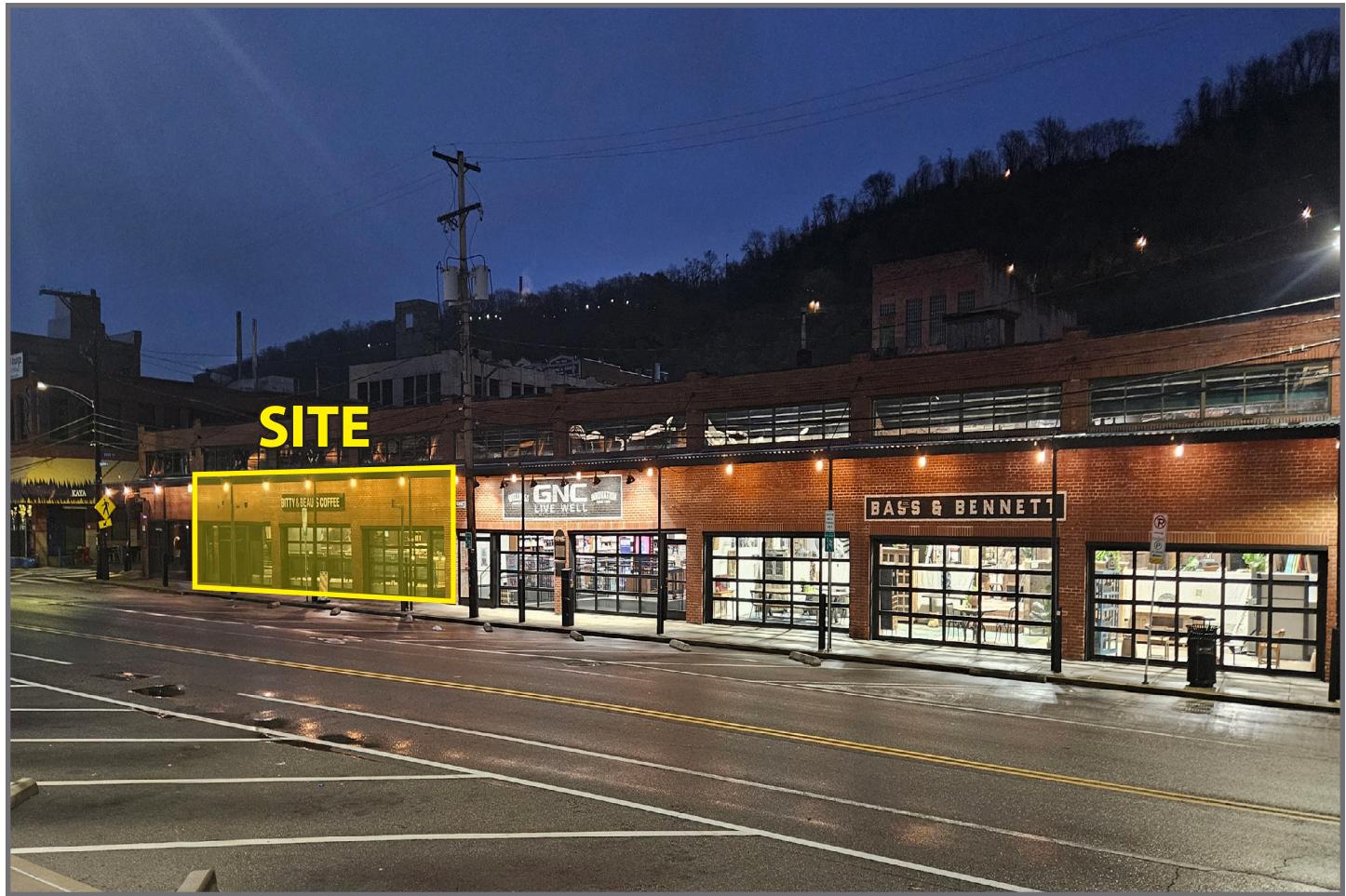


1920 Smallman Street

Pittsburgh, PA 15222



Available Premises

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

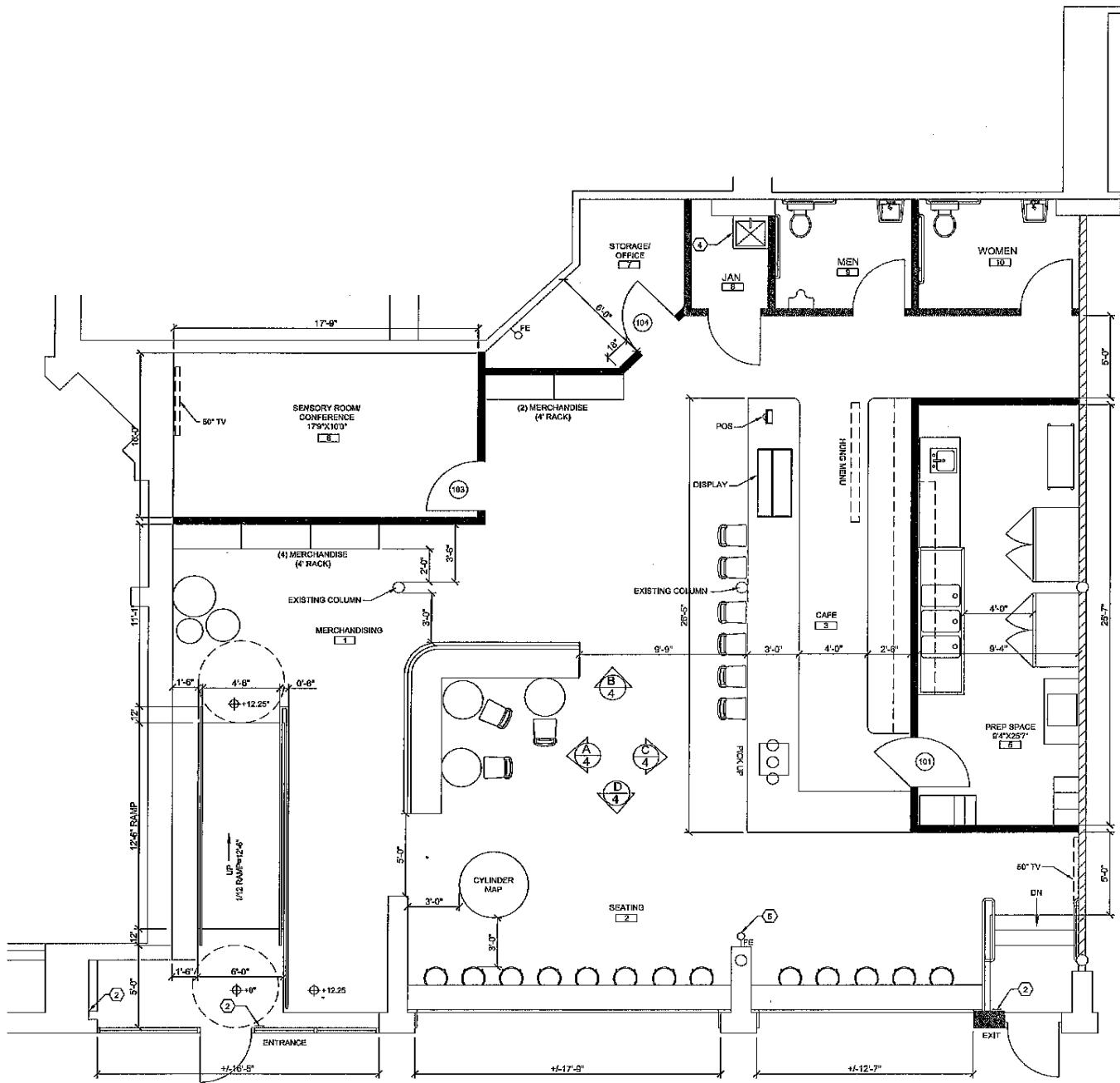
Property Highlights

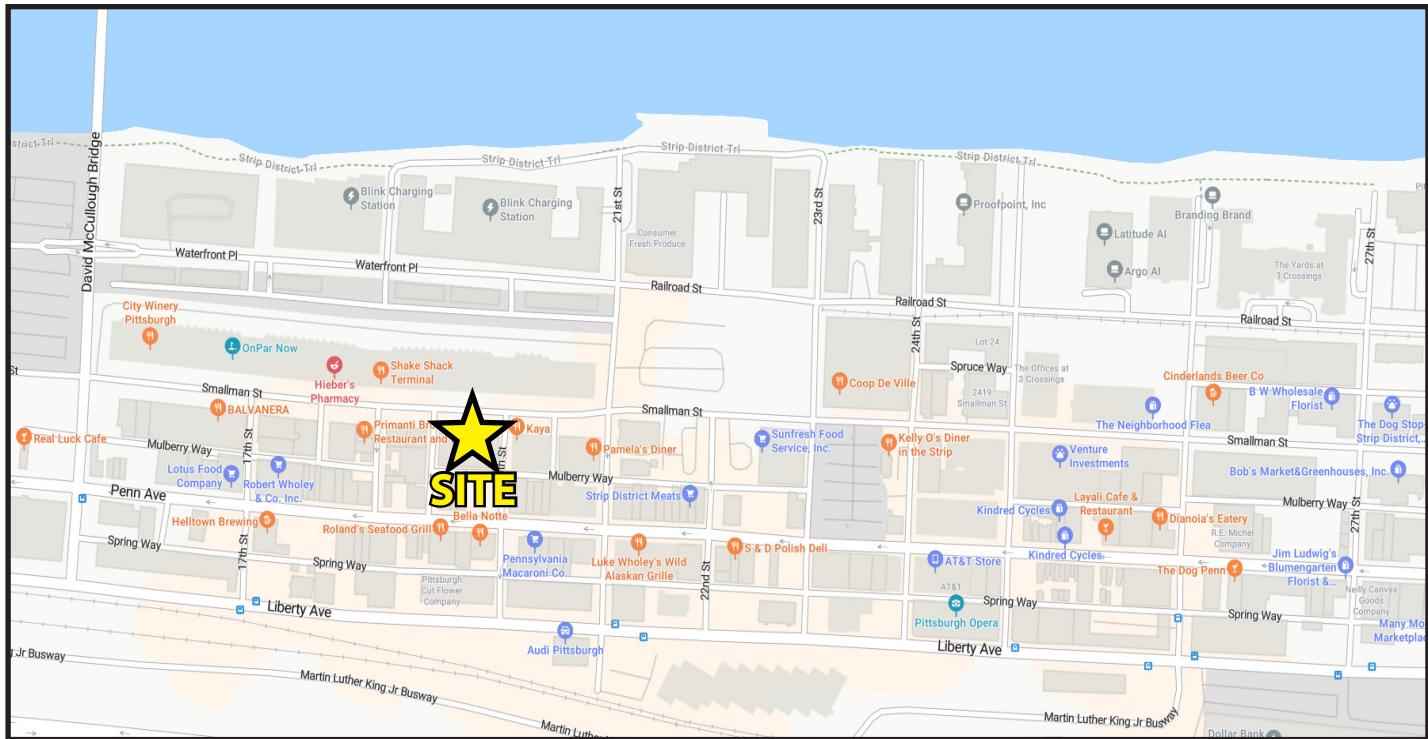
- Co-tenants include CAVO, GNC and Bass & Bennett
- Ideally located at the heart of The Strip District, directly across from the historic Terminal. The Strip District is the fastest growing neighborhood in Pittsburgh, with unparalleled walking amenities, global corporations and housing options.

DEMOGRAPHICS

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

<div[](https://img.vecteezy.com/400x300/115/1157777/white-current-floor-plan-sign-on-gray-wall-vector-image.jpg)





For more information please contact:

Arthur J. DiDonato, Jr.
Senior Vice President, Retail Brokerage

Oxford Realty Services, Inc.
412.261.0200, ext 3436
adidonato@oxfordrealtyervices.com

Alec M. Parchinski
Associate

Oxford Realty Services, Inc.
412.261.0200, ext 3485
aparchinski@oxfordrealtyervices.com

OXFORD
REALTY SERVICES, INC.

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

Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, such information has not been verified, and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Rental terms and all dimensions are approximate and specifications are subject to change without notice. Oxford Realty Services, Inc., an independent real estate services company.