

# FOR LEASE

## Retail Space

5824 Forbes Avenue  
(Allegheny County-Sq. Hill)  
Pittsburgh PA 15217

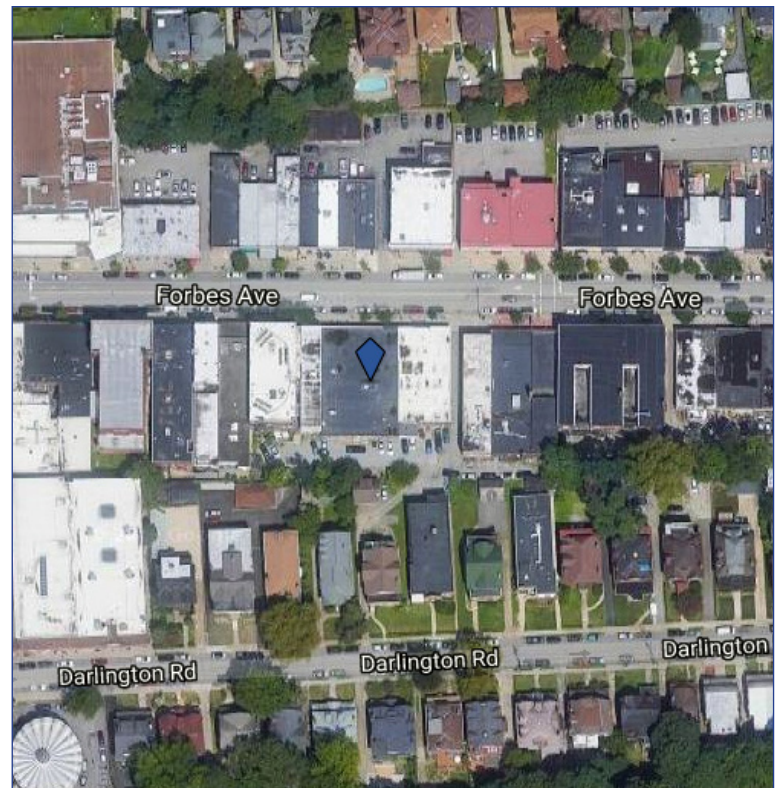


### Property Highlights:

- SITE:** Three Story Retail/Office Building in the heart of the Sq. Hill Business District
- SIZE:** Total in Building: 18,000 Square Feet
- AVAILABLE:** First Floor:  
Storeroom "B" - 2,500 +/- Square Feet
- WALK SCORE:** Walker's Paradise (91)
- TRAFFIC COUNT:** Approximately 9,910 Vehicles Per Day
- OTHER AMENITIES:** Off-street parking in rear of building  
High visibility on Forbes Avenue
- LEASE PRICE:** \$26.00 per square foot plus all utilities + NNN & CAM

### DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2018 Population	23,065	179,735	355,424
Median HH Income	\$84,703	\$40,475	\$43,942



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