



# 2,000sf For Lease On Butler Street!

4617 Butler Street  
Lawrenceville, 15201



*Great opportunity on Butler Street in Lawrenceville!*

*Located in the 4600 block of Butler Street, this availability encompasses the whole building, with over 2,000sf of usable space. Also included is a full basement, as well as rear parking for at least 2 cars.*

*Currently gutted, the space could be anything from a bar/restaurant to retail or professional office space. Rental rate dependent on tenant improvements. Zoning is LNC.*

**For More Info:** Mike Cunko  
(412) 720-8948  
Mike@casouthside.com







# The Neighborhood Is Growing!



## **Neighborhood Information**

- Average Daily Traffic of 14,000+
- Population of approximately 11,000
- Avg. Consumer Spending, \$124,500,000 within 1 mile
- Median Income of \$42,376
- Center focus for major community development

