

FOR LEASE

Prime Strip District Location

3100 Penn Avenue
Pittsburgh PA 15222
(Strip District)

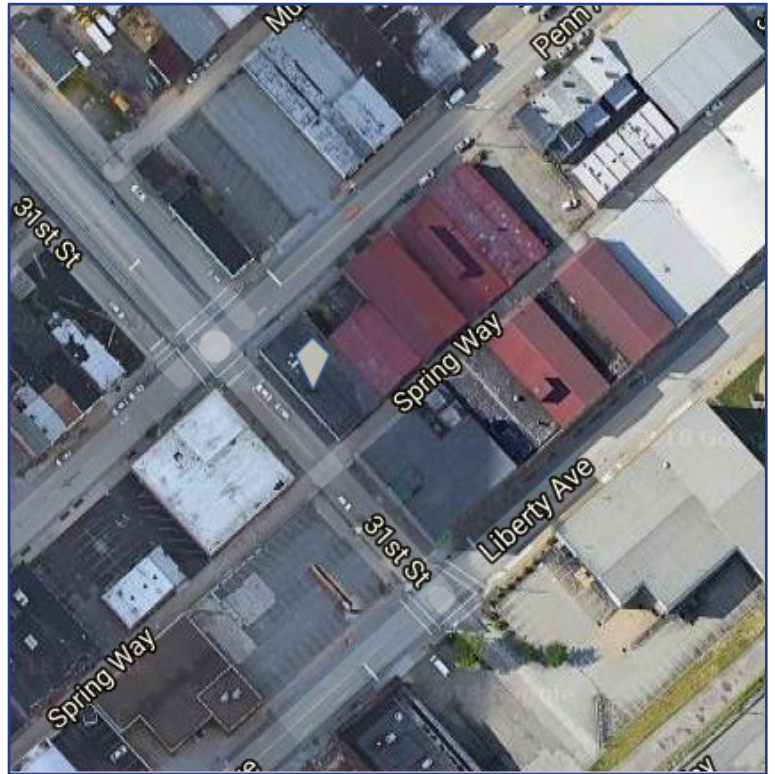


Property Highlights:

- GREAT exposure & signage at 31st Street Bridge
- Office/Retail/Manufacturing/Showroom/Restaurant/Tech Space
- Approximately 5,000 +/- square feet
- Drive-in delivery/garage access
- Currently used as bakery warehouse and production
- Zoned NBD (Neighborhood Business District)
- AADT: 6,209 +/- vehicles per day

Demographics:

	1 Mile	3 Mile	5 Mile
2018 Population	15,908	172,229	354,148
Median HH Income	\$37,573	\$41,151	\$45,635



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