

EAST CARSON STREET BUILDING FOR SALE

2222 EAST CARSON STREET, PITTSBURGH, PA 15203



PROPERTY FEATURES:

- Asking Price: \$495,000
- Located in the Heart of the South Side
- Intersection of Birmingham Bridge and East Carson Street
- First floor retail - two car parking lot off Carey Way in the rear
- Zoned LNC
- Average Daily Traffic: $\pm 21,000$
- Full dry basement
- Upper floors configured for residential*

*No occupancy permit on file with City of Pgh for Residential occupancy

CONTACT:

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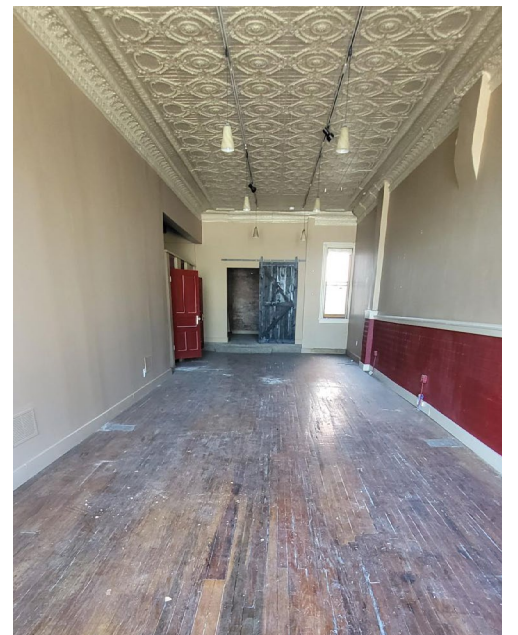
HANNA COMMERCIAL REAL ESTATE

11 STANWIX ST., SUITE 1024

PITTSBURGH, PA 15222

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental, or other conditions, prior sale lease, financing or withdrawal without notice. Hanna Commercial Real Estate will make no representation, and assume no obligation, regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property.



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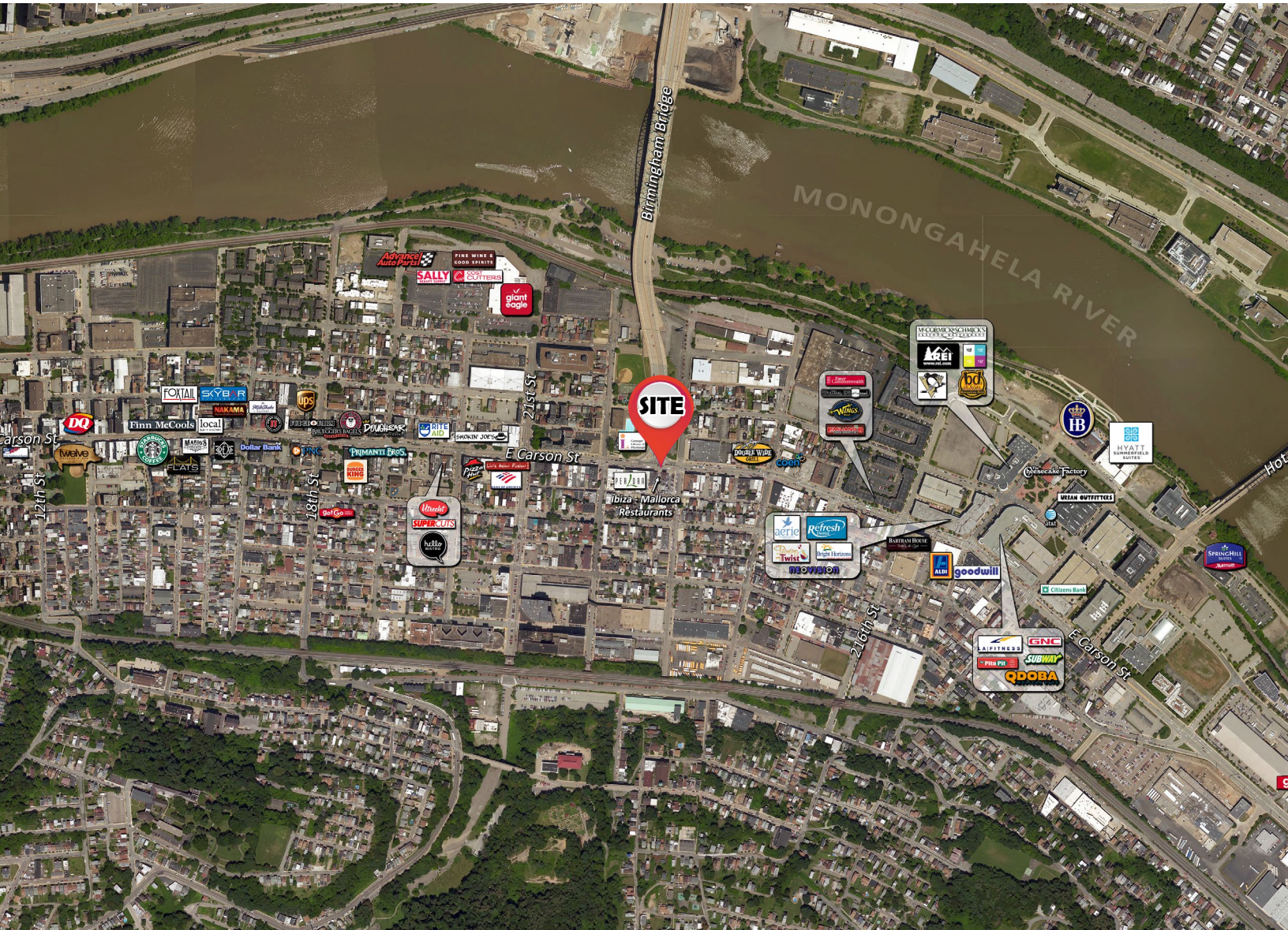
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DEMO SNAPSHOT	1 MILE	3 MILE	5 MILE
POPULATION	9,904	181,728	403,365
HOUSEHOLDS	10,113	83,441	186,568
AVG HH INCOME	\$72,094	\$83,560	\$83,793
CONSUMER SPENDING	\$239.8M	\$2.2B	\$5B

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SOUTHSIDE MARKET VISITOR TRENDS - PLACER.AI

11M
ANNUAL VISITORS



208K
WEEKLY VISITORS



139 MIN.
AVG. DAILY TIME
SPENT IN MARKET



Market Visitors

Sep 1, 2024 - Aug 31, 2025



Visitation Metrics

South Side Flats
Neighborhood • Pittsbur...

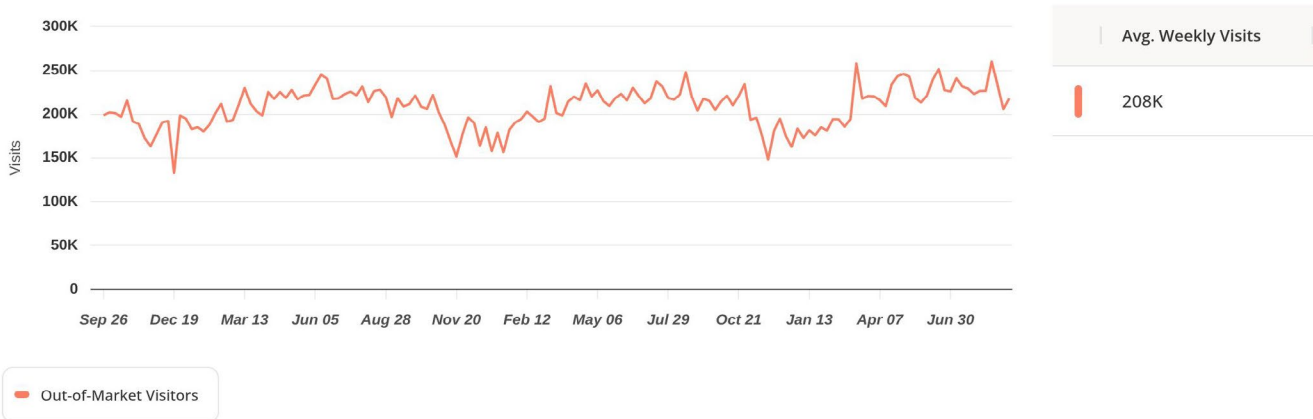
Out-of-Market Visitors	2.5M (-2.3% YOY)	Visits	11M (+2.5% YOY)
Avg. Days in Market	4.4	Avg. Daily Time Spent in Market	139 min
Median Daily Time Spent in Market	71 min		

Compared to: 1 Year Ago | Sep 1st, 2024 - Aug 31st, 2025
Data provided by Placer Labs Inc. (www.placer.ai)



Visits Trend

South Side Flats
Neighborhood • Pittsbur...



Weekly | Visits | Sep 1st, 2024 - Aug 31st, 2025
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