

PENN *Liberty* PLAZA I

PRIME FITNESS CENTER SPACE IN PITTSBURGH'S BIGGEST GROWTH AREA
4,500 - 11,500 SQ. FT. + 12,500 SQ. FT.

POTENTIAL FITNESS CENTER



PROPERTY Overview

The building is a professionally managed office complex positioned at a highly visible entry point to the **Strip District**, offering convenient access to the **CBD to the west** and surrounding highly popular **neighborhoods to the east**. The location benefits from strong daily traffic and immediate proximity to a dense mix of office users, residential developments, retail, restaurants, and neighboring amenities.

Demographics 3 Mile Radius



Population: 167,530



Apartments: 77,552



Households: 77,522

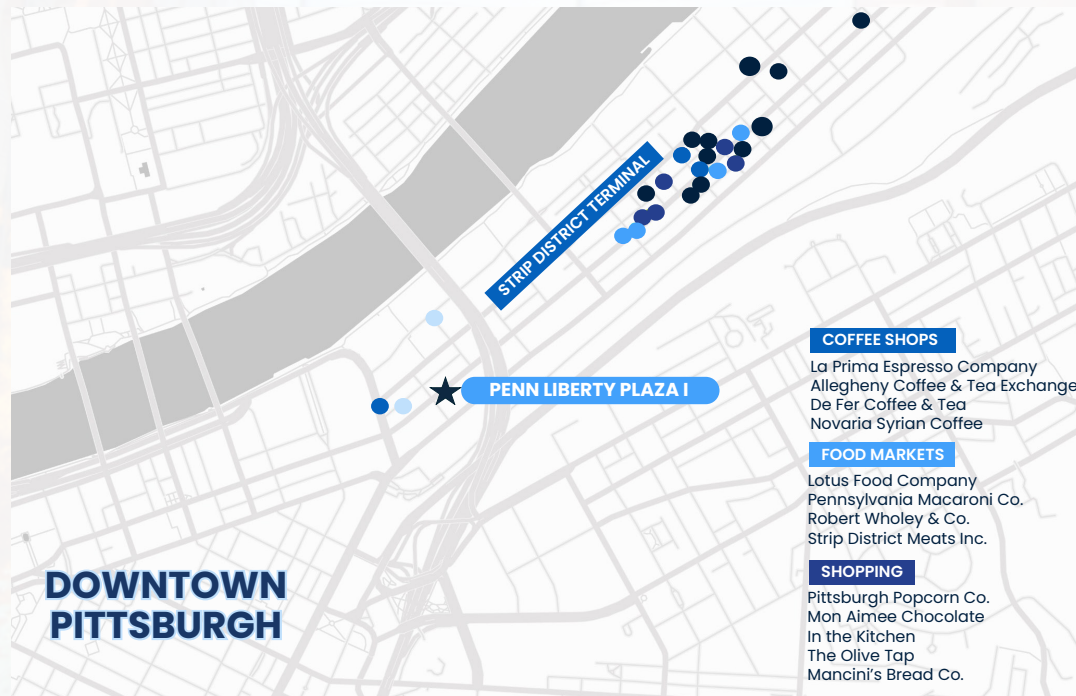
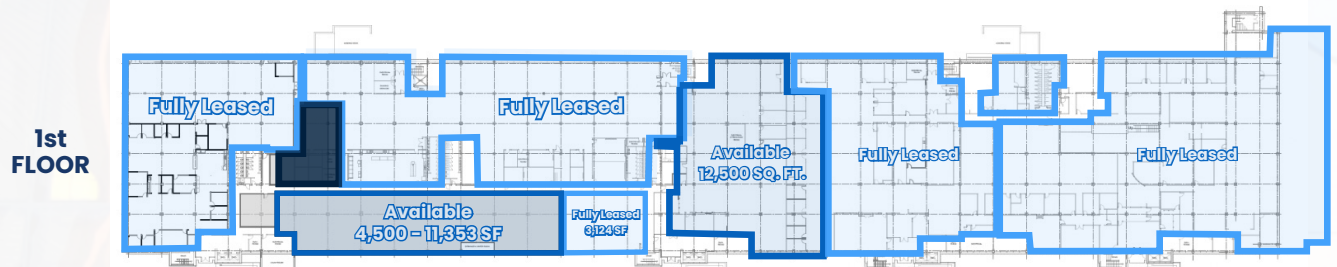


Employees: 89,534

Residential momentum continues to build, with **2,500+ MULTIFAMILY UNITS** proposed or approved in the Strip District and another **1,000+ UNITS** moving through the pipeline in the CBD

CONTACT OUR Team

Street parking and Landlord controlled parking lots surround this location for easy access. Multiple bus stops along Penn Avenue.



STRIP DISTRICT TERMINAL

- Aslin Beer Company
- Chipotle
- City Grows
- City Winery
- Envy Nail Spa
- Fine Wine & Good Spirits
- Heiber's Pharmacy
- Oddfellows Ice Cream Co.
- On Par Now
- Posman Books
- Primo Hoagies
- Puttshack
- Sandbox VR
- Solidcore
- Novo Asian Food Hall
- Shake Shack

RESTAURANTS

- Primanti's Bro Restaurant and Bar
- Roland's Seafood Grill
- Pamela's Diner
- Bella Notte
- Luke Wholey's Wild Alaskan Grille
- Papa J's Twin Plaza
- Kelly O's Diner
- DeLuca's Diner
- DiAnoia's Eatery
- Coop De Ville
- Penn Avenue Fish Co.

HOTELS

- Hampton Inn & Suites
- AC Hotel by Marriott

COFFEE SHOPS

- La Prima Espresso Company
- Allegheny Coffee & Tea Exchange
- De Fer Coffee & Tea
- Novaria Syrian Coffee

FOOD MARKETS

- Lotus Food Company
- Pennsylvania Macaroni Co.
- Robert Wholey & Co.
- Strip District Meats Inc.

SHOPPING

- Pittsburgh Popcorn Co.
- Mon Almee Chocolate
- In the Kitchen
- The Olive Tap
- Mancini's Bread Co.

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