



RETAIL/OFFICE BUILDING FOR SALE WITH NOI OR LEASE

5880 ELLSWORTH AVENUE

PITTSBURGH, PA 15232



Presented By:
Michael Castle

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,340,000
Building Size:	8,000 SF (includes basement)
1st Floor Retail Available:	2,409 SF @ \$22/psf NNN
2nd Floor Current NOI:	\$66,265.00
Renovated:	2019
Zoning:	LNC - Local Neighborhood Commercial

PROPERTY OVERVIEW

This two-story building features prime retail space on the first floor (2,409 SF). This location, in the heart of Pittsburgh's beloved Shadyside neighborhood, is surrounded by highly sought-after residential real estate, shopping and dining. This location also offers great proximity to Pitt, CMU, and Carlow Campuses, UPMC's main campus and to the bustling tech hub of East Liberty.

PROPERTY HIGHLIGHTS

- Great Owner-Occupier Opportunity
- Strong Demographic Area
- Exceptional Foot Traffic
- Rear Parking Lot (5 Spaces)
- Integral Garage (2 spaces)

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ADDITIONAL PHOTOS



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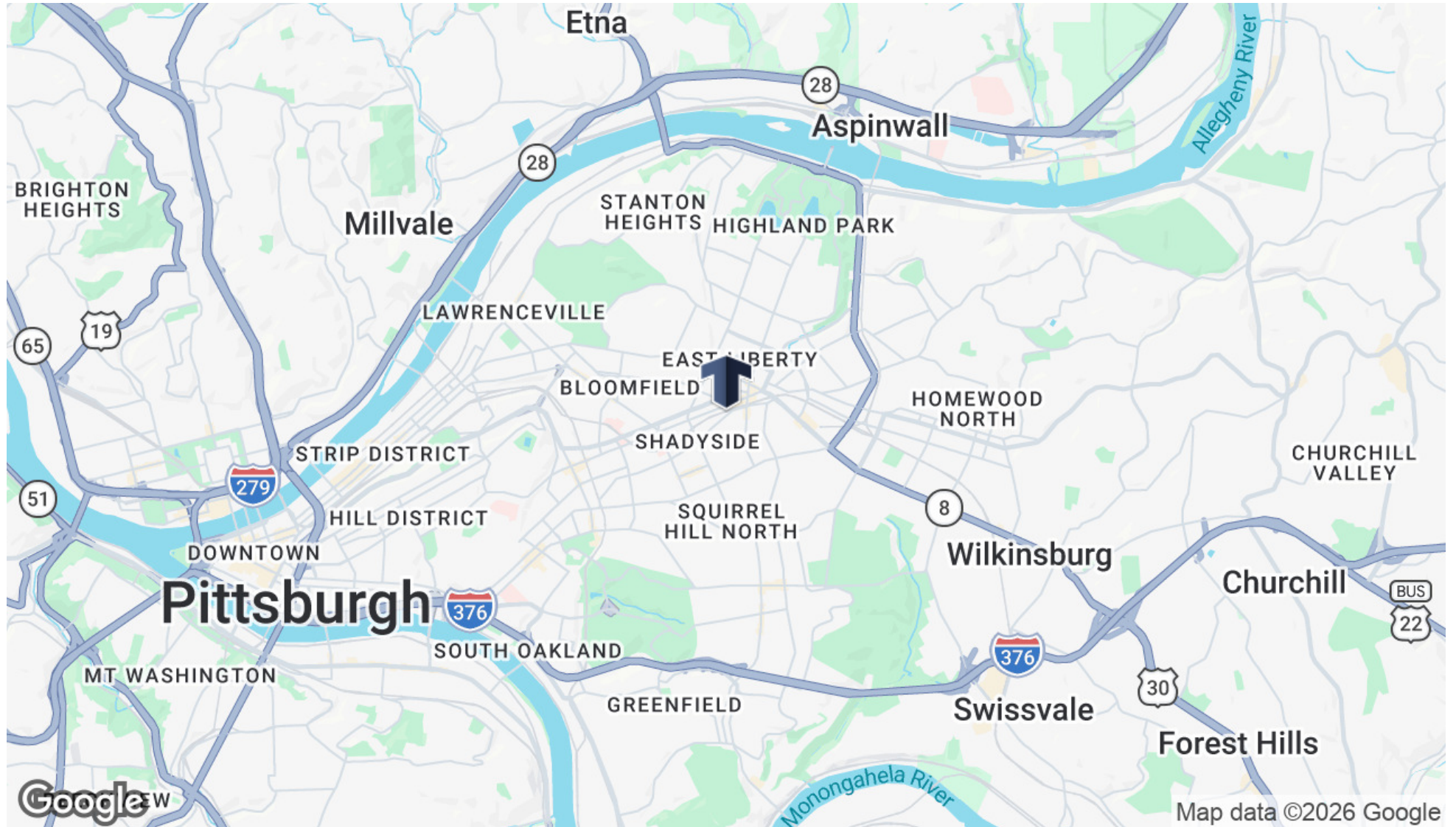
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LOCATION MAP



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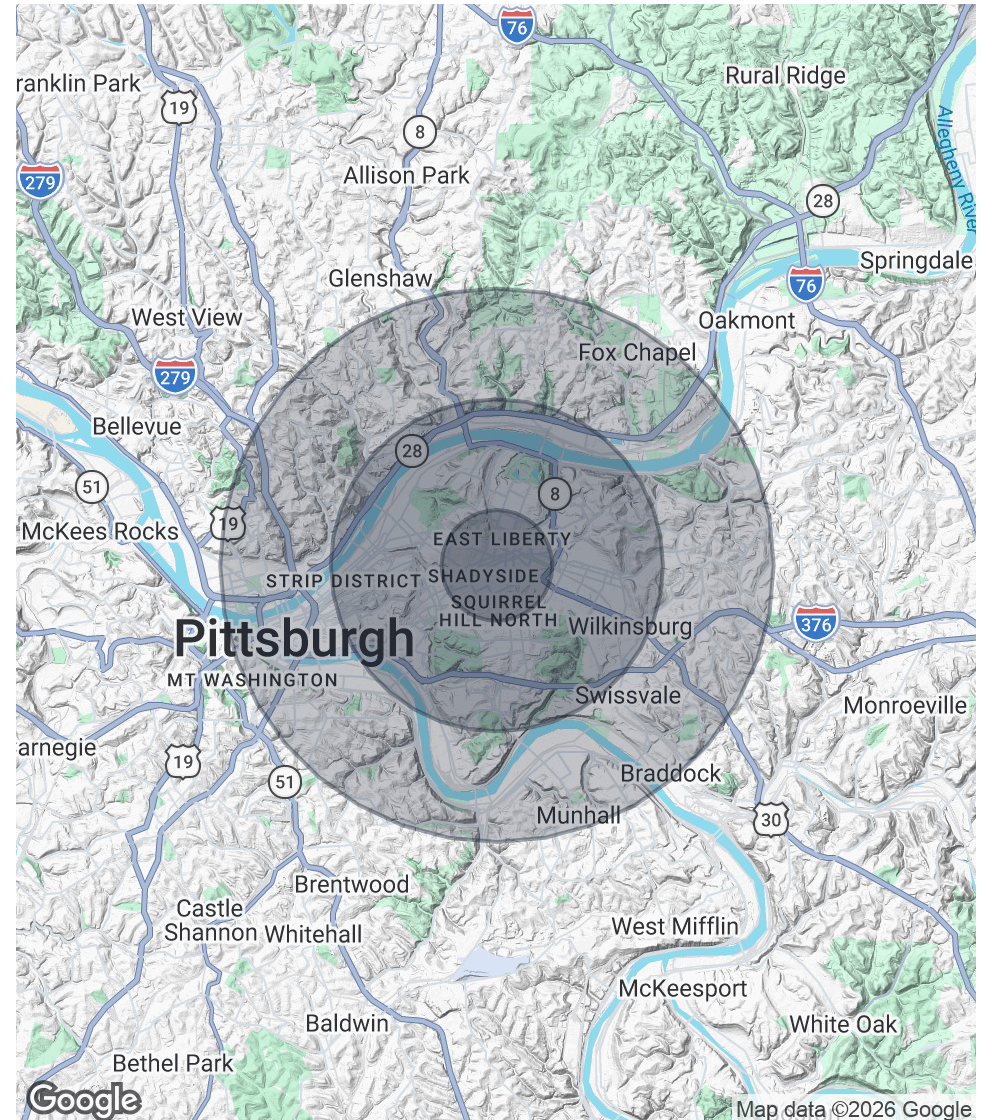


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	36,295	175,588	331,360
Average Age	37	38	40
Average Age (Male)	36	37	39
Average Age (Female)	37	39	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	18,821	81,757	154,462
# of Persons per HH	1.9	2.1	2.1
Average HH Income	\$103,078	\$100,402	\$94,279
Average House Value	\$516,736	\$389,756	\$316,572

2020 American Community Survey (ACS)



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