

4381 MURRAY AVE

AVAILABLE FOR SALE

MIXED-USE PROPERTY | PITTSBURGH, PA 15217



EXECUTIVE SUMMARY

MIXED-USE BUILDING FOR SALE

4381 MURRAY AVE | PITTSBURGH, PA 15217

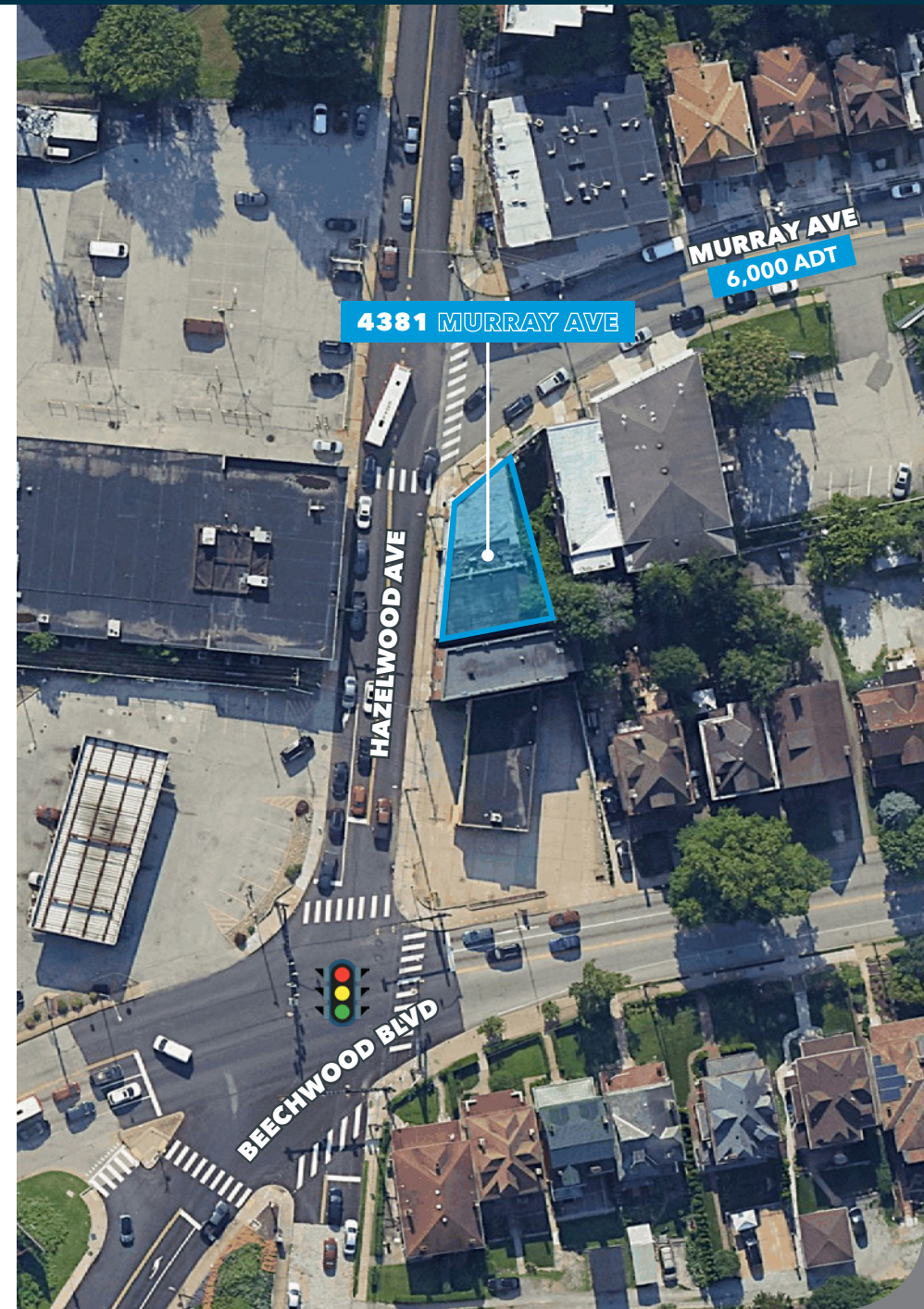
Lee & Associates is pleased to present **4381 Murray Avenue**, a unique mixed-use commercial property located at the highly visible intersection of Murray Avenue, Hazelwood Avenue and Beechwood Boulevard in Pittsburgh's Greenfield neighborhood.

The property consists of approximately 6,000 SF of first-floor commercial space featuring an open showroom layout, private office area, and multiple restrooms, along with a second-floor two-bedroom residential apartment. The building will be delivered vacant, providing owner-users, investors and redevelopment buyers with immediate control of the asset and flexibility to reposition the property to meet their business or investment objectives.

Recent capital improvements and a highly visible corner location create a compelling opportunity to acquire a well-located asset below replacement cost in one of Pittsburgh's established urban neighborhoods.

PROPERTY HIGHLIGHTS

- Asking Price: \$499,000 (reduced from \$525K)
- Property delivered vacant at closing
- Ideal for owner-users, investors, or redevelopment buyers
- Prominent corner location with excellent visibility
- Flexible mixed-use layout including commercial space and 2-bedroom residential apartment
- Approximately 6,000 vehicles per day on Murray Avenue with immediate access to major thoroughfares
- Recent capital improvements completed
- Minutes from Oakland, CMU, University of Pittsburgh, Bakery Square, and Downtown Pittsburgh
- Dense urban population base of more than 367,000 residents within five miles
- Average household income exceeds \$100,000 within five miles



BUILDING EXTERIOR

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BUILDING INTERIOR

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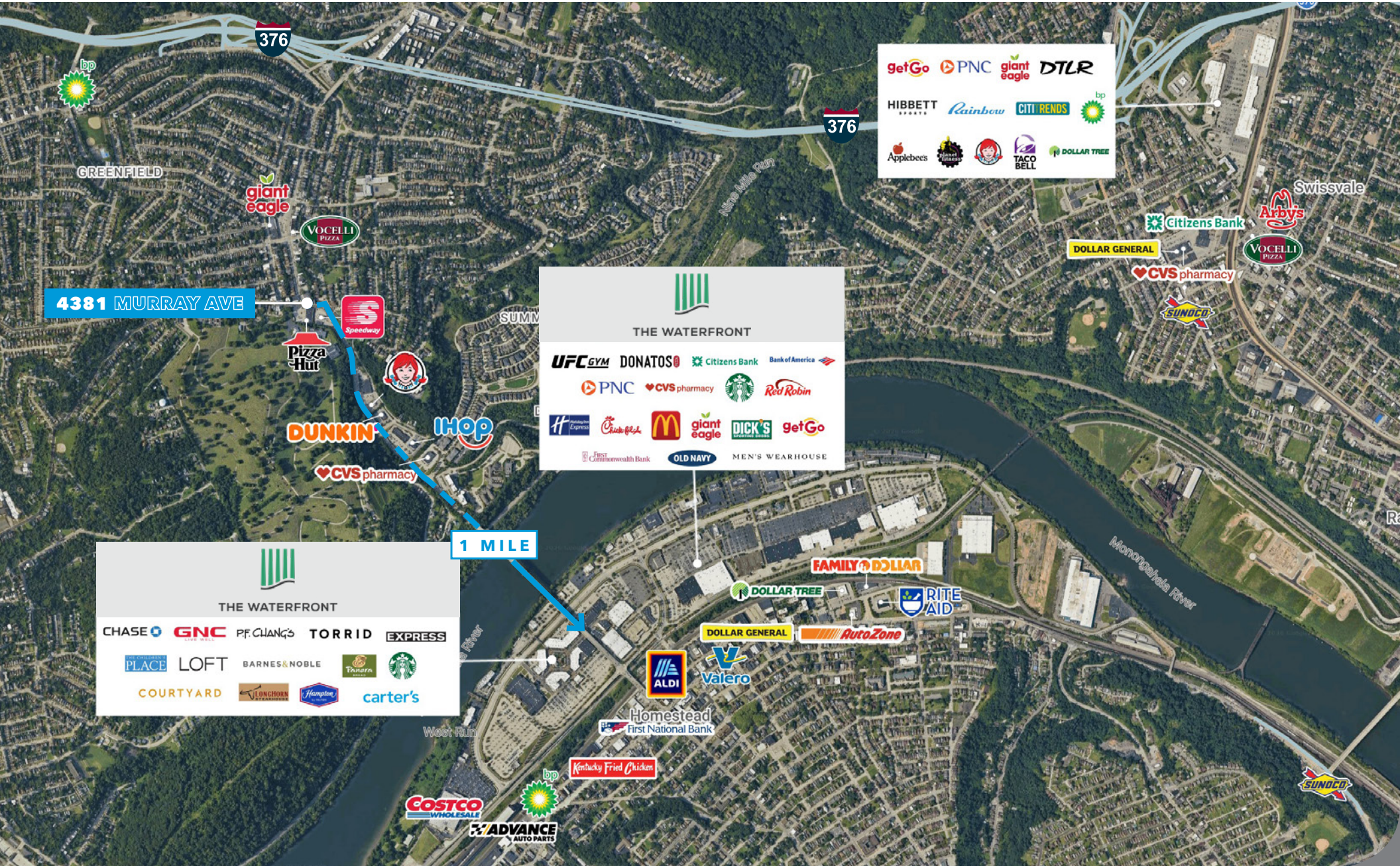
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SURROUNDING AMENITIES

MIXED-USE BUILDING FOR SALE

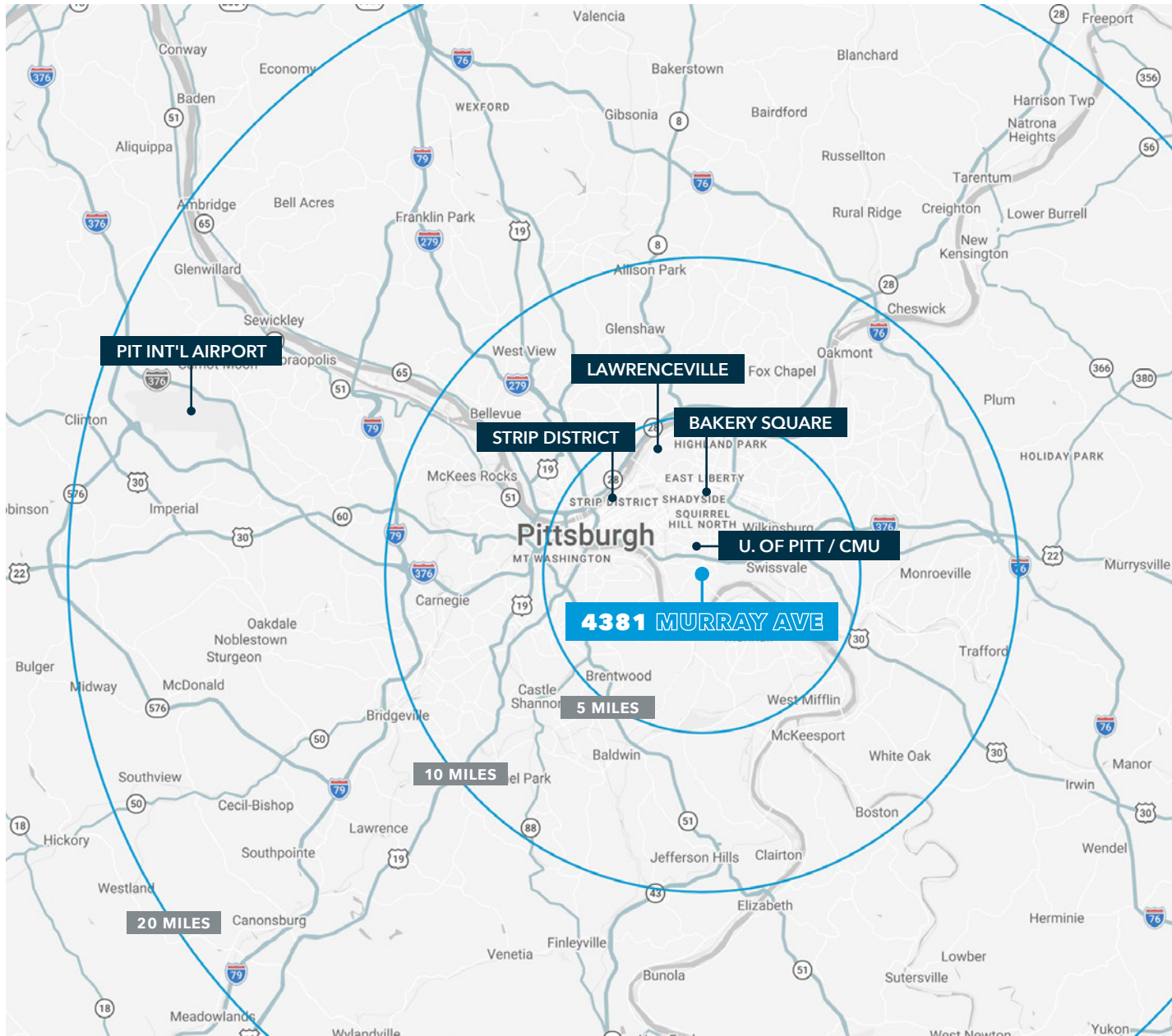
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LOCATION HIGHLIGHTS

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KEY DISTANCES

**Oakland Universities
(U. of Pitt, CMU)**
2.7 mile (12± minutes)

**East Liberty
'Al Corridor'/Bakery Square**
3.7 miles (14± minutes)

Downtown Pittsburgh
5.3 miles (11± minutes)

Strip District
6.0 miles (14± minutes)

Lawrenceville
8.6 miles (15± minutes)

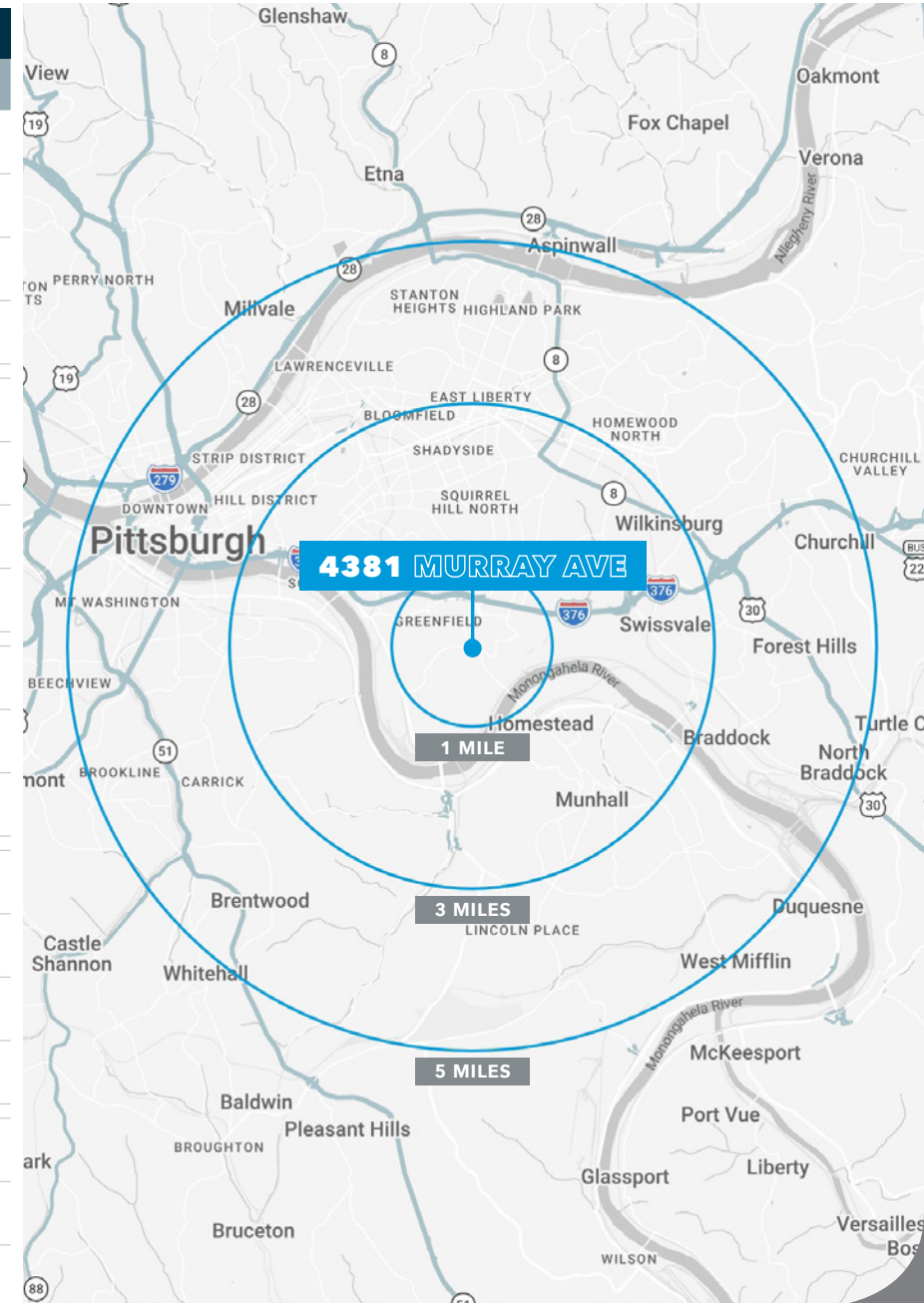
Pittsburgh INT'L Airport
23.9 miles (31± minutes)

DEMOGRAPHICS

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	RADIUS		
	1 MILES	3 MILES	5 MILES
POPULATION			
2025 POPULATION	19,440	159,429	367,138
2030 PROJECTED POPULATION	18,676	155,443	361,606
2020 CENSUS POPULATION	19,843	158,275	360,680
ANNUAL POPULATION GROWTH RATE: 2025 TO 2030	-0.8%	-0.5%	-0.3%
HOUSEHOLDS			
2025 ESTIMATED HOUSEHOLDS	9,331	73,981	173,065
2030 PROJECTED HOUSEHOLDS	8,999	72,387	171,764
2020 CENSUS HOUSEHOLDS	9,707	73,806	167,653
ANNUAL HOUSEHOLD GROWTH RATE: 2025 TO 2030	-0.7%	-0.4%	-0.2%
INCOME			
2025 AVERAGE HOUSEHOLD INCOME	\$124,733	\$109,164	\$101,293
2025 MEDIAN HOUSEHOLD INCOME	\$84,571	\$74,029	\$73,545
2025 PER CAPITA INCOME	\$60,054	\$51,379	\$48,226
HOUSING			
2025 HOUSING UNITS	10,356	83,385	196,196
2025 VACANT HOUSING UNITS	9.9%	11.3%	11.8%
2025 OWNER OCCUPIED HOUSING UNITS	47.9%	41.0%	46.5%
2025 RENTER OCCUPIED HOUSING UNITS	52.1%	59.0%	53.5%
EDU			
HIGH SCHOOL THROUGH ASSOCIATES	35.0%	40.4%	47.9%
BACHELOR'S DEGREE OR HIGHER	61.7%	55.8%	47.9%



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