

20,100 SF REDEVELOPMENT OPPORTUNITY IN SOUTH SIDE

\$1,300,000

1317 E Carson Street, Pittsburgh, PA 15203



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



INVESTMENT HIGHLIGHTS

NAI Burns Scalo is pleased to present this exceptional redevelopment opportunity located in Pittsburgh's vibrant South Side neighborhood. The property consists of approximately 20,100 square feet across three stories and includes a rare 16-space rear parking lot. The three-story building offers flexible space that can be customized for a variety of retail, office, restaurant, or mixed-use uses. A large commercial garage door at the rear provides convenient loading and service access.

- Rare 16-Space Rear Parking Lot, a Significant Amenity Along East Carson Street
- 40ft of Frontage On East Carson Street With Excellent Visibility
- Located on a High-Traffic Corridor With Approximately 12,200 VPD
- Functional Freight Elevator Serving The Upper Floors
- Drive-In Overhead Garage Door Provides Convenient Loading Access

Investment Summary

Sale Price	\$1,300,000
Price / SF	\$64.68

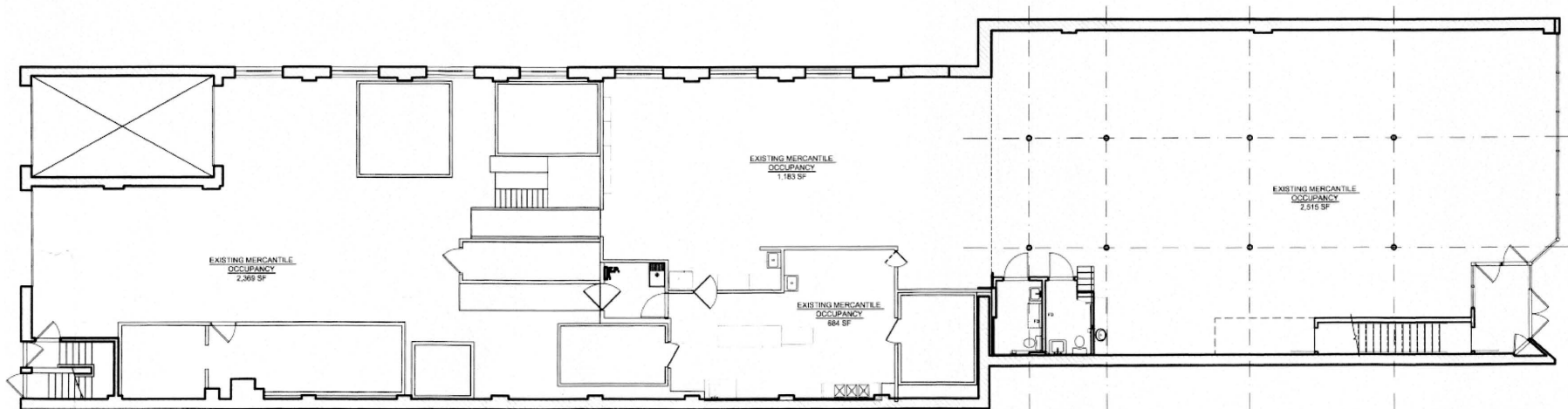
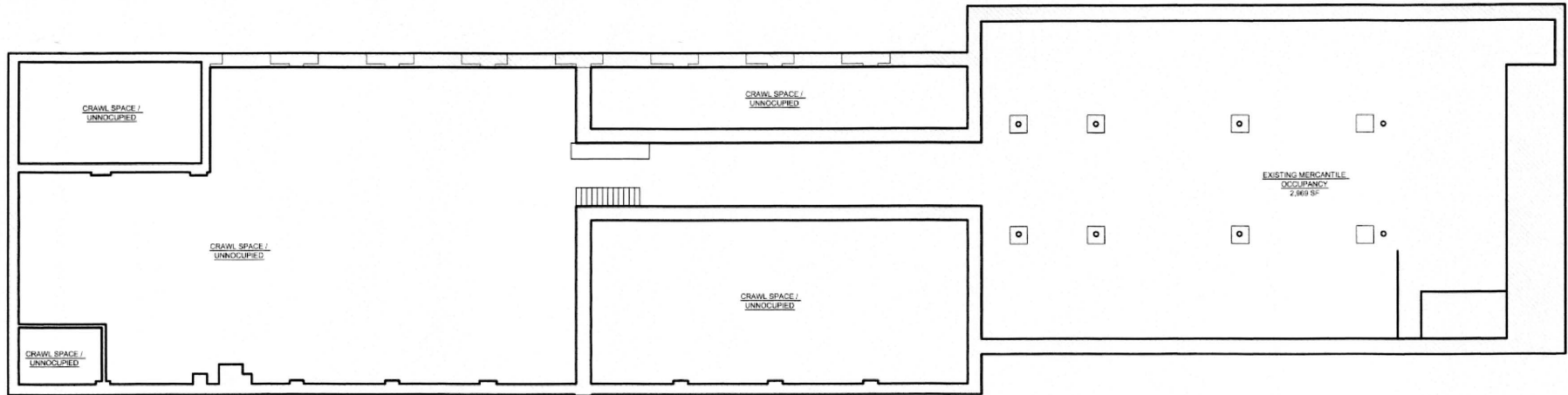
Property Summary

Address	1317 E Carson Street, Pittsburgh, PA 15203
Building Size	20,100 SF
Lot Size	0.18 AC
Floors	3

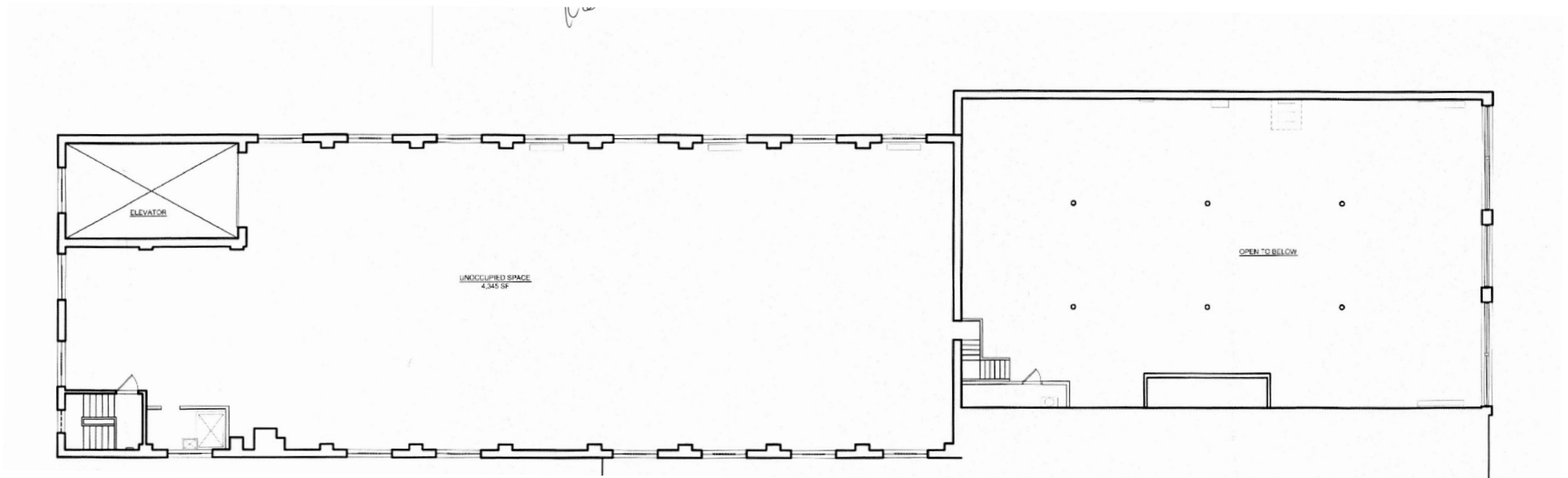
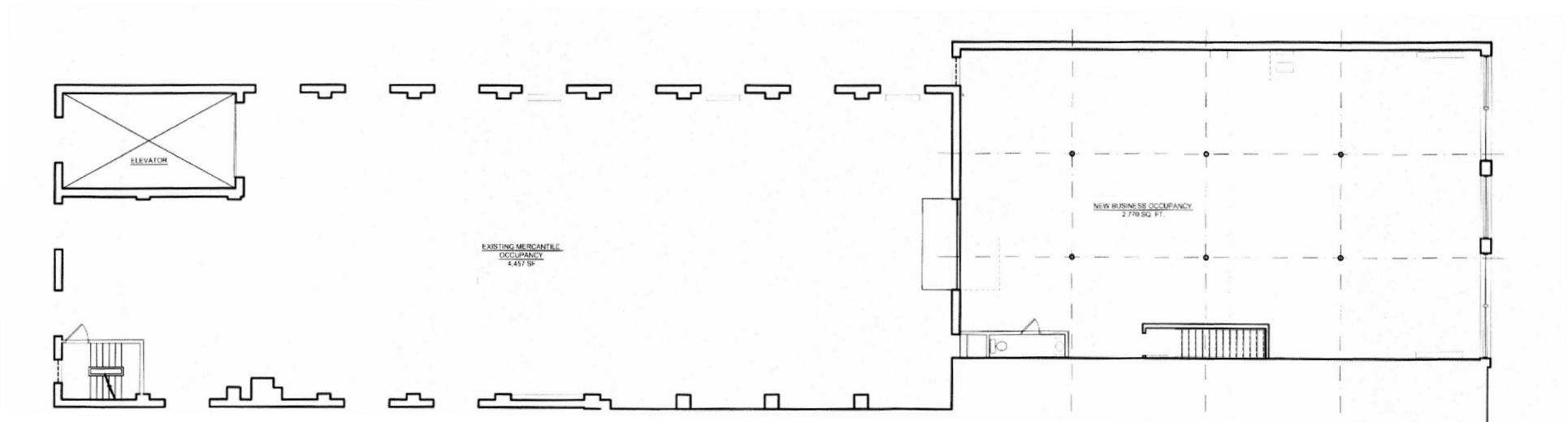
PROPERTY PHOTOS



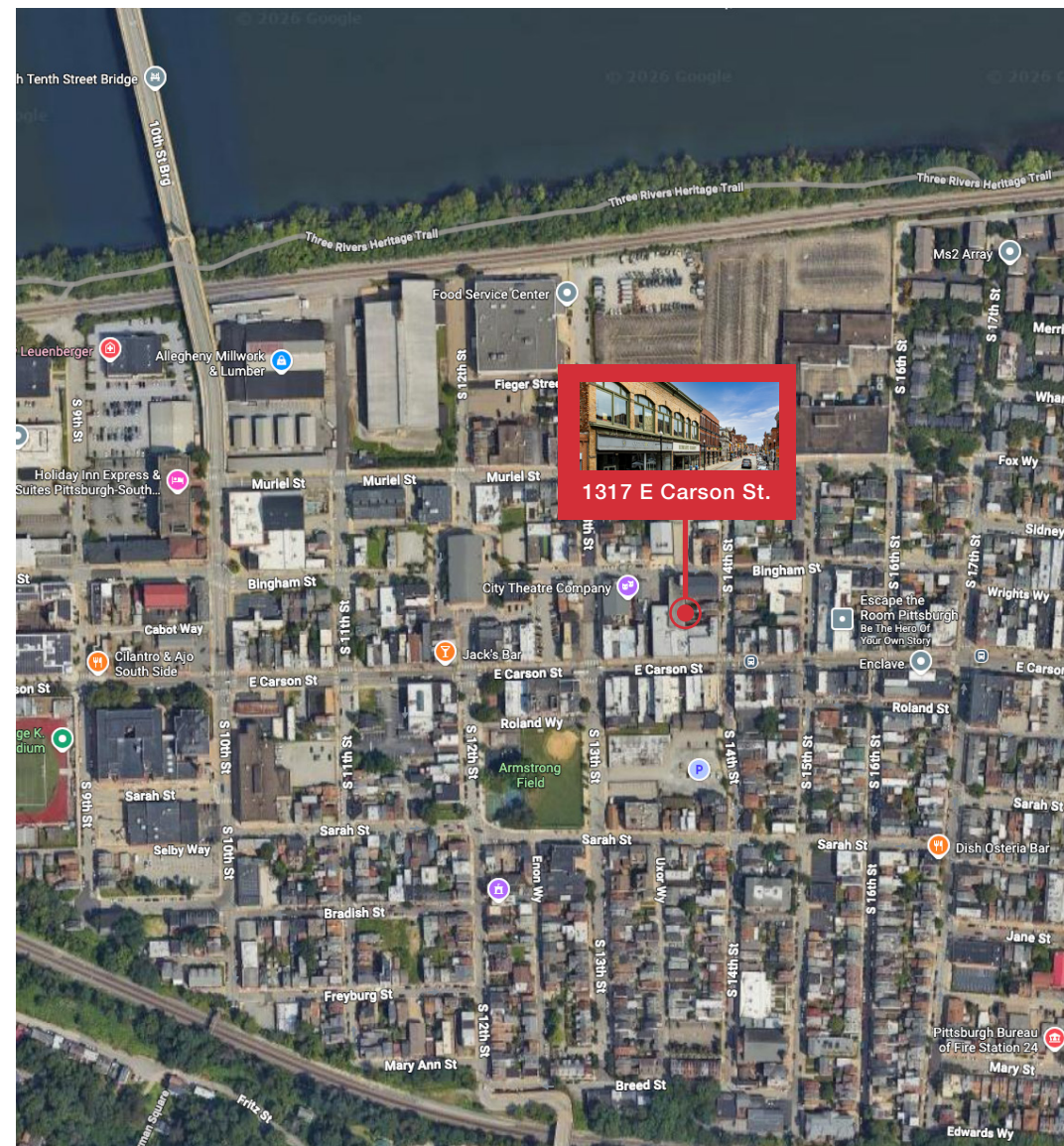
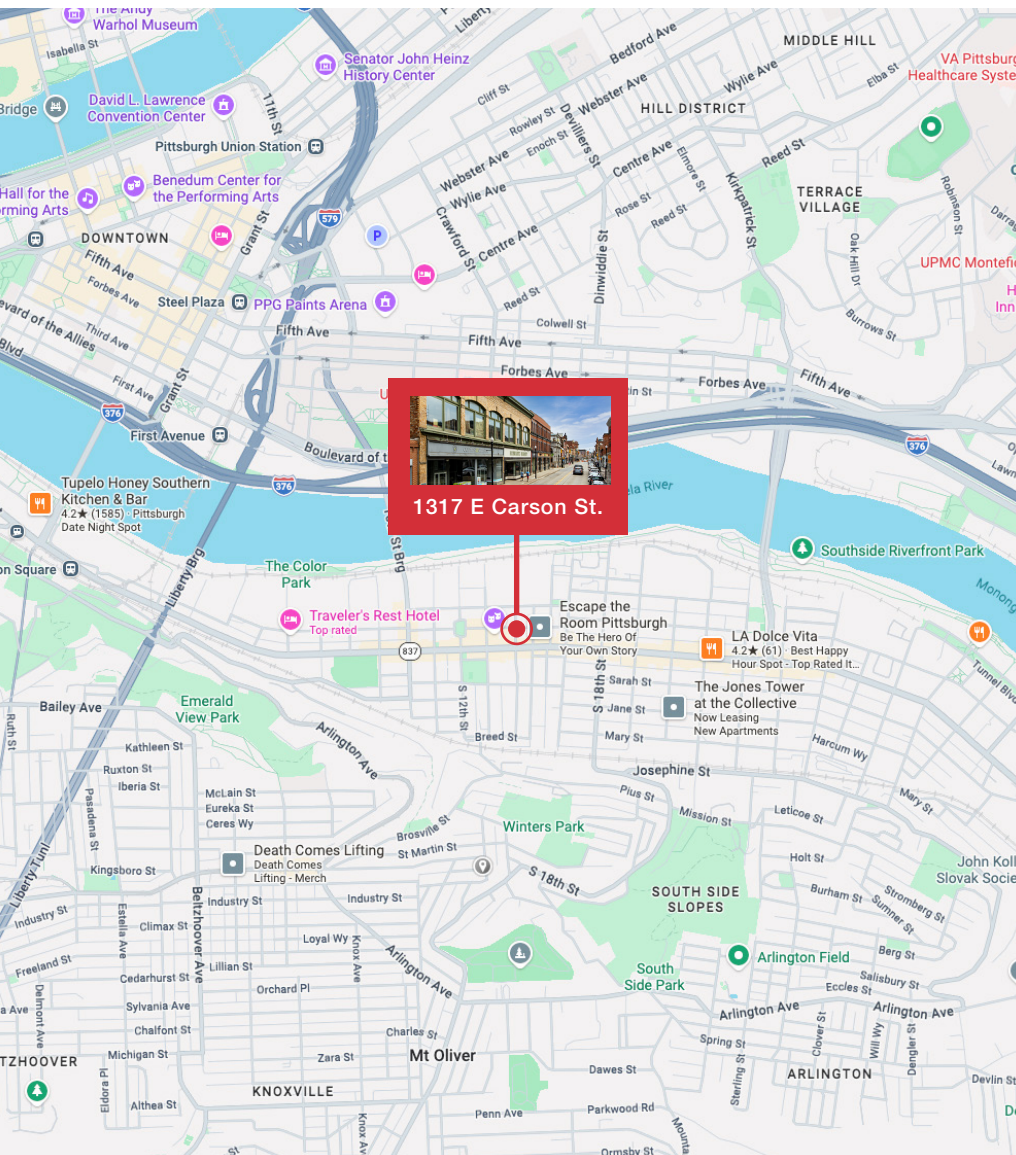
FLOOR PLANS



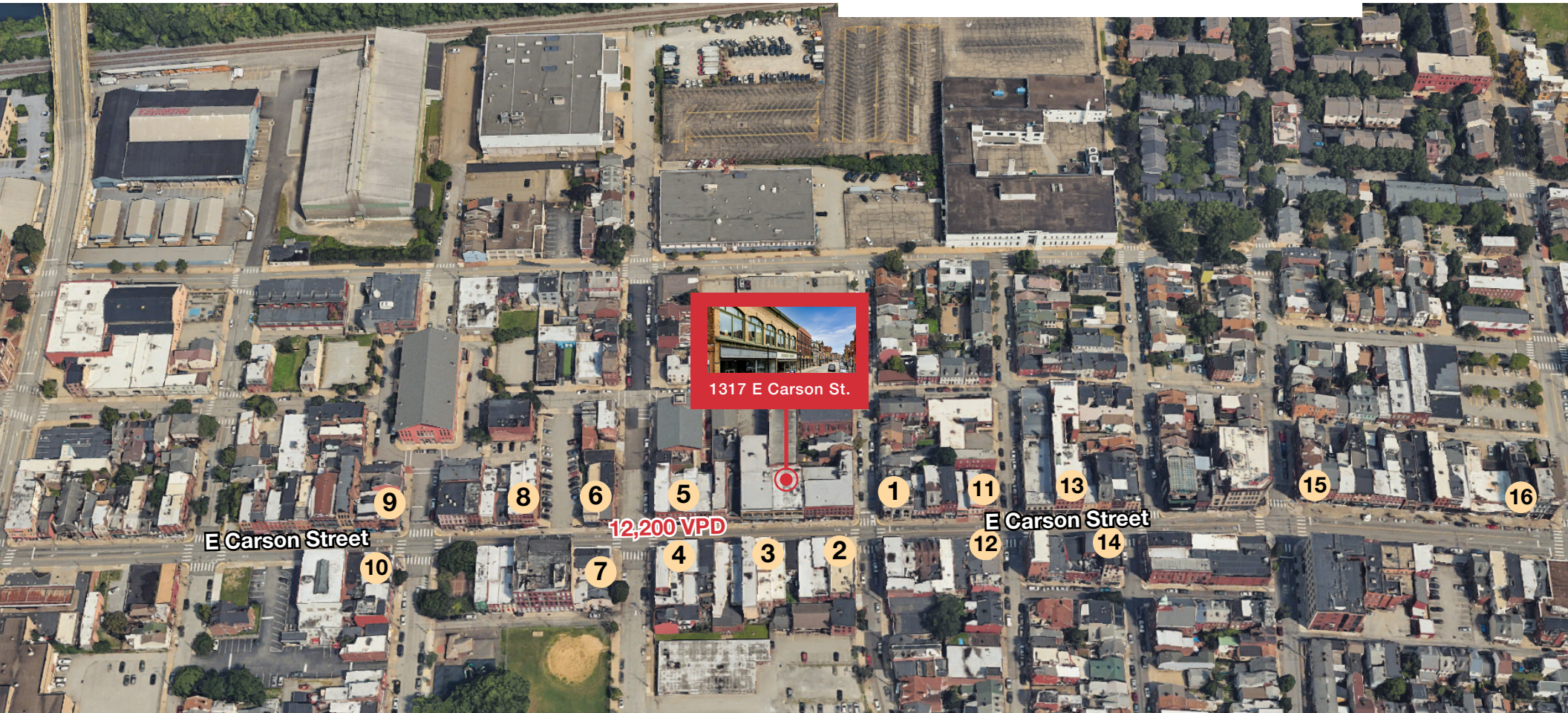
FLOOR PLANS



LOCATION

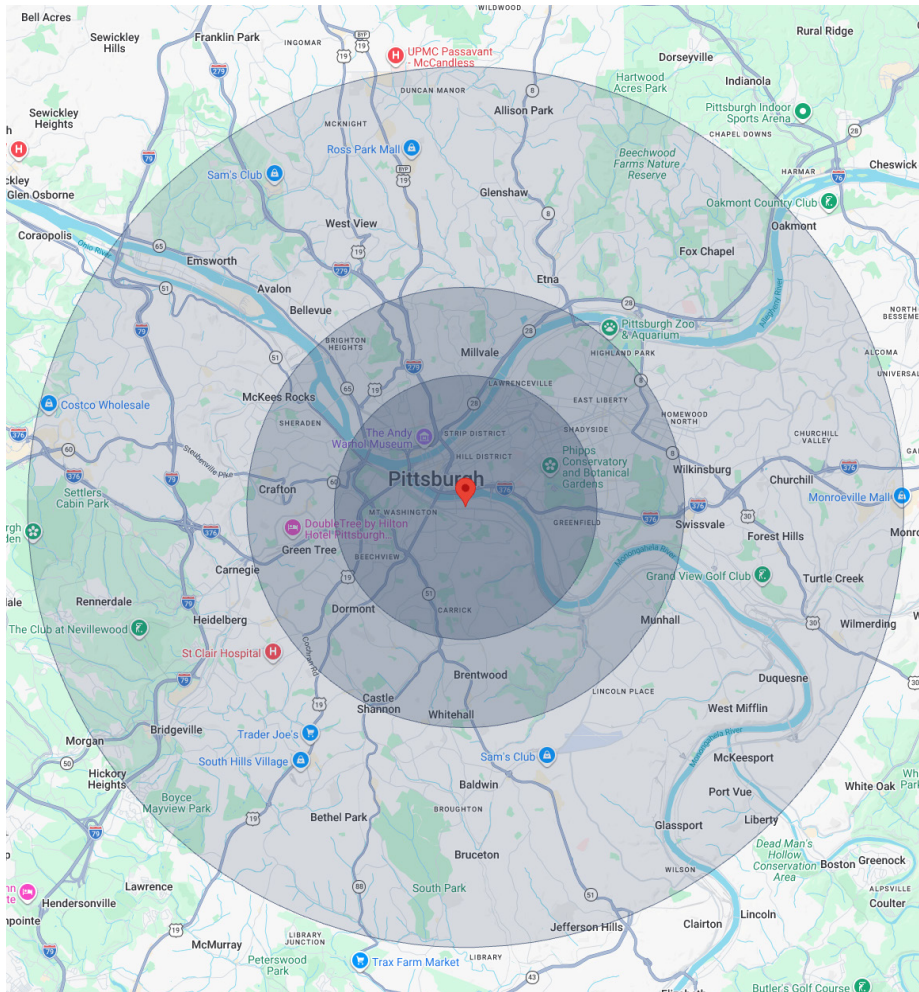


NEARBY RETAILERS



- | | | | |
|-----------------|---------------------------|------------------------|-------------------------------------|
| 1 Capo's | 5 Gong Cha | 9 Jack's Bar | 13 Carson St. Deli & Craft Beer Bar |
| 2 Mad Chicken | 6 Dairy Queen | 10 Streets | 14 Mario's South Side Saloon |
| 3 Dee's Cafe | 7 Twelve Whiskey Barbecue | 11 Gennaro's Pizza | 15 Cambod-Ican Kitchen Restaurant |
| 4 Doce Taqueria | 8 The Urban Tap | 12 Mike & Tony's Gyros | 16 Delanie's Coffee SouthSide |

DEMOGRAPHICS



Population	3 Miles	5 Miles	10 Miles
2026 Total Population	167,431	399,285	894,507
Median Age	34.3	37.3	40.6
Employees	305,773	402,337	631,695
Businesses	24,141	36,646	63,835

Household & Income	3 Miles	5 Miles	10 Miles
Total Households	75,834	183,794	401,561
# of Persons per HH	1.9	2	2.1
Median HH Income	\$59,946	\$68,646	\$72,581
Median Home Value	\$200,909	\$223,196	\$227,366

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