

PENN *Liberty* PLAZA I

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

POTENTIAL DAYCARE 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



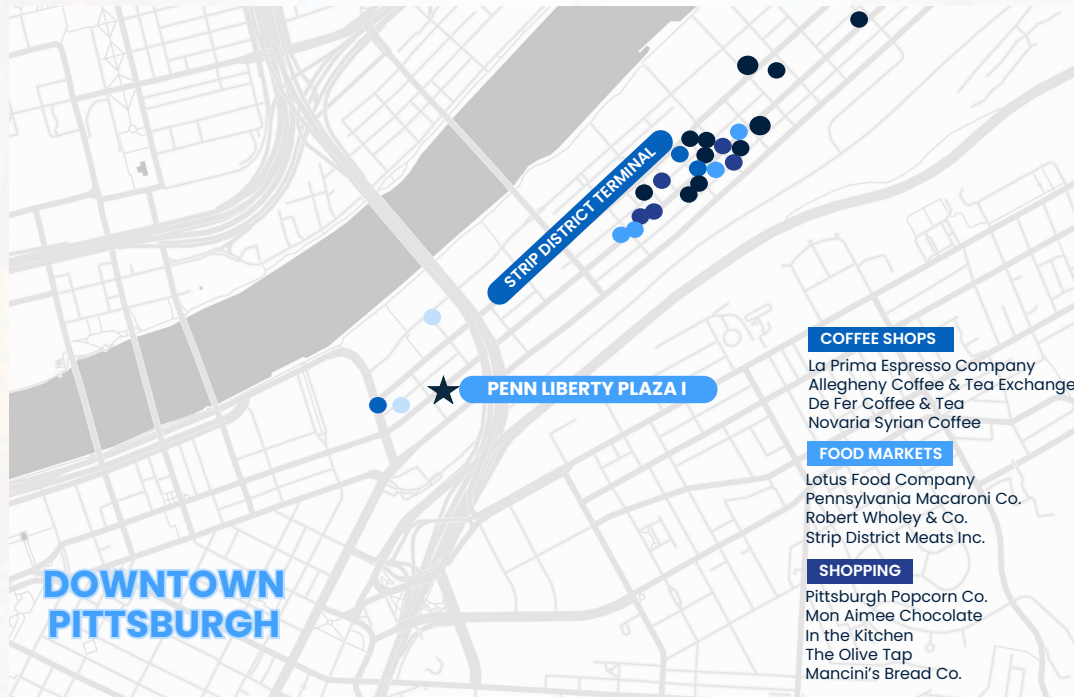
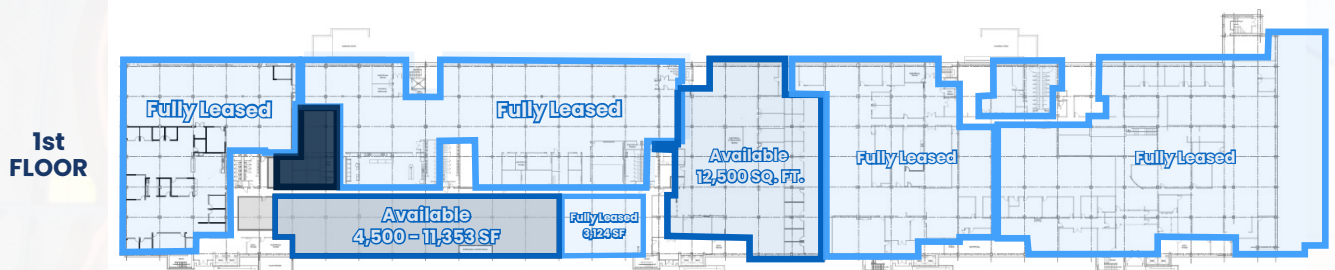
Households: 77,522



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

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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