



## 525 William Penn Pl.

Suite #3510, Pittsburgh PA 15219  
colliers.com/pittsburgh  
pittsburghmarketing@colliers.com



Zoned  
LNC

*Ideal use cases:*

- Hair salon
- Nail salon
- Medi-spa
- Yoga studio
- Pilates studio



# Retail for Lease

*1,500 Sq. Ft. in trendy Lawrenceville*

5165 Butler Street, Pittsburgh PA

Located in a lively submarket with high foot and vehicle traffic, this former salon space offers a windowed, street-facing facade on a busy thoroughway on the building's first floor. Interior features include hardwood floors, ornate tin ceiling, drop lighting, three partitioned rooms, an in-suite restroom, and storage area.

## Property Highlights

- ✔ 3 partitioned rooms
- ✔ Windowed frontage on busy street
- ✔ Open, flexible layout
- ✔ ±13,300 average daily thru traffic
- ✔ Private restroom
- ✔ Adjacent to dense residential area



3-Mile Radius  
*Demographics*



**Population**  
146,103



**Avg. HH Income**  
\$100,997



**Area Employees**  
153,518

*Reach out to our  
listing agents*

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## Area Amenities



## Retailer Map Key

- |                       |                                |                               |
|-----------------------|--------------------------------|-------------------------------|
| 1. Spirit             | 8. Mediterra Cafe              | 15. Pusadee's Garden          |
| 2. Iron City Boulders | 9. In Vision Studio            | 16. Allegheny Wine Mixer      |
| 3. Pizza Lupo         | 10. Oishii Donbun              | 17. Luxe Nouveau Boutique     |
| 4. Dive Bar & Grille  | 11. Butterwood Bake Consortium | 18. Vestige Creative Services |
| 5. Goodwill           | 12. Lolev Beer                 | 19. Pesaro's Pizza            |
| 6. Boheme Pittsburgh  | 13. Piebird Pastry Kitchen     | 20. ALDI                      |
| 7. Ward Barber        | 14. Caffe d'Amore              | 21. Family Dollar             |

## Neighborhood Overview

Lawrenceville is one of Pittsburgh's largest neighborhoods, freshly populated with an eclectic, qualitative array of eateries, small businesses, cafes, and bars. A popular Pittsburgh destination for visitors and locals alike, this diversified neighborhood draws traffic year-round with a thriving small business scene, local festivals, and a vibrant night life activities.

-  **Bars & Eateries**  
62
-  **Cafes & Retailers**  
43
-  **Local Parks**  
2



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