



RETAIL

- 2,400 SF retail space
- Former AT&T storefront
- High ceilings
- Excellent Penn Avenue frontage and signage
- Strong pedestrian and vehicle traffic

RE/MAX SELECT REALTY

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Property Summary

Address1:	2400 Penn Avenue
Address2:	Pittsburgh, PA 15222
Available SF:	2,400
Lease Rate:	\$27.5 / SF
Occupancy:	Immediately
Sub-market:	Strip District
Type:	Retail
Zoning:	Commercial

Property Overview

Available for lease is a 2,400 SF street-level retail space in Pittsburgh's Strip District. Formerly occupied by AT&T, the space features an open floor plan with high ceilings, prominent storefront visibility, and signage along Penn Avenue. The layout is well suited for a variety of retail, showroom, medical, fitness, and service-oriented users seeking a highly visible urban location.

Location Overview

Located in the heart of the Strip District, 2400 Penn Avenue sits along one of Pittsburgh's most active retail corridors. The neighborhood has evolved into a premier mixed-use destination, supported by a growing residential population, destination retailers, restaurants, entertainment venues, hotels, and office users. Consistent pedestrian activity and strong daily vehicle traffic provide excellent exposure throughout the day and evening.

PROPERTY PHOTOS

2400 PENN - RETAIL

2400 Penn Avenue
Pittsburgh, PA 15222

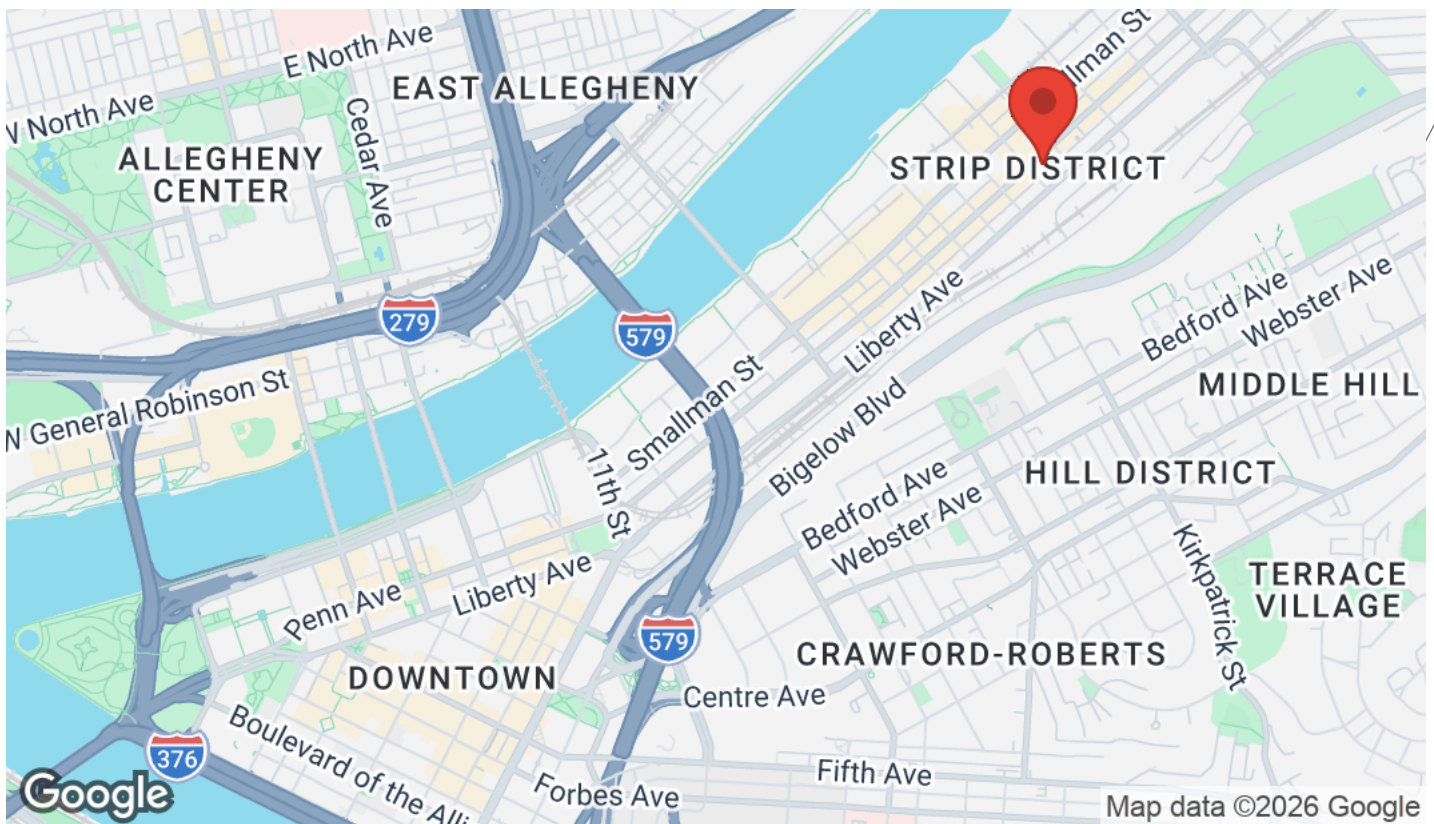


The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. Users should consult with a professional in the respective legal, accounting, tax or other professional.

LOCATION MAPS

2400 PENN - RETAIL

2400 Penn Avenue
Pittsburgh, PA 15222

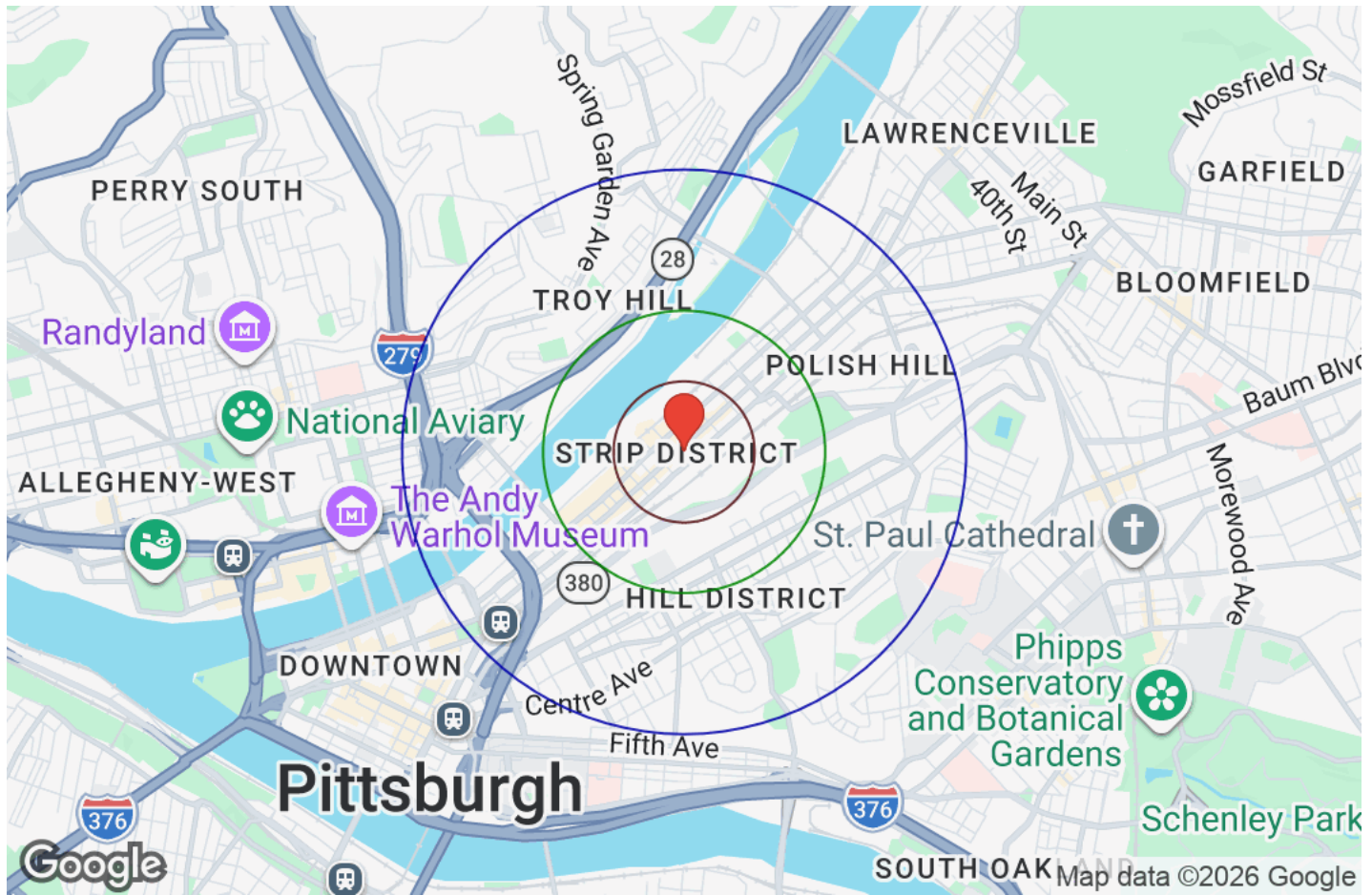


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DEMOGRAPHICS

2400 PENN - RETAIL

2400 Penn Avenue
Pittsburgh, PA 15222



Distance: ○ 0.25 Mile ○ 0.5 Mile ○ 1 Mile

Population	0.25 Mile	0.5 Mile	1 Mile
Male	883	2,897	9,617
Female	859	3,042	9,911
Total Population	1,742	5,939	19,528

Race / Ethnicity	0.25 Mile	0.5 Mile	1 Mile
White	1,170	3,320	10,346
Black	64	1,250	6,612
Am In/AK Nat	N/A	2	18
Hawaiian	N/A	1	4
Hispanic	141	385	789
Asian	345	896	1,301
Multiracial	22	82	420
Other	N/A	3	39

Housing	0.25 Mile	0.5 Mile	1 Mile
Total Units	1,015	3,502	11,912
Occupied	933	3,206	10,499
Owner Occupied	527	1,435	3,778
Renter Occupied	406	1,771	6,721
Vacant	82	296	1,412

Age	0.25 Mile	0.5 Mile	1 Mile
Ages 0 - 14	246	958	2,909
Ages 15 - 24	154	570	2,444
Ages 25 - 54	1,030	3,183	9,001
Ages 55 - 64	165	599	2,170
Ages 65+	147	631	3,004

Income	0.25 Mile	0.5 Mile	1 Mile
Median	\$121,087	\$95,595	\$65,404
Under \$15k	61	541	1,901
\$15k - \$25k	5	90	796
\$25k - \$35k	27	211	703
\$35k - \$50k	23	123	966
\$50k - \$75k	133	413	1,530
\$75k - \$100k	101	276	983
\$100k - \$150k	279	724	1,697
\$150k - \$200k	58	151	561
Over \$200k	246	680	1,364



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