

For Lease

3,504 SF

Lawrenceville Retail Property

3529 Butler St

Pittsburgh, PA 15201



Highlights

Located in Pittsburgh's Lawrenceville neighborhood, 3529 Butler Street features a street-level retail storefront with strong pedestrian visibility and large display windows. The property is surrounded by restaurants, boutiques, and mixed-use developments, with convenient access to Downtown Pittsburgh, major roadways, and nearby residential density supporting consistent foot traffic and neighborhood activity.



John Eliopoulos

412.613.6229

jeliopoulos@naiburnsscalo.com

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Property Summary



Property Highlights

- Newly constructed mixed-use asset built in 2020 with modern architecture and strong curb appeal.
- Wide open layout
- Dedicated office area
- High-visibility storefront along heavily trafficked Butler Street with strong pedestrian activity and neighborhood engagement.
- Internal Parking Available
- Outdoor Patio Available
- Walking distance to nearby cafes, restaurants, and more.

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Additional Photos



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Aerial Map

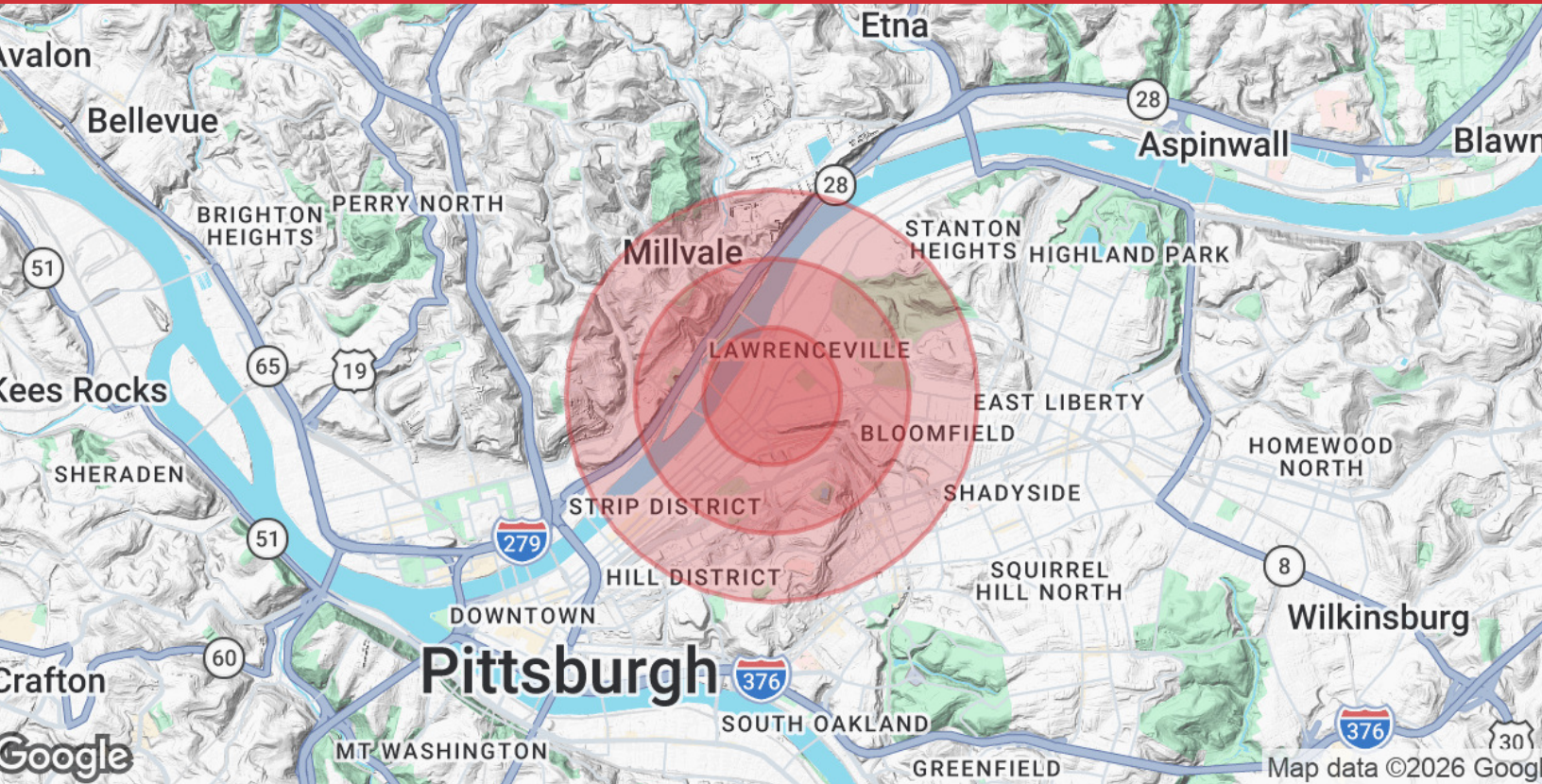


Map
data
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Google

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Demographics Map & Report



Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	4,621	17,384	44,158
Average Age	35.3	36.6	35.1
Average Age (Male)	35.3	35.7	34.1
Average Age (Female)	35.4	37.5	36.0

Households & Income	0.5 Miles	1 Mile	1.5 Miles
Total Households	2,630	9,761	22,411
# of Persons per HH	1.8	1.8	2.0
Average HH Income	\$111,413	\$100,998	\$90,158
Average House Value	\$329,953	\$253,583	\$254,881

2023 American Community Survey (ACS)

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