

**OFFERING MEMORANDUM**

**6,400 SF Commercial Building**

**507-509 TRIPOLI STREET**

Pittsburgh, PA 15212

**PRESENTED BY:**

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SECTION 1  
Property  
Information

*Jones Co.*

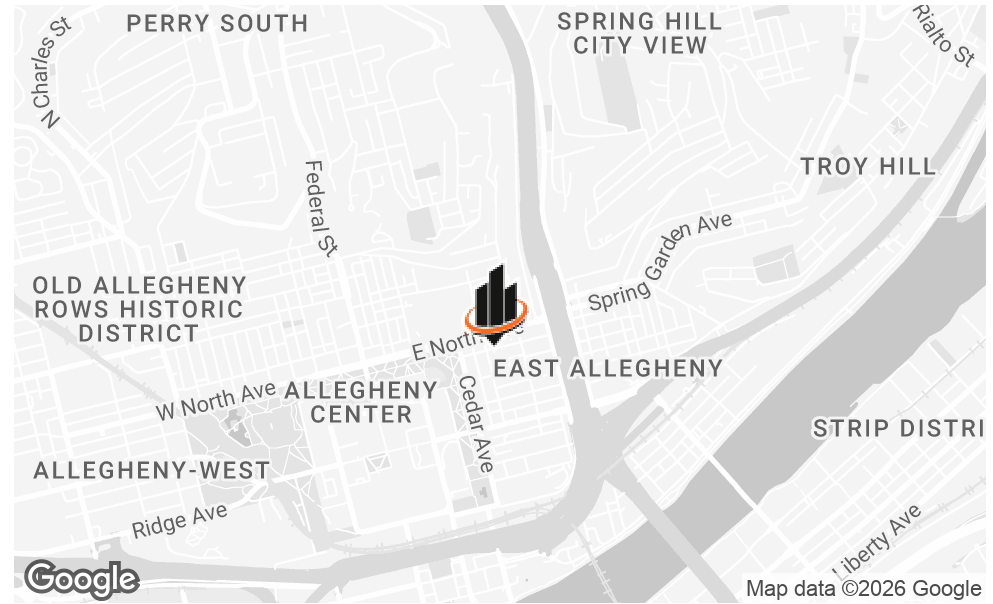
SIGN MAKERS

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# EXECUTIVE SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$500,000
<b>BUILDING SIZE:</b>	6,400 SF
<b>LOT SIZE:</b>	2,646 SF
<b>PRICE / SF:</b>	\$78.12
<b>ZONING:</b>	R1A-VH (Single-Unit Attached Residential - Very High Density)
<b>MARKET:</b>	Pittsburgh
<b>SUBMARKET:</b>	Deutschtown

## PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors presents 507-509 Tripoli Street, a ±6,400 SF two-story commercial building in Pittsburgh’s East Deutschtown neighborhood. The property offers ±3,200 SF per floor. The ground level features a working sign shop layout with open shop space and dual drive-in garage access (front and rear), suitable for fabrication, contractor, or light industrial use. The second floor includes multiple private offices, a large front open/event area, and a commercial kitchen with hood and ANSEL fire suppression system. Zoned R1A-VH (Single-Unit Attached Residential - Very High Density), the property has a long history of commercial use. The upper level has previously operated as a commissary kitchen and private social club (49-person City of Pittsburgh occupancy permit). Buyer to verify zoning compatibility with intended use. Delivered vacant at closing, the property offers a strong opportunity for an owner-user or adaptive reuse investor, with convenient access to major interchanges, the North Hills, and downtown Pittsburgh.

## PROPERTY HIGHLIGHTS

- 6,400 SF total (3,200 SF per level) - Ground floor configured as operating sign shop & Second-floor office buildout / commercial kitchen with hood and ANSEL fire suppression
- Dual drive-in garage doors (front and rear access)
- Large upper-level open/event space
- Zoned R1A-VH (Single Unit Attached Residential - Very High Density)
- Vacant at closing; Owner-user or adaptive reuse opportunity

**GROUND FLOOR PHOTOS**



**GROUND FLOOR PHOTOS**



**SECOND FLOOR PHOTOS**



**SECOND FLOOR PHOTOS**





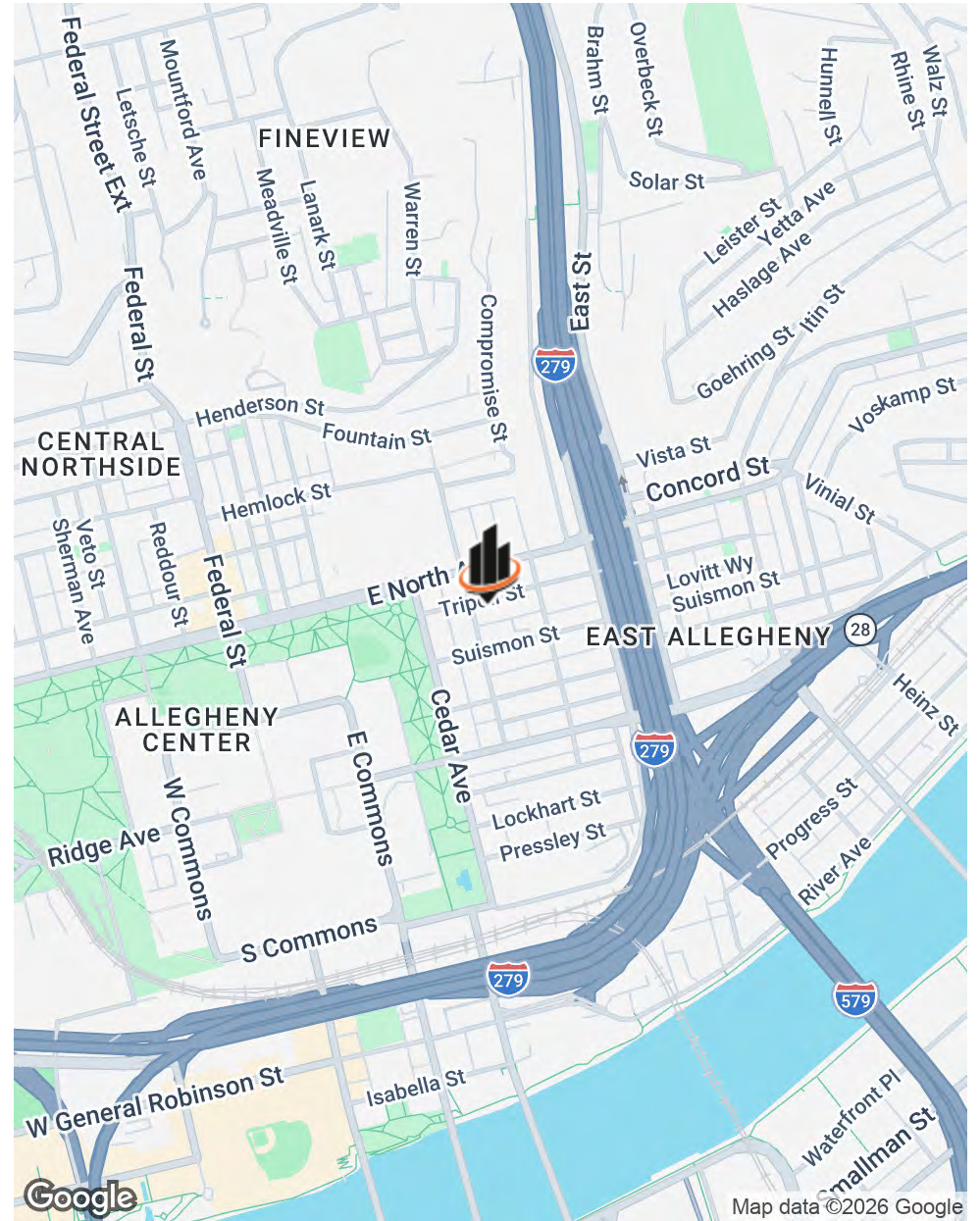
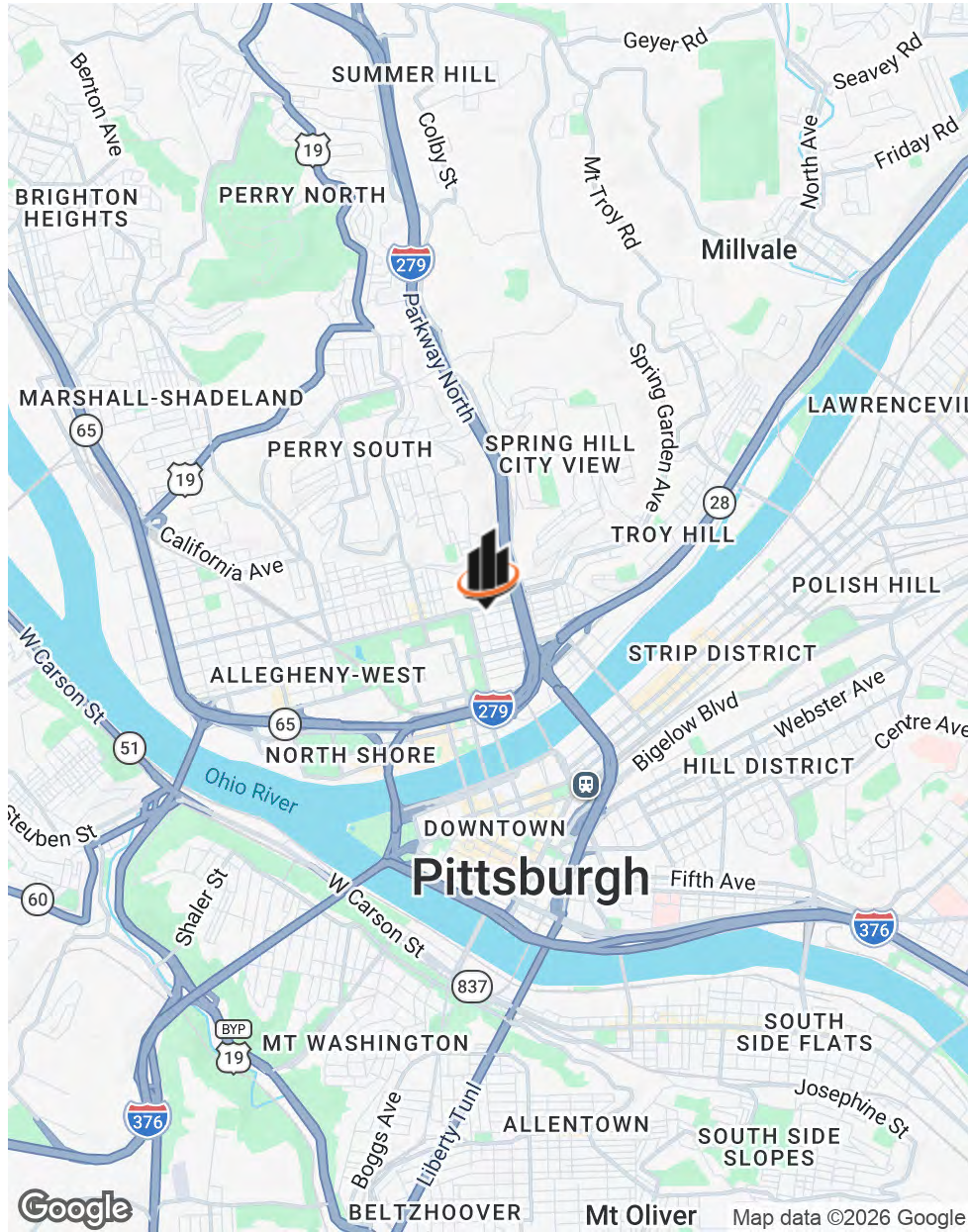
**SECTION 2**  
Location  
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# LOCATION MAPS



# RETAILER MAP



PARCEL MAP



# DEMOGRAPHICS MAP & REPORT

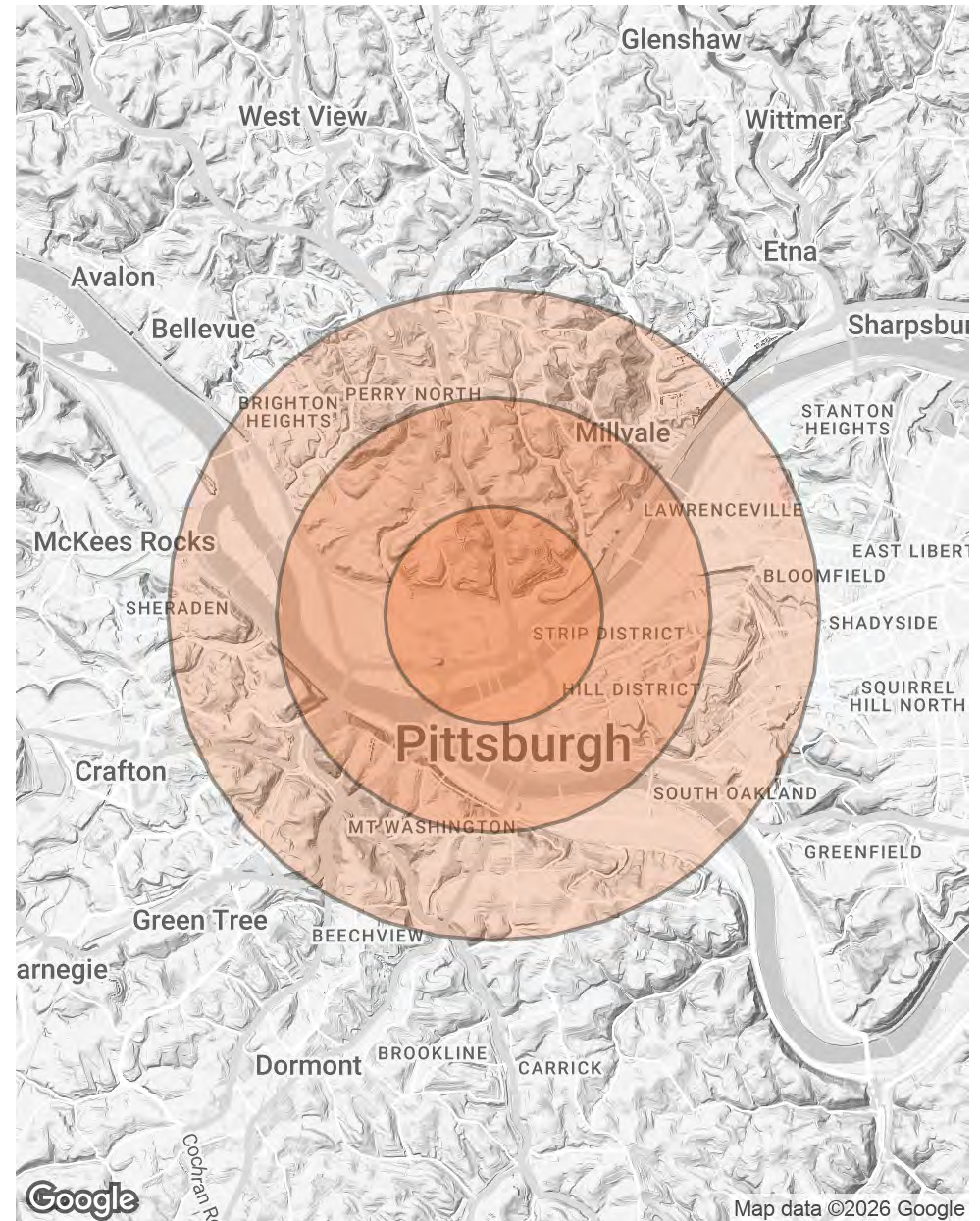
## POPULATION

	1 MILE	2 MILES	3 MILES
<b>TOTAL POPULATION</b>	16,054	61,029	143,791
<b>AVERAGE AGE</b>	39.3	35.7	34.3
<b>AVERAGE AGE (MALE)</b>	37.6	33.0	32.6
<b>AVERAGE AGE (FEMALE)</b>	39.5	38.1	36.6

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
<b>TOTAL HOUSEHOLDS</b>	9,250	28,180	65,453
<b># OF PERSONS PER HH</b>	1.7	2.2	2.2
<b>AVERAGE HH INCOME</b>	\$98,776	\$86,178	\$83,064
<b>AVERAGE HOUSE VALUE</b>	\$257,087	\$222,712	\$211,606

2023 American Community Survey (ACS)

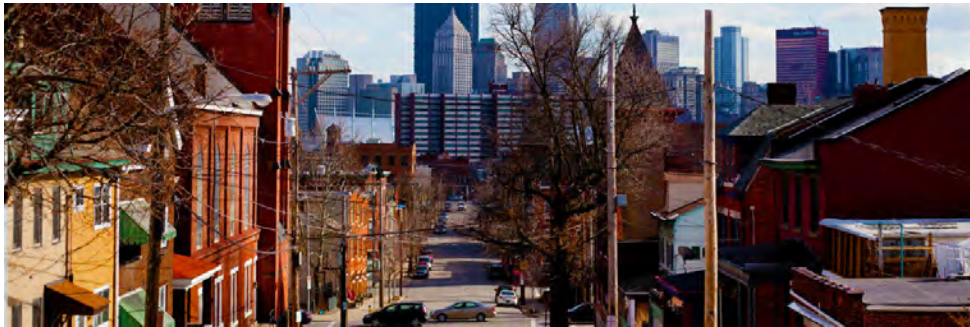


## LOCATION DESCRIPTION



### ALLEGHENY COUNTY

Allegheny County is a county in the southwestern part of Pennsylvania (PA). It is the second most populous county in PA following Philadelphia County. Allegheny County was the first in PA to be given a Native American name, being named after the Allegheny River. Allegheny County was created in September of 1788 from parts of Washington and Westmoreland counties and originally extended all the way north to the shores of Lake Erie and became the “Mother County” for most of northwestern PA before the counties current borders were set. The area developed rapidly throughout the 19th century to become the center of steel production in the nation. The county is known for the three major rivers that flow through it, the Allegheny, the Monongahela, and the Ohio Rivers. Allegheny County is home to three National Sports Teams, multiple major top ten companies as well as various colleges and universities. The county consists of 4 cities, 84 boroughs and 42 townships.



### EAST ALLEGHENY / DEUTSCHTOWN

East Allegheny, also known as Deutschtown, is a historic neighborhood on Pittsburgh’s North Side, just across the Allegheny River from Downtown. Originally settled by German immigrants in the 1800s, the area features well-preserved Victorian homes and traditional brick row houses.

Centered around East Ohio Street, the neighborhood offers local restaurants, small businesses, and a strong community feel. Its location near Allegheny Commons Park, PNC Park, and other North Side attractions makes East Allegheny a walkable area that blends historic charm with convenient access to downtown Pittsburgh.

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