

JOIN ENVY NAILS, STUDIO 39
FITNESS, DIESEL BARBER SHOP,
AND BROOKLYN BAGELS

LAWRENCEVILLE

ARSENAL
— 201 —

EST. 2016

LEGACY REALTY
PARTNERS
LOCAL OWNERSHIP
NATIONAL REACH

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LAWRENCEVILLE

ARSENAL — 201 —

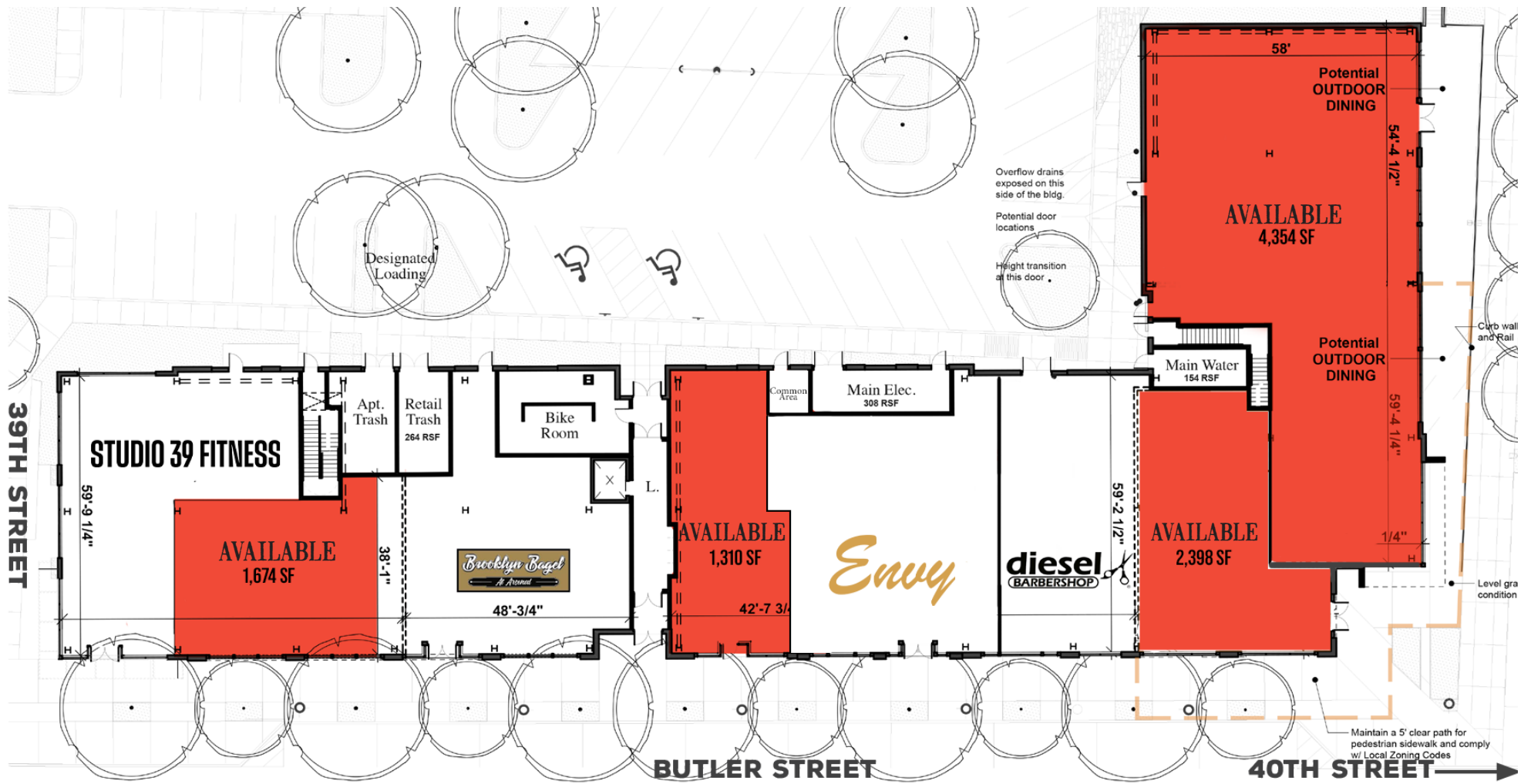
EST. 2016

**ARSENAL 201 IS A MIXED-USE
DEVELOPMENT OF RETAIL AND
RESIDENTIAL SPACES IN THE HEART
OF LAWRENCEVILLE.**

Phase I introduced 19,000 square feet of retail space and 243 residential units, complemented by dedicated retail parking, shared outdoor areas, and a pedestrian walkway.

Phase II brought 343 additional apartments, a 445-space parking garage, bike parking for 200, a fitness center, courtyard, game room, and a dog park.

Surrounded by top restaurants, boutiques, art galleries, and design firms, Arsenal 201 presents an exceptional retail opportunity.



LAWRENCEVILLE... THE FULL STORY.

3

MILES FROM
DOWNTOWN
PITTSBURGH

30

BIKESHARE
BIKES

322

BUSINESSES AND
RESTAURANTS

26K

ADT ALONG 40TH
STREET BRIDGE

No. 3

MOST VISITED WENDY'S IN 15 MILES

BUILT IN CORPORATE NEIGHBORS

CMU NATIONAL ROBOTICS ENGINEERING CENTER

ROADRUNNER RECYCLING

PREDICTIVE ONCOLOGY LABS

CHILDREN'S HOSPITAL FOUNDATION

AMAZON (321,000-SQUARE-FOOT WAREHOUSE)

MCCONWAY & TORLEY



THE DEMOGRAPHICS

ONE MILE

population 39,330
households 19,437
average hh income \$118,180
daytime population 43,618

THREE MILE

population 179,492
households 84,738
average hh income \$100,655
daytime population 254,865

FIVE MILE

population 349,216
households 163,723
average hh income \$96,051
daytime population 511,862

TEN MINUTE WALK

population 6,831
households 3,796
average hh income \$125,857
daytime population 5,843

TWENTY MINUTE WALK

population 12,851
households 7,220
average hh income \$111,955
daytime population 16,736





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CONTACT

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LEGACY
REALTY PARTNERS

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