

CENTRE HELDMAN PLAZA

RETAIL SPACE FOR LEASE



PROPERTY OVERVIEW

HIGHLIGHTS

- » 37,203 SF retail plaza with space available for lease:
 - 30,410 SF grocery store with commercial kitchen
 - Willing to subdivide the grocery space
- » Prime Opportunity for Grocery & Retail
- » Great visibility for retail tenants - surrounded by multiple commercial developments:
 - Reeds-Roberts Phase of Bedford Dwellings multifamily and mixed-use development
 - New Granada Square mixed-used development
 - FNB Tower and Live Nation venue
- » Walking distance to PPG Paints Arena, FNB Tower, UPMC Facilities, Duquesne University, and more.
- » Easily accessible from I-579, I-376, Blvd of the Allies, and direct access to multiple bus routes
- » Ample free parking



PHOTOS

CENTRE
HELDMAN



COMMERCIAL KITCHEN

CENTRE
HELDMAN

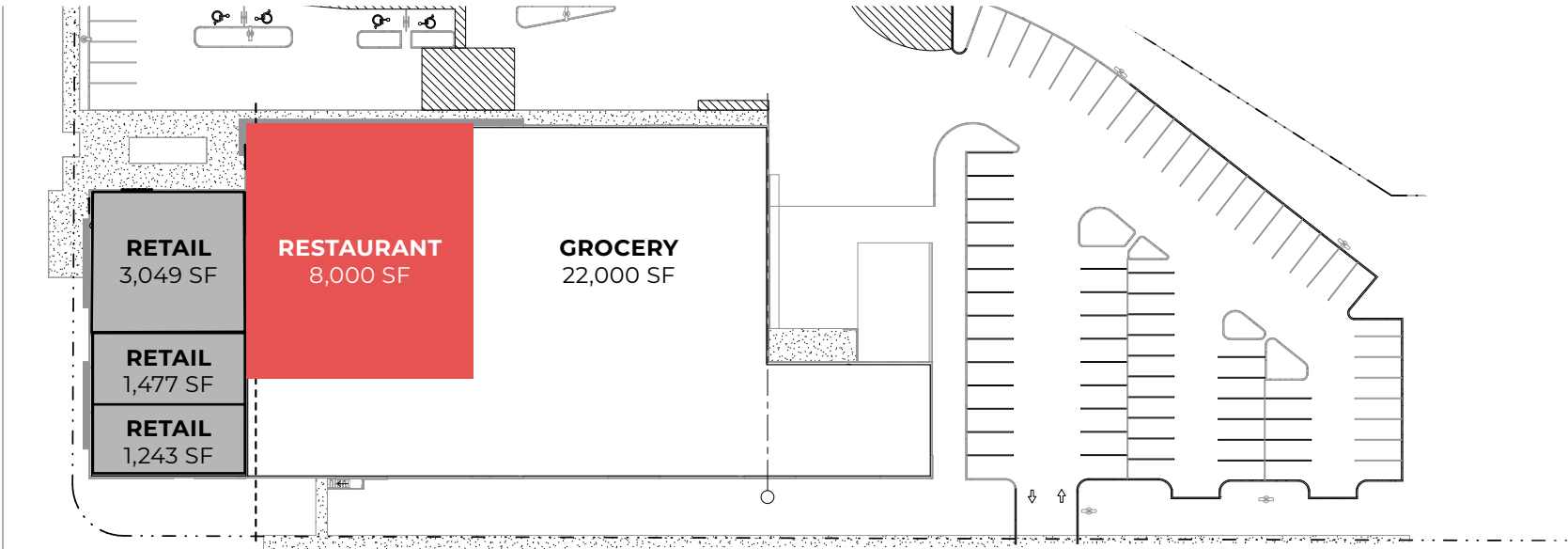
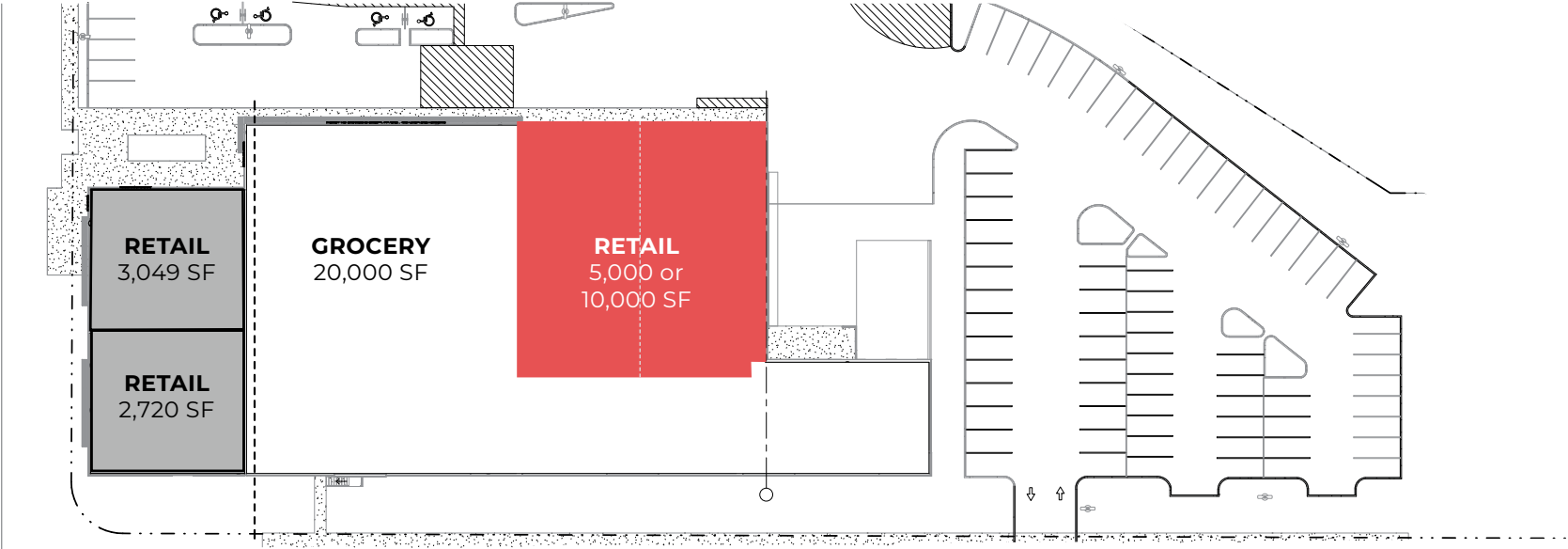


SITE PLAN

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OPTIONAL DEMISING PLANS



LOCATION

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DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
2024 Total Population	25,083	390,465	883,617
2029 Projected Population	25,437	385,182	868,455
Median Age	30.1	36.3	40.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	11,119	180,717	397,837
# of Person per HH	1.7	2	2.1
Average HH Income	\$85,972	\$83,466	\$90,649
Median Home Value	\$255,327	\$178,363	\$191,069

Demographics data derived from CoStar



JESSE CORTEZ

CENTRE
HELDMAN

Investment Sales & Acquisitions



PROFESSIONAL BACKGROUND

Jesse is a highly skilled and versatile Investment Sales & Acquisitions Advisor at The Colony Agency Commercial in Pittsburgh, PA. Known for his ability to blend analytical thinking with creative problem-solving, he brings a fresh and innovative approach to every transaction.

With a proven track record in facilitating a wide range of transactions, including investment sales, round lease and land sales, developments, owner-occupied investments, and leasing, Jesse's dynamic skills set him apart in the industry. Prior to joining The Colony Agency, Jesse served as an Advisor at SVN Three Rivers Commercial Advisors then Harvest Real Estate, where he successfully guided clients through challenging market conditions during and after the Covid-19 pandemic.

Drawing upon over a decade of diverse marketing and sales experience across multiple industries, Jesse's background also includes extensive involvement in the food & beverage sector. This unique combination of analytical expertise and creative thinking enables him to provide comprehensive insights and innovative strategies tailored to the needs of investors and business owners in the dynamic commercial real estate market.

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