



GRANDVIEW AVE

SHILOH ST

WYOMING ST

E SYCAMORE ST

MONONGAHELA
INCLINE

STATION SQUARE

PITTSBURGH CBD



OFFERING MEMORANDUM

4 Acre Development Site

E SYCAMORE ST | MT WASHINGTON

Pittsburgh, PA 15211

PRESENTED BY:

JASON CAMPAGNA

O: 412.535.5756

C: 724.825.3137

jason.campagna@svn.com

PA #RM424399

GRANT UNDERWOOD

O: 412.535.5703

C: 412.715.4160

grant.underwood@svn.com

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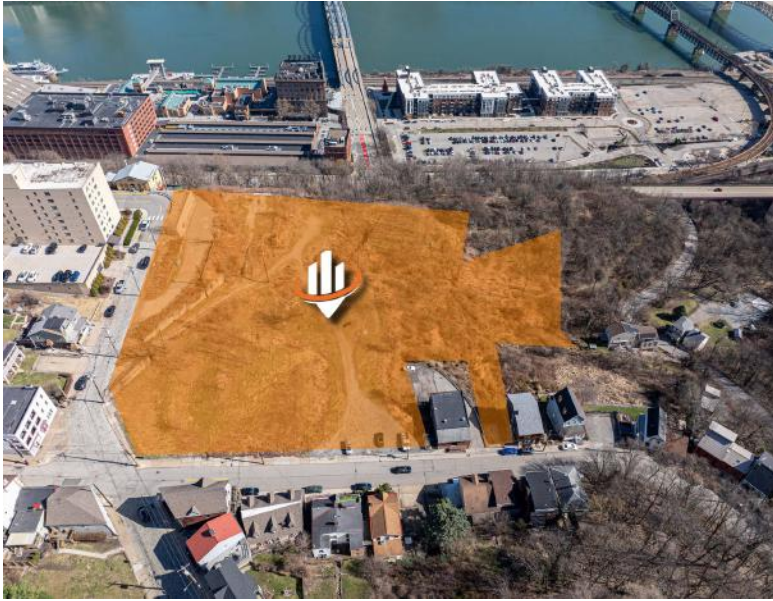
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SECTION 1
**Property
Information**

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$3,500,000
LOT SIZE:	4 Acres
ZONING:	AP /R2-H /LNC
MARKET:	Pittsburgh
SUBMARKET:	Mt Washington
VIDEO:	View Here

PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present this 4-acre vacant land property located on E Sycamore St in Mt. Washington neighborhood of Pittsburgh, a prime development opportunity in one of the city's most sought-after areas. Positioned near Grandview Avenue and adjacent to the Monongahela Incline, the site boasts breathtaking skyline views of downtown Pittsburgh, making it an attractive destination for residential and commercial investors alike. Zoned for planned residential and commercial development, this site offers flexibility for various types of projects, from luxury apartments to mixed-use developments that can take advantage of the area's thriving tourism and residential demand.

PROPERTY HIGHLIGHTS

- 4 Acre commercial development site
- Prime Mt Washington location with beautiful city skyline views

INVESTMENT HIGHLIGHTS



**4 ACRE
DEVELOPMENT
SITE**



SPECTACULAR CITY VIEWS & PRIME LOCATION

The property is situated in Mt. Washington, known for its unparalleled panoramic views of Pittsburgh's skyline, rivers, and bridges. The scenic setting, combined with proximity to key attractions like Grandview Avenue and the Monongahela Incline, makes it an ideal location for high-end residential or hospitality developments that capitalize on the stunning vistas.



VERSATILE ZONING FOR MIXED-USE DEVELOPMENT

With zoning designated for planned residential and commercial use, this site offers immense flexibility. Developers can explore a variety of possibilities, including luxury condominiums, boutique hotels, office spaces, or retail establishments. The blend of residential and commercial development options ensures long-term investment potential.



HIGH DEMAND & STRONG MARKET APPEAL

Mt. Washington is a highly desirable neighborhood in Pittsburgh, attracting both residents and tourists due to its unique blend of historic charm, modern amenities, and excellent connectivity to downtown. The area's strong real estate market, supported by a high average household income and demand for upscale living spaces, makes this property an attractive choice for developers seeking a profitable venture.



AP - MIXED-USE PLANNED UNIT DEVELOPMENT

Purpose. The purpose of the AP Mixed-Use (Residential/Commercial) Planned Unit Development district is to permit and encourage the mixture of residential and commercial uses that is not possible in other zoning districts but which is very common in many areas of the City. As in other planned unit development districts, the regulations established hereunder permit a variety of structure types and greater flexibility in the overall design of the site than is possible in either the residential or commercial districts.

Uses. Uses allowed in the AP district shall be those approved by the Planning Commission in accordance with an approved unit development plan and recorded improvement subdivision site plan. The Planning Commission shall have authority to approve any use that is allowed in an RP district or a CP district, subject to the same conditions and limitations as apply to those uses when located in those respective districts. The uses allowed in the AP district may be contained in a single structure, separate structures or combined in multi-use structures subject to approval by the Planning Commission.

LNC LOCAL NEIGHBORHOOD COMMERCIAL

PURPOSE - The LNC, Local Neighborhood Commercial District is intended to:

1. Maintain the small scale and rich diversity of neighborhood-serving commercial districts;
2. Promote and enhance the quality of life in adjacent residential areas; and
3. Reduce the adverse impacts that are sometimes associated with commercial uses in order to promote compatibility with residential development.

**LNC LOCAL NEIGHBORHOOD COMMERCIAL
PRIMARY USES**

PERMITTED BY RIGHT		
Single-Unit Detached Residential	Single-Unit Attached Residential	Two-Unit Residential
Three-Unit Residential	Multi-Unit Residential	Agriculture (Limited)
Animal Care (Limited)	Art or Music Studio	Bank or Financial Institution (Limited)
Bank or Financial Institution (General)	Bed and Breakfast (Limited)	Bed and Breakfast (General)
Child Care (Limited)	Child Care (General)	Community Center (Limited)
Community Center (General)	Cultural Service (Limited)	Laboratory/Research Services (Limited)
Library (Limited)	Library (General)	Medical Office/Clinic (Limited)
Office (Limited)	Parks and Recreation (Limited)	Recreation and Entertainment, Indoor (Limited)
Religious Assembly (Limited)	Restaurant (Limited)	Retail Sales and Services (Limited)
Vocational School (Limited)		

**R2 - TWO-UNIT RESIDENTIAL HIGH DENSITY
PRIMARY USES**

PERMITTED BY RIGHT		
Single-Unit Detached Residential	Single-Unit Attached Residential	Two-Unit Residential
Agriculture (General)	Agriculture (Limited) With Beekeeping	Agriculture (Limited)
Child Care (Limited)		

ADMINISTRATOR EXCEPTION		
Personal Care Residence (Small)	Parks and Recreation (Limited)	Utility (Limited)

SPECIAL EXCEPTION		
Assisted Living Class A	Community Home	Housing for the Elderly (Limited)
Personal Care Residence (Large)	Bed and Breakfast (Limited)	Child Care (General)
Communication Tower, Class A	Communication Tower, Class B	Community Center (Limited)
Cultural Service (Limited)	Forestry Activities	Library (Limited)
Religious Assembly (Limited)	Religious Assembly (General)	Safety Service
School, Elementary or Secondary (Limited)		

CONDITIONAL USE		
Bed and Breakfast (General)	Communication Tower, Class C	Custodial Care Facility
Excavation/Grading/Fill, Major	School, Elementary or Secondary (General)	Transit Facility

ZONING

High Density.

1. Map Designation. The zoning map designation for lands classified in the High-Density Subdistrict shall be the Letter “H” which shall follow the Use Subdistrict designation (e.g., RM-H)

2. Site Development Standards.

Sites in the High-Density Subdistrict shall be developed in accordance with the following site development standards, provided that:

(a) New development shall be allowed to use Contextual Setbacks and Contextual Building Heights in accordance with the provisions of Section 925.06 and Section 925.07;

(b) Residential Compatibility Standards of Chapter 916 shall impose additional height and setback standards on new High-Density and Very High-Density residential and nonresidential development located near residential and H Districts; and

(c) The Environmental Performance Standards of Chapter 915 shall impose additional regulations on site development if such conditions exist.

Article VI and Chapter 925 contain a complete description of site development standards and a listing of exemptions to various standards.

(d) When a dwelling is “attached” to one (1) or more separate dwelling units on separate lots by a party wall

Site Development Standard	High Density Subdistrict
Minimum Lot Size	1,800 s.f.
Minimum Lot Size per Unit	750 s.f.
Minimum Front Setback for R2	15 ft.
Minimum Rear Setback for Rs	15 ft.
Minimum Exterior Sideyard Setback for Rs	15 ft.
Maximum Height for R2	40 ft. (not to exceed 3 stories)

AERIAL VIEW



CURRENT PHOTOS

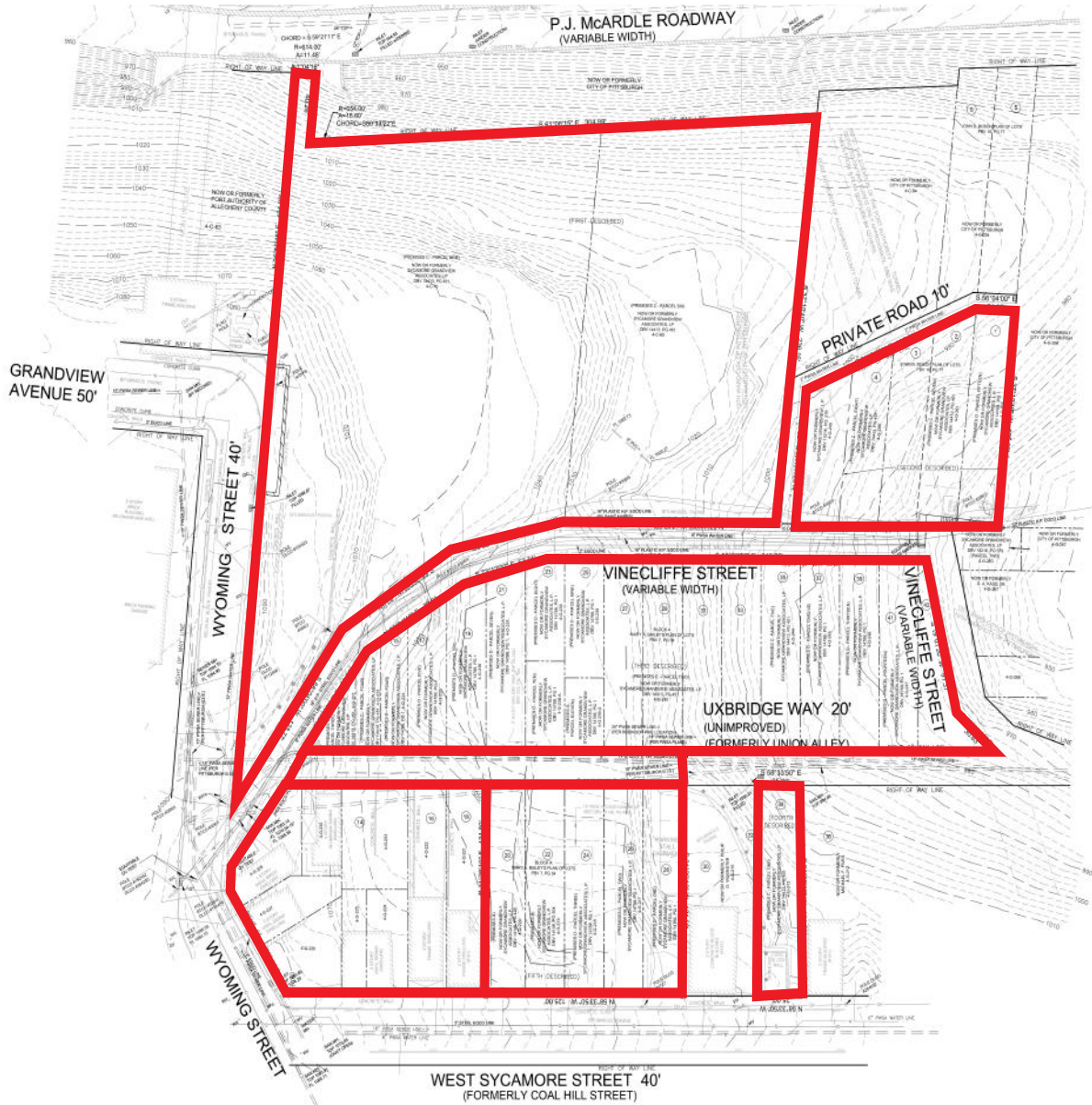


RENDERING



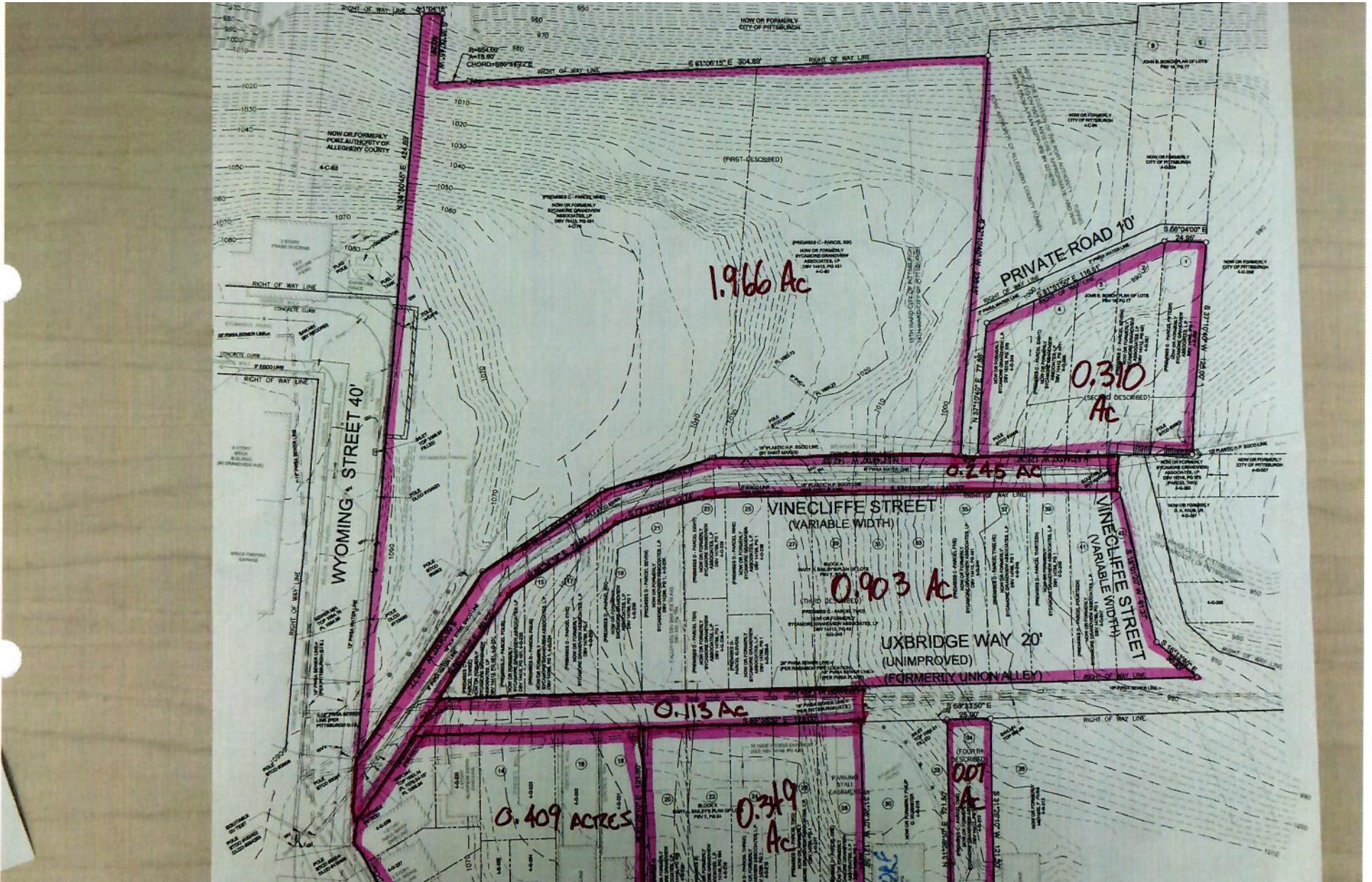
FUTURE RENDERINGS





AREA NORTH OF VINECLIFFE STREET	= 85,641 SQ. FT. or 1.956 ACRES
AREA WEST OF PRIVATE ROAD	= 13,302 SQ. FT. or 0.310 ACRES
AREA BETWEEN VINECLIFFE STREET & UXBRIDGE WAY	= 39,908 SQ. FT. or 0.918 ACRES
AREA SOUTH OF UXBRIDGE WAY	= 15,188 SQ. FT. or 0.348 ACRES
AREA WEST	= 3,037 SQ. FT. or 0.070 ACRES
TOTAL AREA	= 148,066 SQ. FT. or 3.338 ACRES

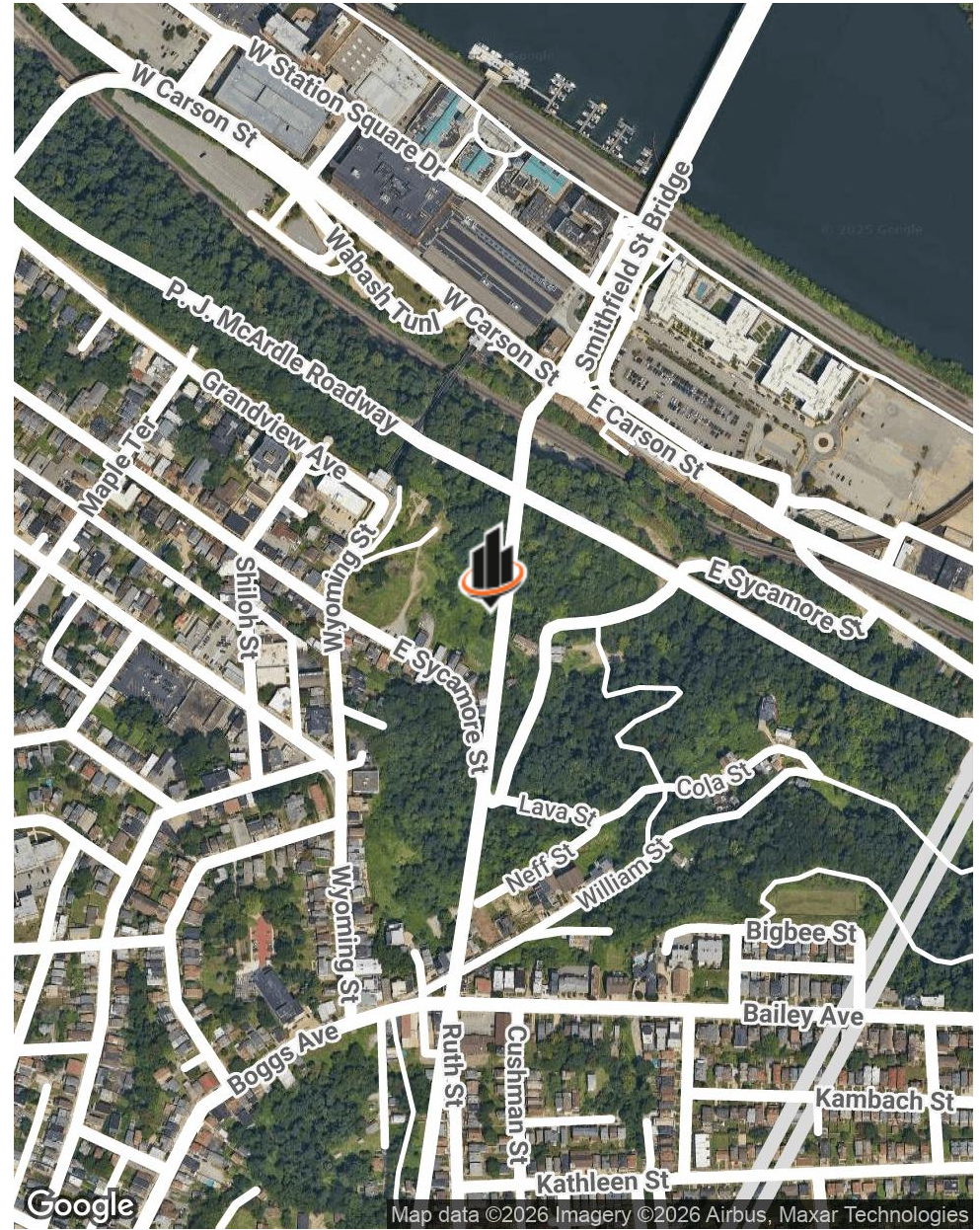
GATEWAY Consulting Engineers & Surveyors
 400 Holiday Drive, Suite 200 Pittsburgh, PA 15220
 Phone (412) 921-4030 - Fax (412) 921-9960
 •Baltimore, PA (724) 281-1055 •Warrington, PA (724) 228-2342





SECTION 2
Location
Information

LOCATION MAPS



RETAILER MAP



LOCATION OVERVIEW | MT WASHINGTON



MT WASHINGTON

Mount Washington in Pittsburgh is a prominent hill overlooking the city's downtown, offering some of the most iconic panoramic views of the skyline, rivers, and bridges. Originally known as Coal Hill, the area played a key role in Pittsburgh's industrial past due to its rich coal deposits. Today, it is famous for its scenic overlooks, historic inclines (Duquesne and Monongahela), and vibrant residential and commercial districts. The neighborhood is a mix of historic homes, modern developments, and a thriving dining scene, making it a popular destination for both locals and tourists.

Mount Washington is a key location for development due to its prime real estate and proximity to downtown Pittsburgh. Its high elevation provides spectacular views, increasing property values and attracting luxury residential projects, restaurants, and businesses. The neighborhood's accessibility, with connections via inclines, roads, and public transit, further enhances its appeal for commercial and residential investments. Continued development focuses on maintaining the area's scenic and historic charm while capitalizing on its status as one of Pittsburgh's most desirable places to live and visit.

LOCATION OVERVIEW | PITTSBURGH

The Greater **Pittsburgh** area has a population of 2.3 million, which is the 28th largest metro area in the US, making it the 2nd largest city in Pennsylvania. It is viewed as an industrial giant in the production of steel, iron, aluminum and glass. The city of Pittsburgh has completed a major renaissance to become the country's "Most Livable City" (Places Rated Almanac), now considered as one of the largest and most attractive cities to live and do business in. There have been many Fortune 1000 companies that have been based in Pittsburgh; it has been the nation's center for nuclear engineering and has a balanced and varied economy that centers itself on technology, world-renowned healthcare and top universities. There has been a re-occurrence of some of the city's major industrial corporations (such as US Steel, Westinghouse and Consol) as well as growth of many small and mid-sized companies.

Downtown Pittsburgh, colloquially referred to as the Golden Triangle of Dahntahn in eye dialect, and officially the **Central Business District** is the urban downtown center of Pittsburgh. It is located at the confluence of the Allegheny River and the Monongahela River whose joining forms the Ohio River. The "triangle" is bounded by the two rivers. The area features offices for major corporations such as PNC Bank, U.S. Steel, PPG, Bank of New York Mellon, Heinz, Federated Investors and Alcoa. It is where the fortunes of such industrial barons as Andrew Carnegie, Henry Clay Frick, Henry J. Heinz, Andrew Mellon and George Westinghouse were made. It contains the site where the French fort, Fort Duquesne, once stood.

PITTSBURGH AT A GLANCE



One of the top places to live, work, and visit in the United States



Pittsburgh is one of the nation's busiest inland ports



There are 29 colleges and universities in southwestern PA



More than 10 million people visit the Pittsburgh region annually



Travel is a \$3 billion industry providing 50,000 full-time jobs

PITTSBURGH BASED FORTUNE 500 COMPANIES



**Carnegie
Mellon
University**

16,335 Students
Fall 2024

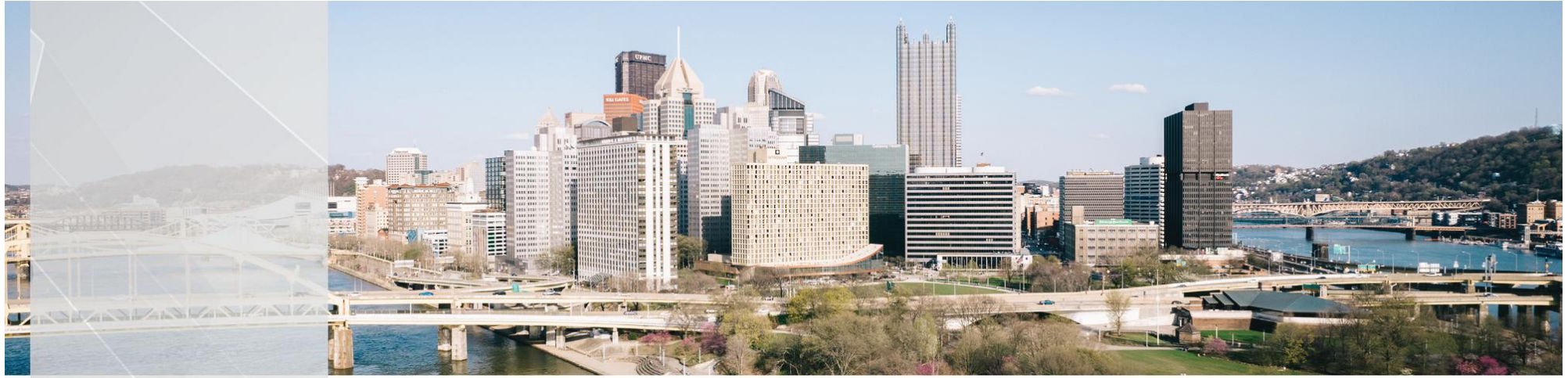
Pitt

29,927 Students
Fall 2024

DUQUESNE

8,282 Students
Fall 2024

Home to over 29 universities, Pittsburgh's historic ties to the industrial boom during the early 20th century attracted an abundance of successful people to the area. In 1900 Andrew Carnegie, founded Carnegie Mellon University, a top-rated school located in the Oakland neighborhood of Pittsburgh. Over the years, a number of respected educational institutions have opened around the city including the University of Pittsburgh and Duquesne University. The abundant supply of young thinkers has aided in many of Pittsburgh's accomplishments including producing the polio vaccine in 1955, conducting the first simultaneous heart, liver and kidney transplant in 1989, and establishing the first robotics institute in 1979. The universities attract over 80,000 students between the 29+ local universities, making it a hot-spot for top talent which aids job growth in the area. The city of Pittsburgh boasts a 50% graduate retention rate. Pittsburgh also holds the 5th largest share of college-educated millennial's in the top 40 metros in the US.



\$3.12B

Funding raised in 2023

Ernst & Young LLP and Innovation Works, Inc.

#10

In number of deals per capita in AI and autonomous vehicles industries

Ernst & Young LLP and Innovation Works, Inc.

203%

Investment increase in Pittsburgh tech from 2022

Ernst & Young LLP and Innovation Works, Inc.

In the last decade the Pittsburgh tech sector generated \$23B.

Companies such as Uber, Facebook, and Google have made Pittsburgh home, creating a technology hub in city neighborhoods. These tech hubs have attracted Robotics, AI, and software development companies to the Pittsburgh tech scene such as Amazon and Microsoft.

Growing companies have also planted roots in Pittsburgh through incubator labs, community resources, and funding. A few examples of these are: Innovation Works, the largest seed stage investor in Southwestern Pennsylvania, as well as one of the most active in the country. Innovation Works is dedicated to serving growth focused tech entrepreneurs to create jobs within the startup community. Ascender offers community of innovators that helps entrepreneurs start and build companies by offering educational programming, mentorship, coaching, incubation, and a collaborative co-working space. AlphaLabs, is nationally-ranked software accelerator that helps early-stage tech companies figure out the best way to build and grow by offering crucial resources including funding, networking, and expertise.

Ranking second in the U.S. for IT degrees, Pittsburgh is home to Carnegie Mellon University which graduates thousands of specialized technology students annually. Carnegie Mellon University has been ranked as the top university in the United States for technology transfer by Heartland Forward.

PITTSBURGH HEALTHCARE

Pittsburgh is lead by UPMC and Allegheny Health Network (AHN), boasting Pittsburgh at the forefront of global medical research. Patients and physicians from around the world travel to Pittsburgh to perform ground-breaking treatments for cancer, vision impairments, and cardiac conditions to name a few. Medical and educational institutions are the cornerstone of the Pittsburgh economy.



Allegheny Health Network

- 14 Hospitals with 2,500+ beds
- 9 Surgical centers
- 6 Health + Wellness Pavilions
- 3,000+ Employed/aligned physicians, residents, fellows and 6,000+ nurses
- 22,000 employees
- 300+ Locations for care

UPMC LIFE CHANGING MEDICINE

- 100,000 Staff members
- 40 Hospitals with 8,800 licensed beds
- 800 Doctors' offices and outpatient sites
- 5,000+ Employed doctors



AHN West Penn Hospital
Nationally ranked obstetrics
and gynecology
(U.S. News & World Report)

Allegheny General Hospital
Nationally ranked in 9 adult
specialites; ranked #2 in
Pittsburgh
(U.S. News & World Report)



UPMC Presbyterian Shadyside
Nationally ranked in 7 adult
specialties; ranked #1 in
Pittsburgh
(U.S. News & World Report)

UPMC Mercy
Nationally ranked #13 for
rehabilitation
(U.S. News & World Report)

PITTSBURGH EMPLOYERS

LOCAL EMPLOYERS



FORTUNE 500



TECH COMPANIES



AREA ANALYTICS

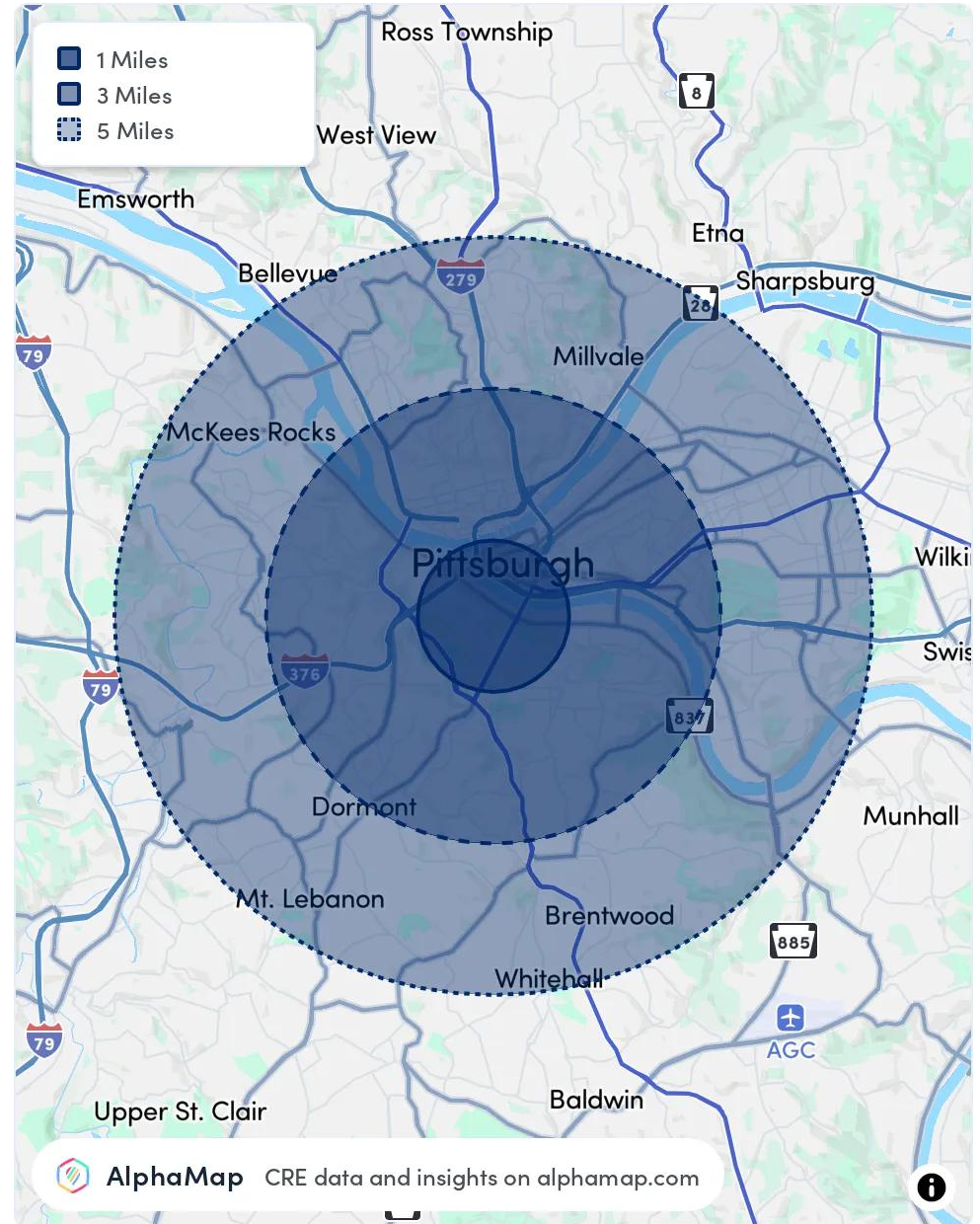
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	23,897	153,676	379,655
AVERAGE AGE	37	38	40
AVERAGE AGE (MALE)	37	37	39
AVERAGE AGE (FEMALE)	38	39	41

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	9,853	69,290	172,959
PERSONS PER HH	2.4	2.2	2.2
AVERAGE HH INCOME	\$95,053	\$83,811	\$95,461
AVERAGE HOUSE VALUE	\$294,549	\$250,222	\$290,389
PER CAPITA INCOME	\$39,605	\$38,095	\$43,391

Map and demographics data derived from AlphaMap





GRANDVIEW AVE

PITTSBURGH CBD

MONONGAHELA
LINE

STATION SQUARE

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C: 724.825.3137

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PA #RM424399

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