



**VIRTUAL TOUR**

# AVAILABLE

## FOR SALE OR LEASE

486 S. GRAHAM STREET  
PITTSBURGH, PA 15232



### Contact

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# Site Summary

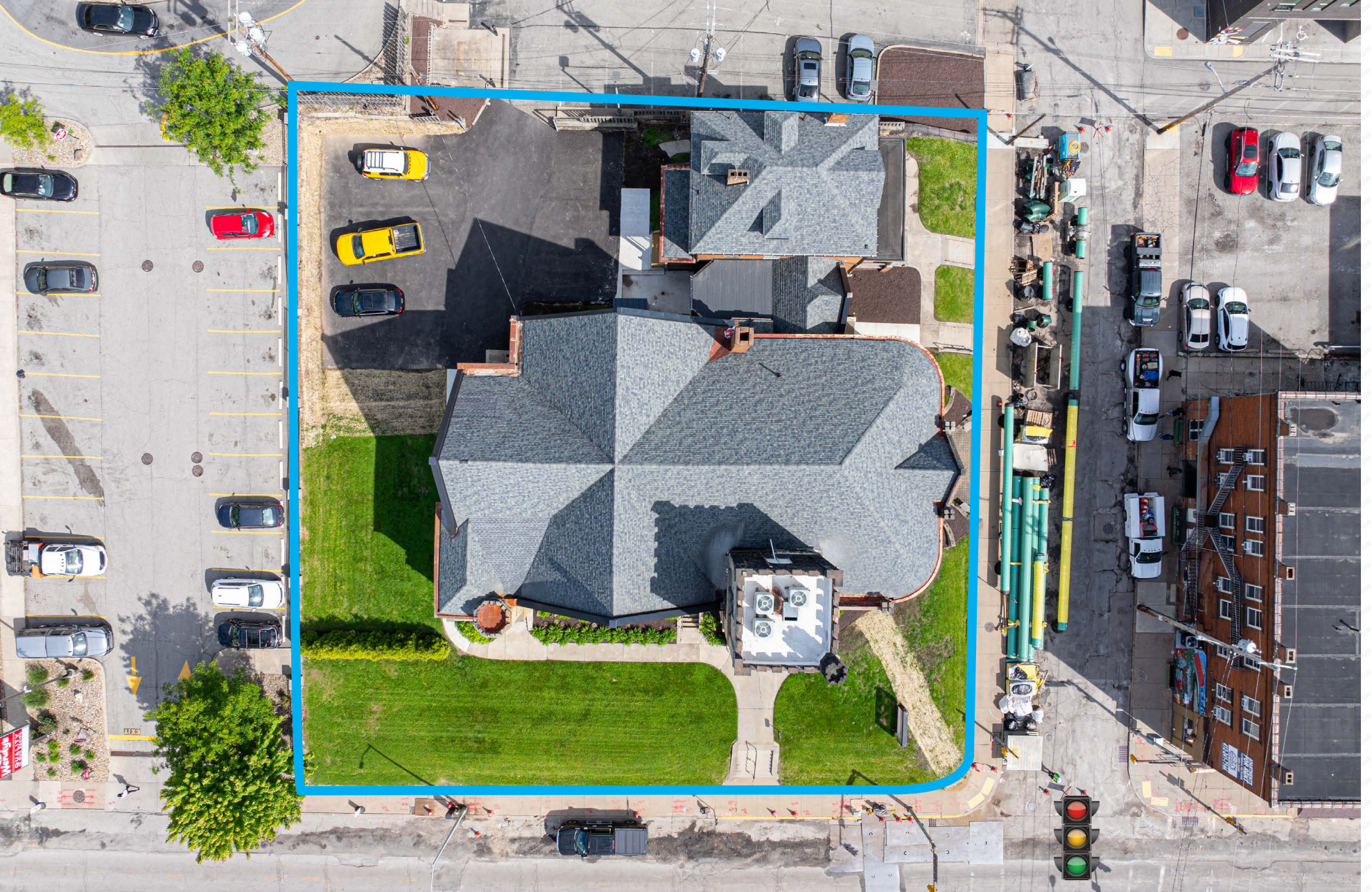
## Investment Opportunity

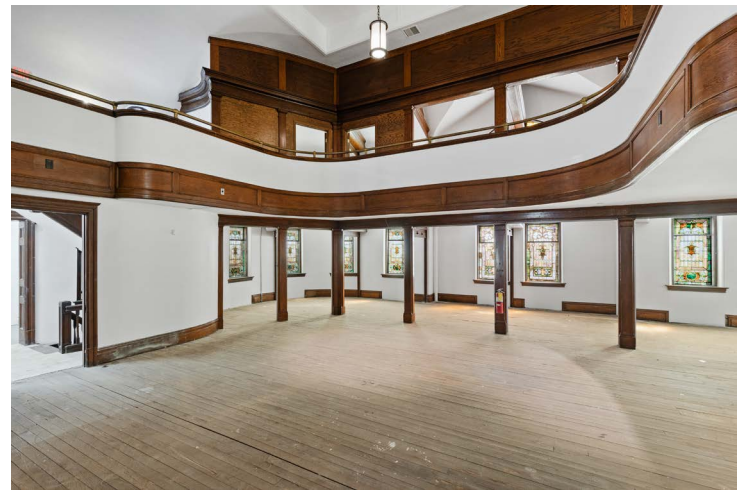
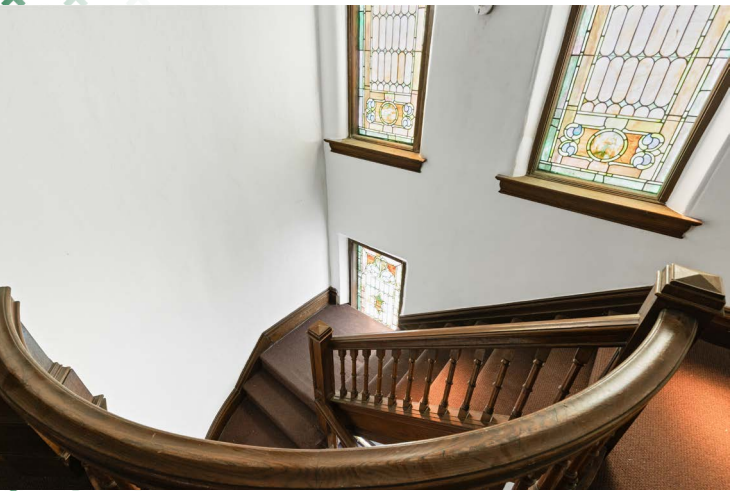
486 S. Graham St. is a 16,000 ± SF, fully renovated former church offering a rare blend of architectural character and flexible commercial functionality—ideal for office, creative, retail, or specialty-use occupiers seeking a distinctive presence in Pittsburgh's East End.

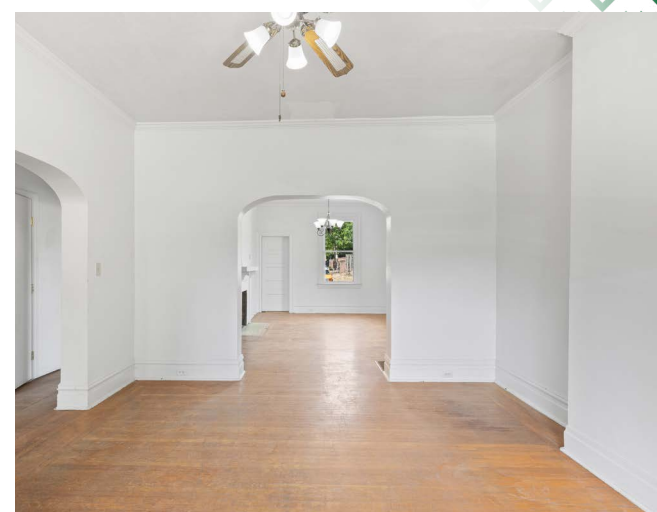
- **16,000 SF Former Church Building**
- **Three Floors:**
  - LL - 5,932 SF
  - Ground - 5,031 SF
  - Second - 1,700 SF
- **Former Parsonage**
  - LL - 910 SF
  - First - 970 SF
  - Second - 970 SF
  - Third - 346 SF
- **For Sale — \$2.8M Asking Price**
- **For Lease — \$7.00/SF NNN**
- **\$2M in capital improvements** — new roof, HVAC, electric, parking lot, exterior cleaning, repointing, and more
- **Zoned UNC**
- **10-car parking lot**
- **Elevator access — serves all floors**
- **8th Ward Shadyside**

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OAKLAND

DOWNTOWN  
PITTSBURGH

BLOOMFIELD

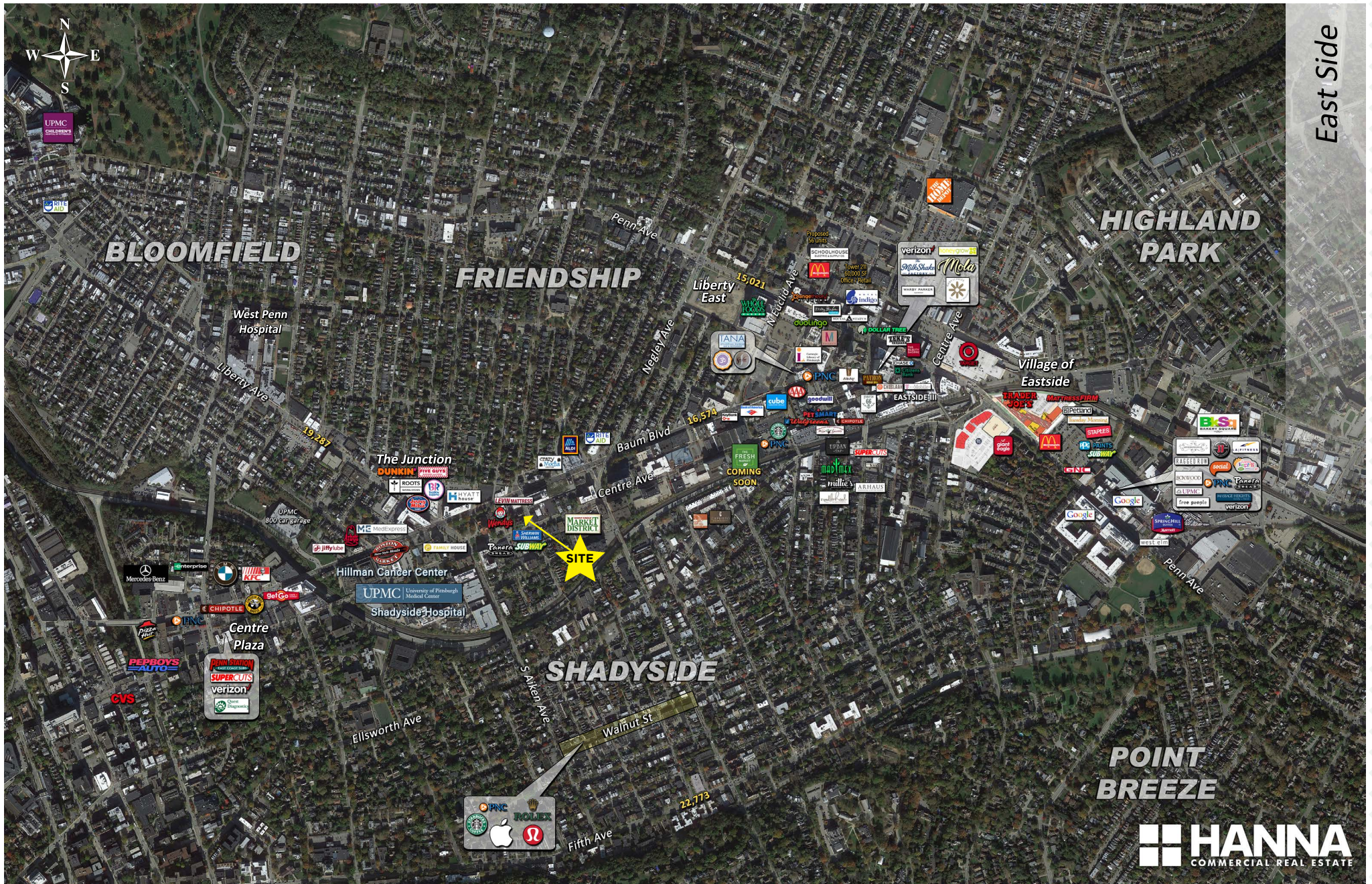
Carnegie  
Mellon  
University

Pitt

UPMC  
SHADYSIDE  
HOSPITAL

AHN  
WEST PENN  
HOSPITAL

Giant Eagle  
MARKET  
DISTRICT



East Side

**HANNA**  
COMMERCIAL REAL ESTATE

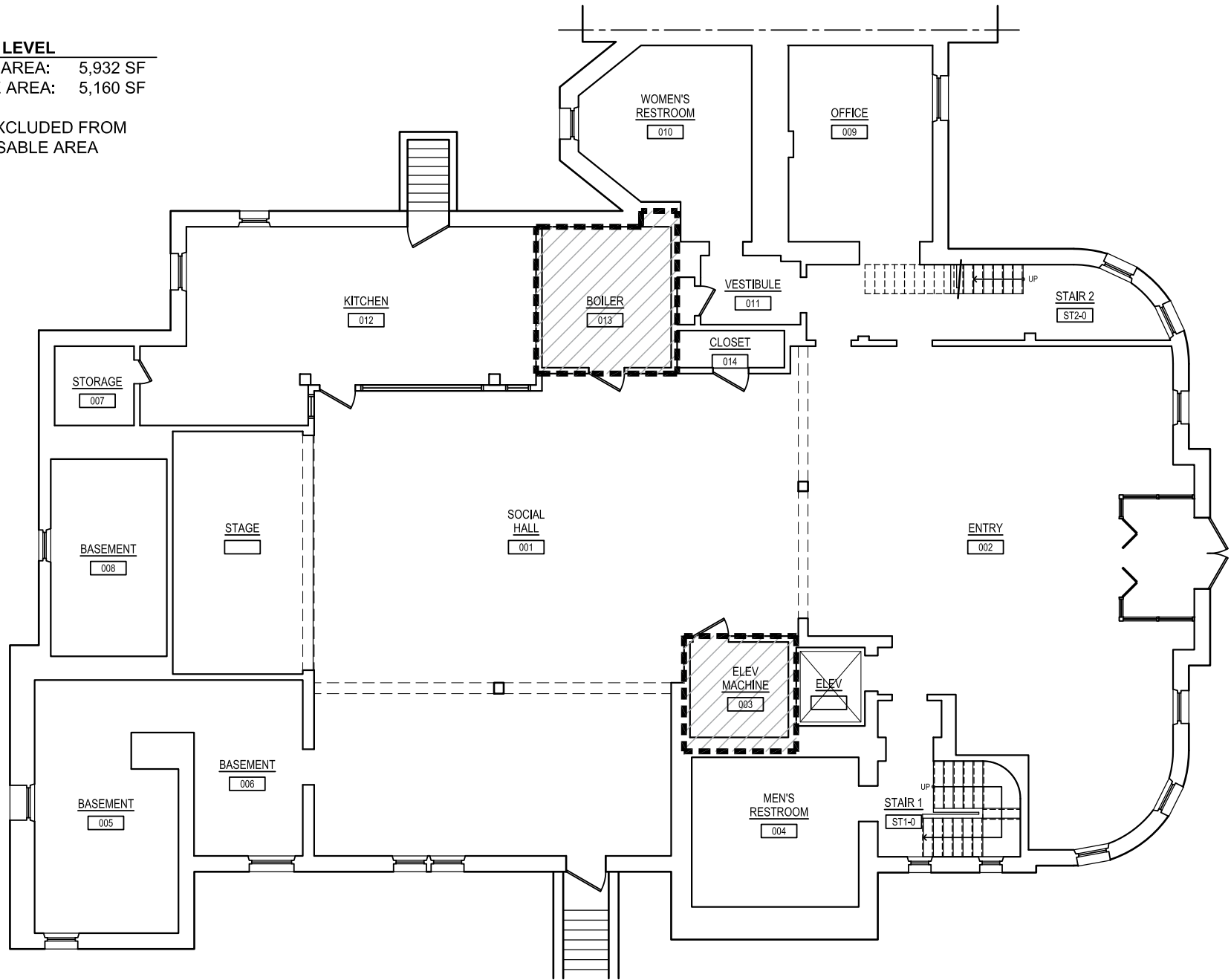
**HANNA**  
COMMERCIAL REAL ESTATE

**LOWER LEVEL**

GROSS AREA: 5,932 SF

USABLE AREA: 5,160 SF


 EXCLUDED FROM  
USABLE AREA

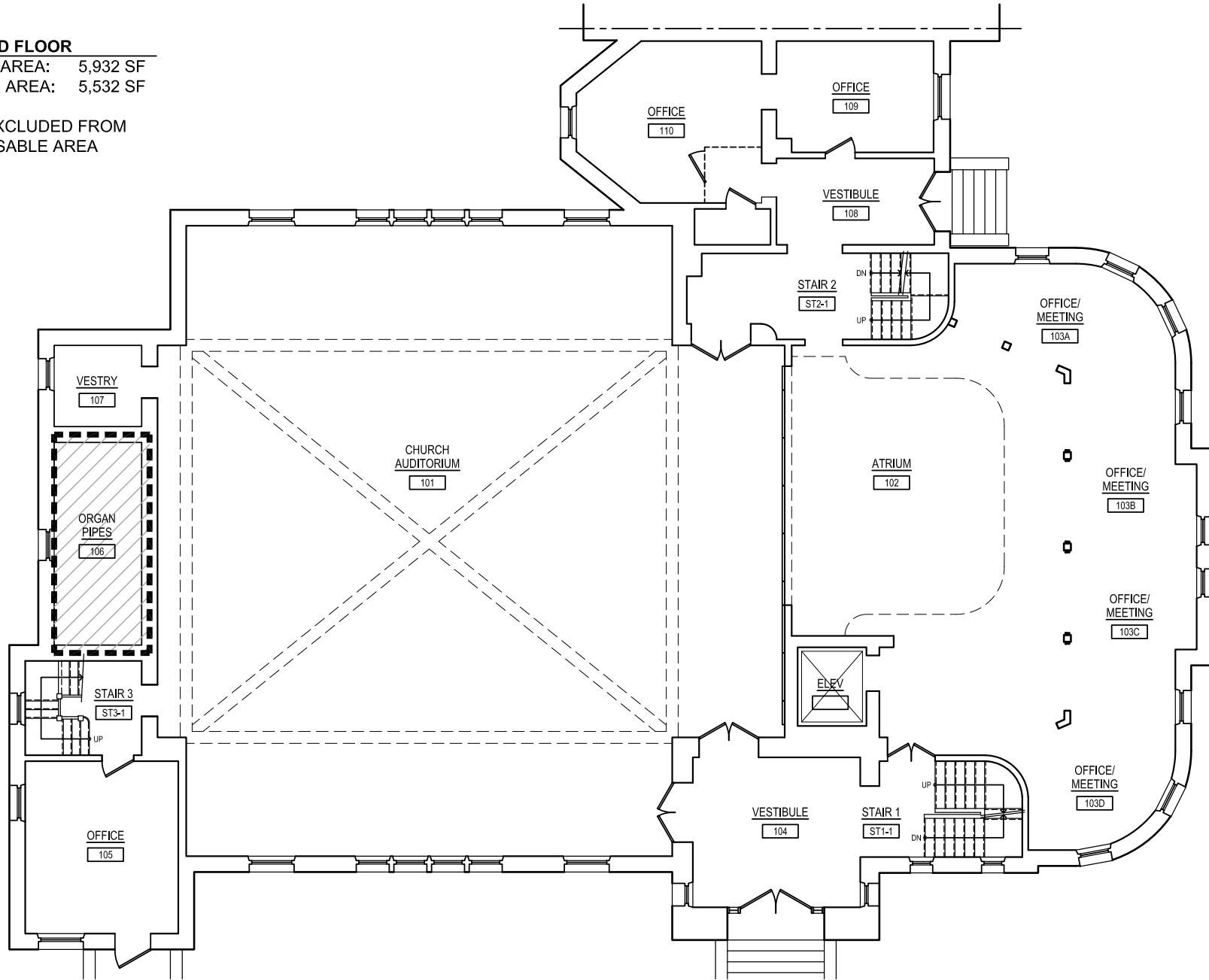


**GROUND FLOOR**

GROSS AREA: 5,932 SF

USABLE AREA: 5,532 SF

 EXCLUDED FROM  
USABLE AREA

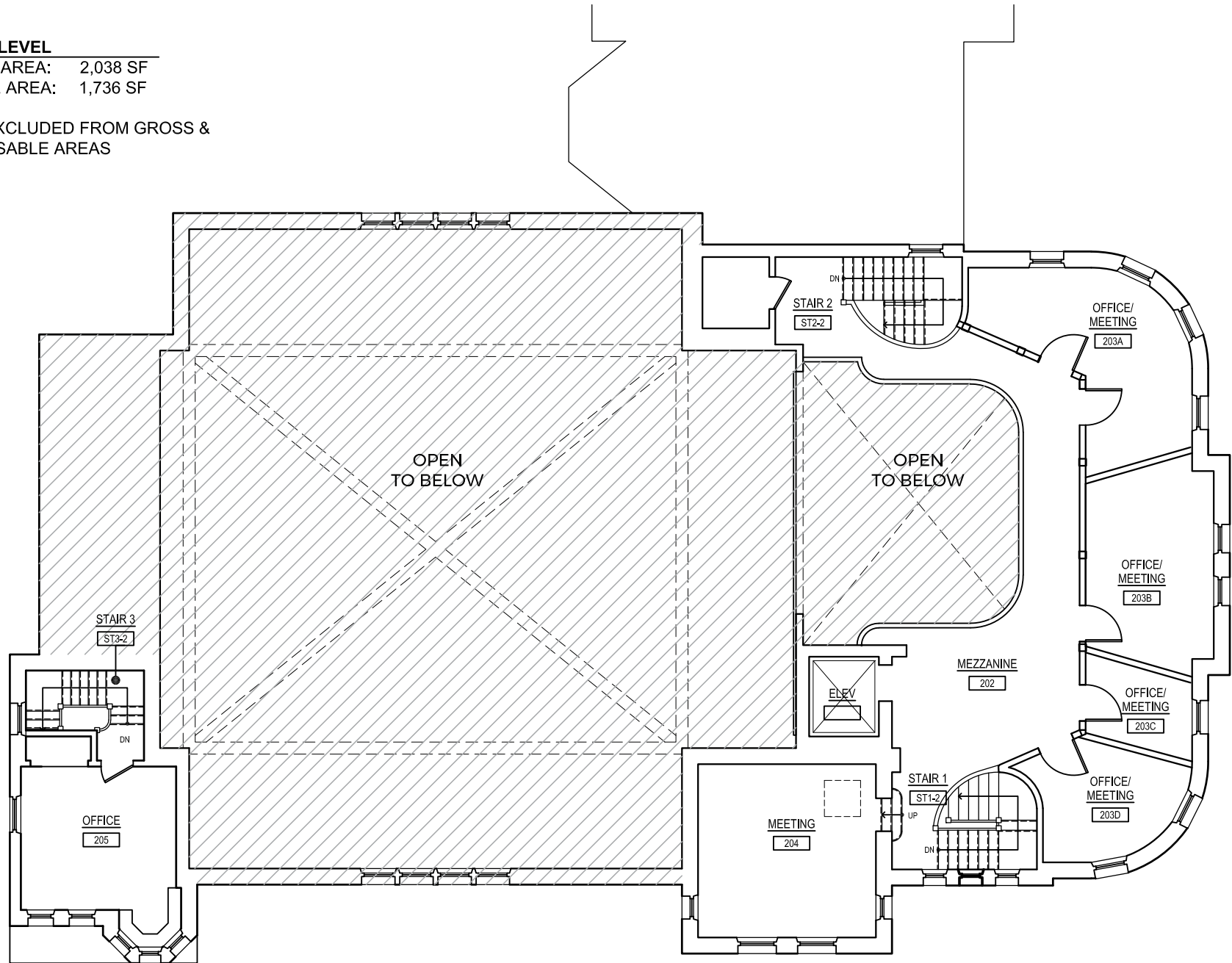


**UPPER LEVEL**

GROSS AREA: 2,038 SF

USABLE AREA: 1,736 SF

/// EXCLUDED FROM GROSS &  
/// USABLE AREAS





# Market Overview

## Pittsburgh East End

The East End—anchored by Shadyside, East Liberty, Bloomfield, Friendship, and surrounding neighborhoods—is one of Pittsburgh’s most dynamic urban submarkets, blending affluent residential districts, dense walkable corridors, and innovation-driven commercial nodes. The area’s mix of historic housing, institutional anchors, and modern redevelopment supports a diverse local economy fueled by healthcare, technology, education, boutique retail, and hospitality. Proximity to major institutions and transit corridors provides strong regional connectivity while each neighborhood maintains a distinct identity and customer base.

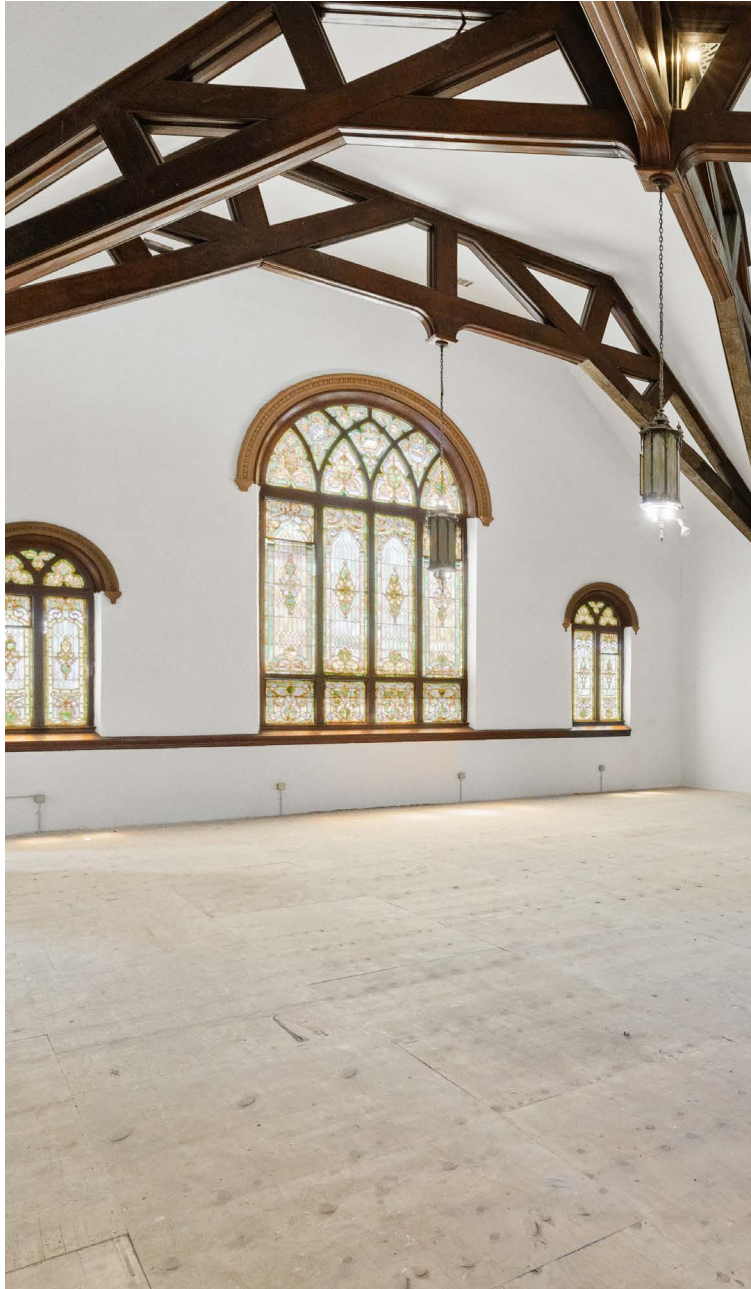
## Demographics and Household Profile

The East End features a concentration of higher-income households in Shadyside and parts of East Liberty and Friendship, alongside long-established, mixed-income communities in Bloomfield and Garfield. This creates a dual-market environment: strong demand for premium retail, dining, and wellness concepts in affluent pockets, paired with steady, price-sensitive demand for everyday neighborhood services in more traditional residential areas.

## Local Economy and Employment

Employment is driven by a powerful cluster of institutional and innovation employers, including UPMC Shadyside, Carnegie Mellon University, the University of Pittsburgh, and the tech and life-science ecosystem centered around Bakery Square. The submarket also supports a dense network of professional services, medical practices, boutique retailers, restaurants, and creative firms, creating consistent daytime and evening activity.





# East End

## **Consumer Behavior and Retail Demand**

The East End's walkable corridors—Walnut Street, Ellsworth Avenue, Liberty Avenue, Penn Avenue, and the East Liberty core—support a mix of neighborhood retail, chef-driven dining, specialty fitness, and boutique soft goods. Consumer behavior skews toward quality, experience, and convenience, with strong support for local operators and lifestyle-oriented brands. High residential density and institutional employment create reliable foot traffic throughout the week.

## **Transportation and Accessibility**

The submarket benefits from excellent connectivity via Penn Avenue, Fifth/Forbes corridors, Centre Avenue, and Negley Avenue, along with multiple bus rapid-transit routes and bike-friendly infrastructure. While walkability is a defining strength, parking availability remains an important factor for retail and office users. Proximity to Oakland, Downtown, and major regional arteries enhances commuter access and supports cross-neighborhood mobility.

## **Community Assets and Quality of Life**

The East End's appeal is reinforced by its historic architecture, tree-lined residential streets, cultural institutions, and thriving restaurant and retail scene. Parks such as Mellon Park and the East Liberty greenways, along with strong school options and community amenities, contribute to long-term residential stability and high discretionary spending.

## **Growth Drivers**

Ongoing infill redevelopment, adaptive reuse of historic structures, and continued investment around Bakery Square, East Liberty's commercial core, and Shadyside's retail corridors are key growth drivers. Demand for boutique office, medical, creative workspace, and experiential retail remains strong. Public-private investment, transit improvements, and targeted incentives continue to accelerate revitalization and support new commercial activity.

hannaCre.com



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