

Available For Sale
3220-3232
PENN AVENUE

STRIP DISTRICT | PITTSBURGH



EXCELLENT INVESTMENT OR OWNER-OCCUPIER OPPORTUNITY

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FLEX BUILDING FOR SALE | 24,000 SF / 0.84 ACRES

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7,435 SF
DoorDash
AVAILABLE IMMEDIATELY

8,900 SF
Hounds Town
AVAILABLE SOON

7,665 SF
Work America
AVAILABLE 10/2026

PROPERTY OVERVIEW

Address	3220-3232 Penn Ave, Pittsburgh, PA 15201
Building Size	24,000 SF (gross building area)
Lot Size/Parcels	0.84 total acres: 3220 Penn Ave: 25-D-141 3228 Penn Ave: 25-D-136 3232 Penn Ave: 25-D-74, 25-D-77, 25-D-131
Municipality	City of Pittsburgh, Allegheny County
Zoning	RIV-IMU (Riverfront Industrial Mixed-Use)
Building Use	Flex-Industrial
Surrounding Uses	Warehouse, office, residential, retail
Construction	Masonry
Loading	(3) drive-in doors
Parking	28 surface spaces
Tenancy	Hounds Town, DoorDash (vacated early)
Asking Price	\$3,950,000

INVESTMENT HIGHLIGHTS

- **Two existing tenants**
 - Hounds Town and DoorDash (*expires 02/2026*) provide \$189,613 of NOI annually
 - Proforma NOI of \$328,800 with full occupancy
- **Great for:**
 - **Owner-occupancy;**
 - **Lease-up;**
 - or **Vertical construction** (up to 155 units)
- **Strategic location** in the heart of the Strip District, walkable to numerous amenities
- **Convenient access:** 2 miles to Pittsburgh's CBD, less than 4 miles to all major roadways (PA-28, I-279, I-579, I-376)

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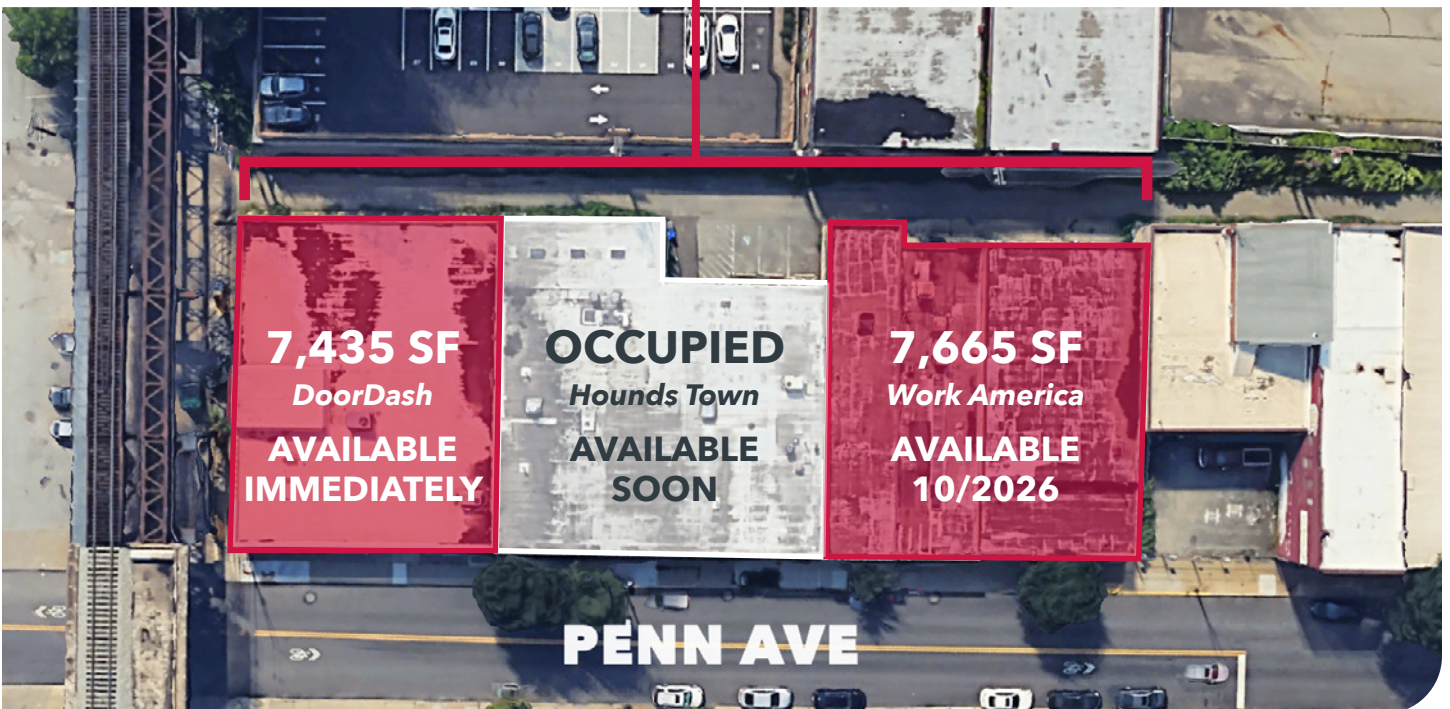
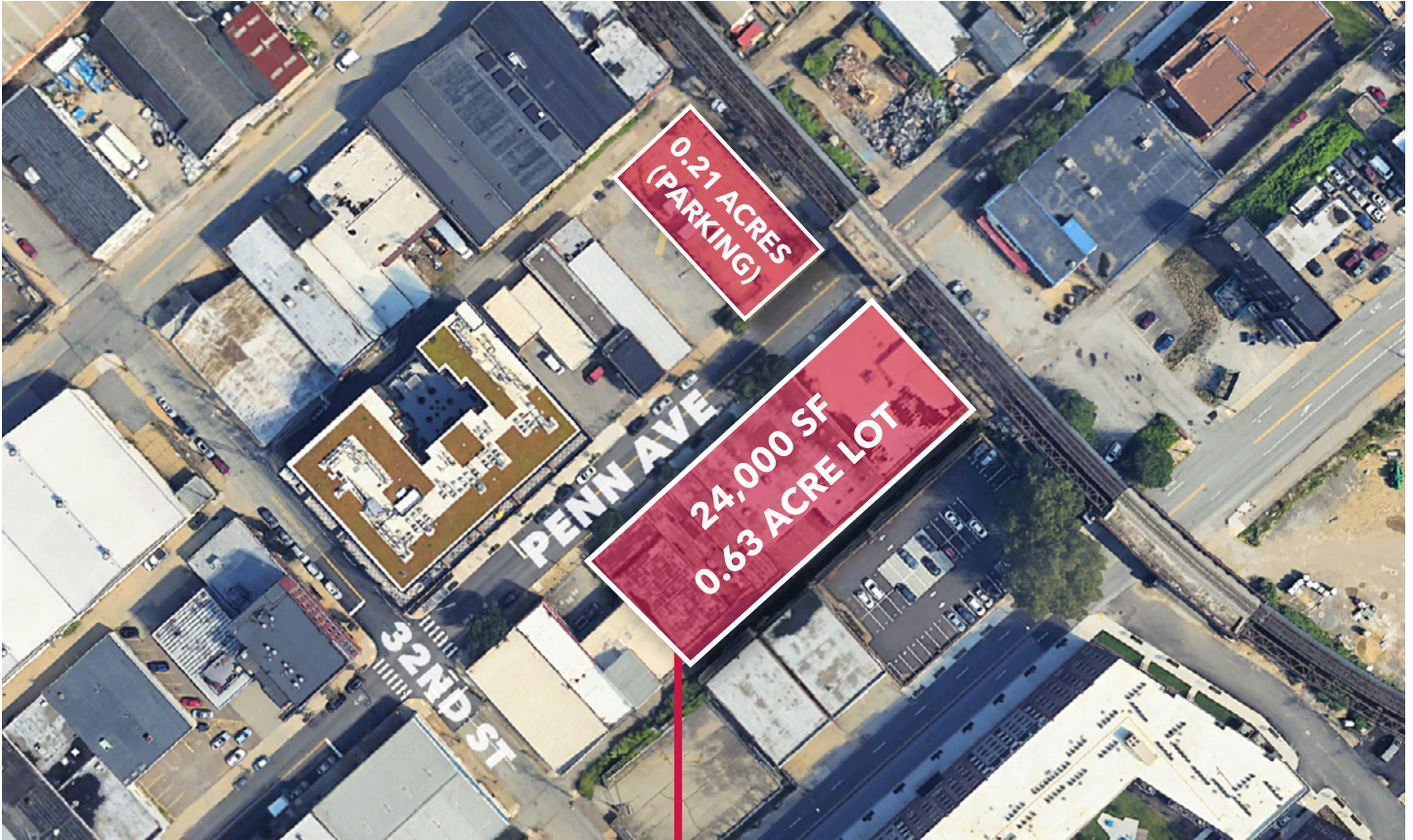
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AERIAL VIEW



LEASE AVAILABILITY



SPACE 1: 3232 PENN AVE

Availability	7,435 SF flex space for lease
Current Tenant	Vacant
Occupancy	Immediately
Clear Heights	12'-14'
Loading	(1) 7' x 15' drive-in door



SPACE 3: 3220 PENN AVE

Availability	7,665 SF flex space for lease
Current Tenant	Work America
Occupancy	October 2026
Clear Heights	12'-14'
Loading	(1) 7' x 15' drive-in door

Drive-in door



BUILDING INTERIOR

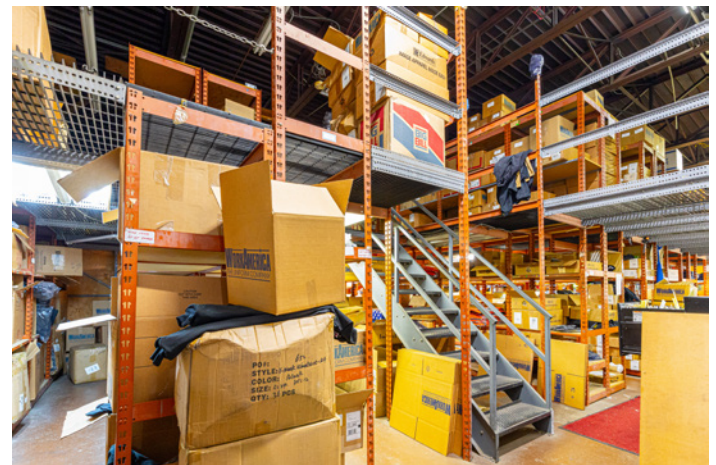
SPACE 1: 3232 Penn Ave



SPACE 2: 3228 Penn Ave (Hounds Town)



SPACE 3: 3220 Penn Ave



STRIP DISTRICT AMENITIES: DINING



- | | | | |
|--------------------------------|--------------------------------------|--------------------------|------------------------------|
| 1. Jimmy John's | 8. Bella Notte | 15. The BeerHive | 22. Mullaney's Harp & Fiddle |
| 2. Eleven | 9. Kaya | 16. Pho Van Pittsburgh | 23. DiAnoia's Eatery |
| 3. Balvanera | 10. De Fer Coffee & Tea | 17. Penn Avenue Fish Co. | 24. Cinderlands |
| 4. The Strip District Terminal | 11. DeLuca's Diner | 18. Bar Marco | 25. Preeti's Pitt |
| 5. Andy's Sushi Bar | 12. PaPa J's | 19. Coop De Ville | 26. Smallman Street Deli |
| 6. Primanti Bros. | 13. Pamela's Diner | 20. Sea Monkey | 27. Salem Market & Grill |
| 7. Roland's Seafood Grill | 14. Luke Wholey's Wild Alaska Grille | 21. Kelly O's Diner | 28. Senti Restaurant |

STRIP DISTRICT AMENITIES: RECREATION/OTHER RETAIL



- | | | | |
|--|---------------------------------|------------------------------|------------------------------------|
| 1. David L. Lawrence Convention Center | 9. Puttshack | 18. WFH Oriental Market | 27. Bob's Market and Greenhouses |
| 2. Senator John Heinz History Center | 10. Mancini's Bread Co. | 19. Sola Salon Studios | 28. Many More Marketplace |
| 3. Puttery | 11. Walk Run Lift Studio | 20. Wigle Whiskey Distillery | 29. The Original Pittsburgh Winery |
| 4. Allegheny River Trail | 12. The Strip District Terminal | 21. Pittsburgh Opera | 30. Intrepidus Fitness |
| 5. August Wilson House | 13. Pennsylvania Macaroni Co. | 22. Hair by Design | 31. West Penn Park |
| 6. F45 Training | 14. Pittsburgh Popcorn Co. | 23. Pittsburgh Party Pedaler | 32. Pittsburgh Ballet Theatre |
| 7. OnPar Now | 15. Grandpa Joe's Candy Shop | 24. MADabolic | 33. 31st Street Studios |
| 8. Sandbox VR | 16. Yinzers in the Burgh | 25. Stout PGH | 34. The Clemente Museum |
| | 17. Leaf & Bean | 26. The Dog Stop | |

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DEMOGRAPHICS (2025) Source: U.S. Census, Esri, Esri-U.S. BLS

3220-3232 PENN AVENUE	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION	19,053	182,708	354,211
HOUSEHOLDS	10,584	85,933	164,737
AVG. HOUSEHOLD SIZE	1.77	1.85	2.00
OWNER-OCCUPIED HOUSING	33.4%	35.6%	46.0%
RENTER-OCCUPIED HOUSING	66.6%	64.4%	54.0%
MEDIAN AGE	35.9	31.7	35.1
AVG. HOUSEHOLD INCOME	\$107,887	\$101,136	\$99,567



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KEY DRIVING DISTANCES

PA-28	0.7 Miles
DOWNTOWN CBD	2.0 Miles
I-279 & I-579	2.2 Miles
I-376	3.4 Miles

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