

OFFERING MEMORANDUM

**Strip District
Retail/Industrial/Mixed Use
or Redevelopment**

2800 PENN AVE

Pittsburgh, PA 15222

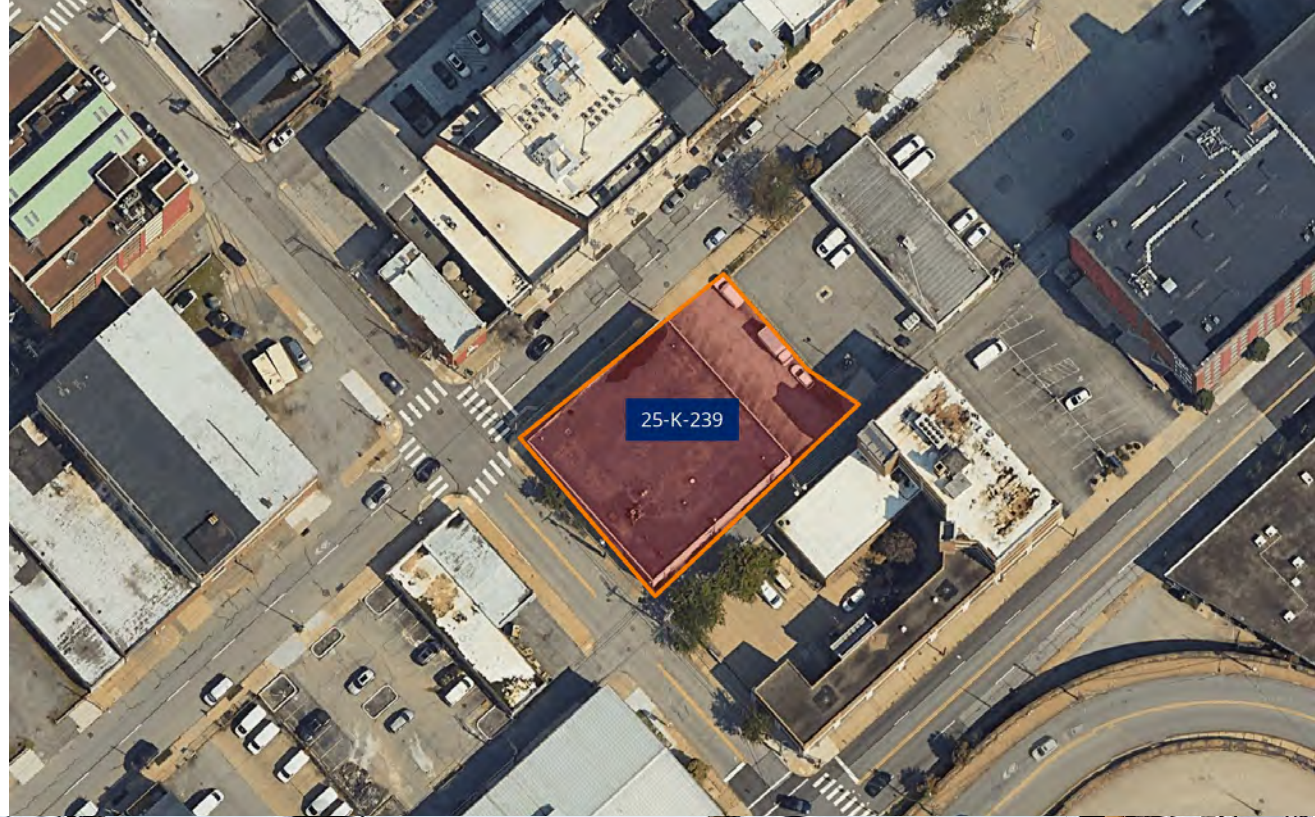
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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

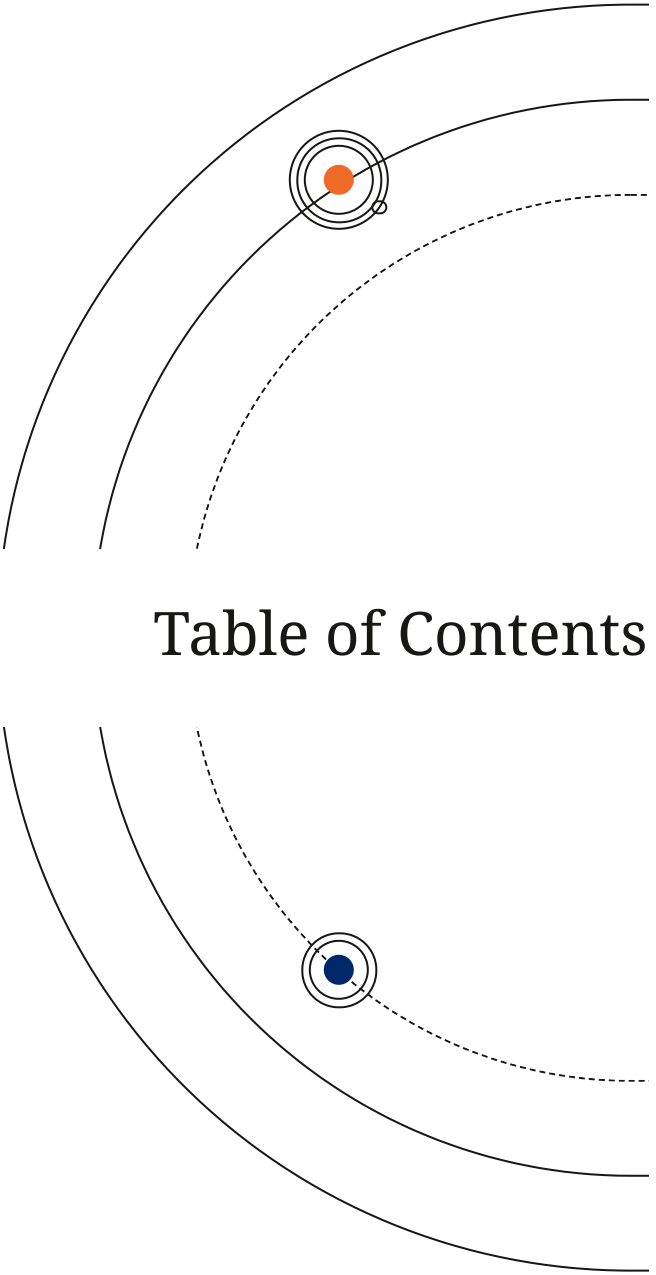


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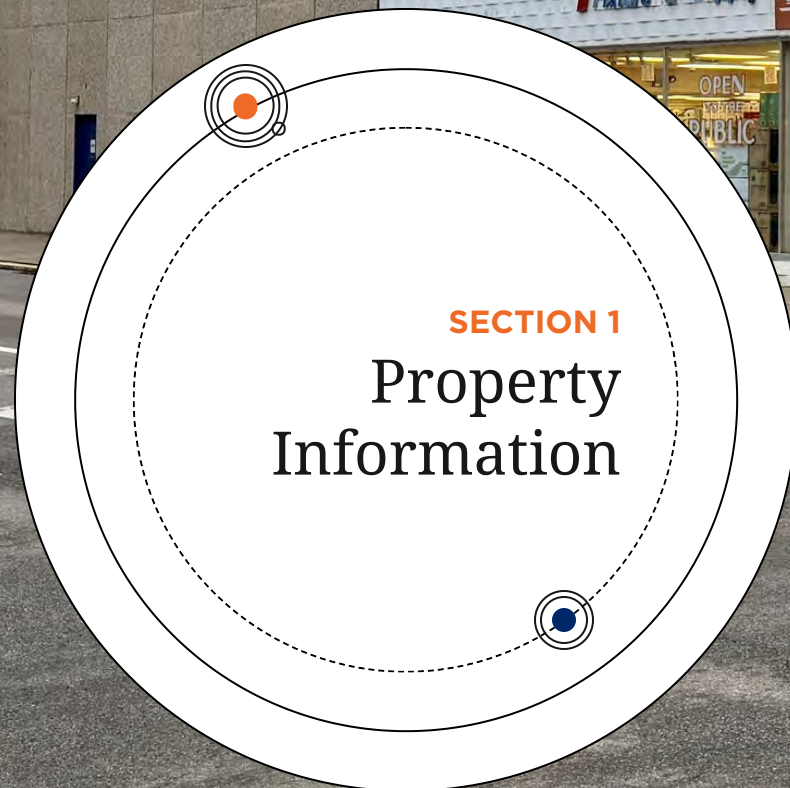
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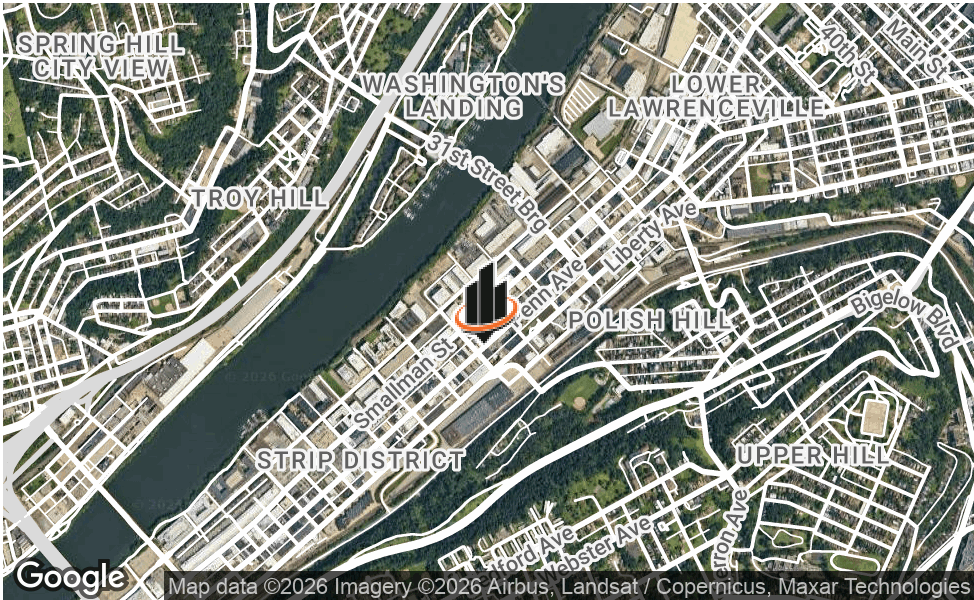
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EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,200,000
LEASE RATE:	\$10 SF/yr (NNN)
BUILDING SIZE:	20,000 SF
AVAILABLE SF:	20,000 SF
LOT SIZE:	0.33 Acres
ZONING:	RIV-IMU
MARKET:	Pittsburgh
SUBMARKET:	Strip District

PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present for sale and lease this truly exceptional redevelopment/acquisition opportunity in the heart of Pittsburgh’s burgeoning Strip District. This property offers unmatched potential in one of the region’s most in demand residential and commercial neighborhoods. The property could be utilized as commercial flex with parking already in place, or redeveloped as a new venture(s) with the flexibility of the RIV-IMU zoning allowing for multi-unit residential, grocery, hotel, retail, and even dispensary use to name only a few.

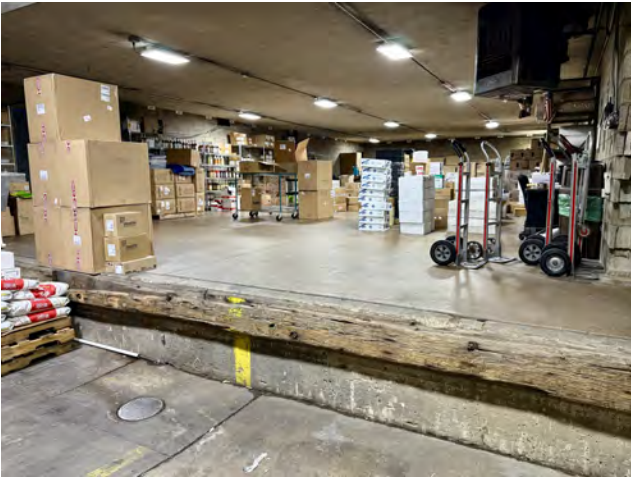
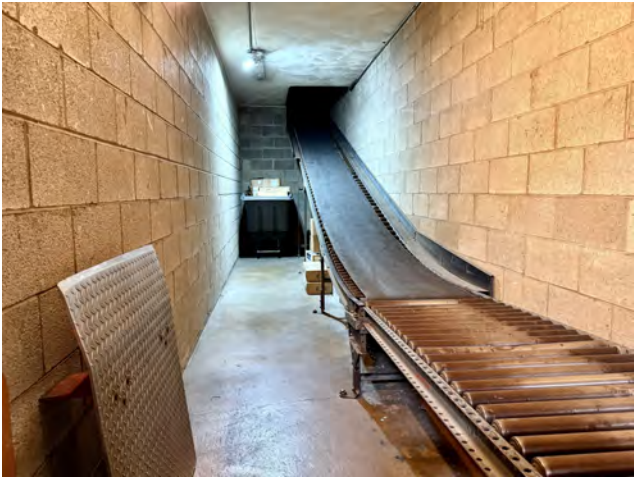
2800 PENN AVE SUMMARY



2800 PENN AVE HIGHLIGHTS

- .33 Acre Parcel
- Currently has 20KSF, 2 level warehouse with retail showroom & office
- Ground level 3KSF retail/office, 7KSF heated warehouse with 12'x20' rollup and receiving dock
- 2nd floor 10KSF heated warehouse
- Currently parking lot for 14 cars
- Tenant has been in the space since 1951, leaving December 31, 2025

2800 PENN AVE GROUND LEVEL/WAREHOUSE PHOTOS



2800 PENN AVE 2ND LEVEL PHOTOS



LEASE INFORMATION

LEASE INFORMATION

LEASE TYPE: NNN	LEASE TERM: NEGOTIABLE
TOTAL SPACE: 20,000 SF	LEASE RATE: \$13.49 SF/YEAR

SPACE BREAKDOWN

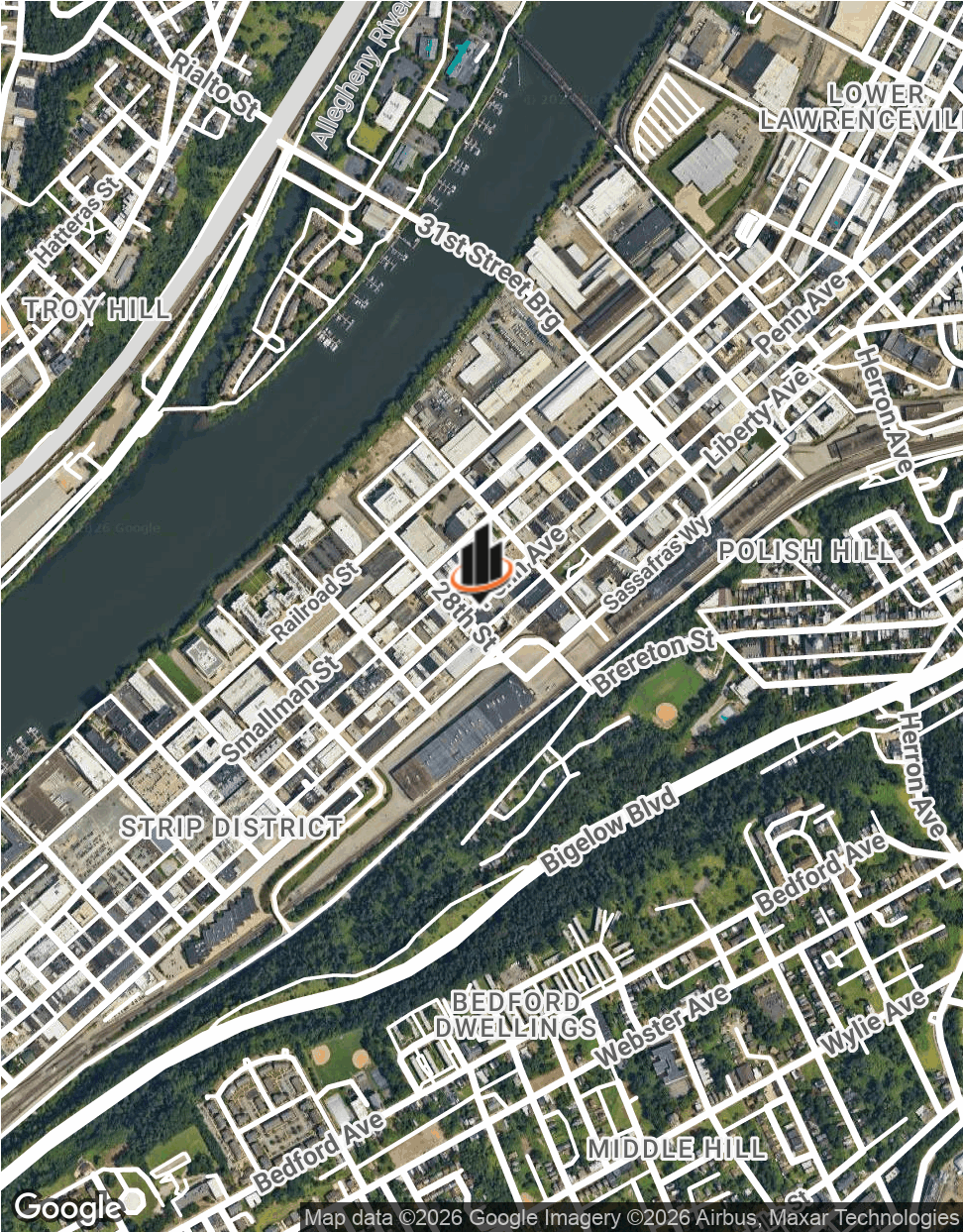
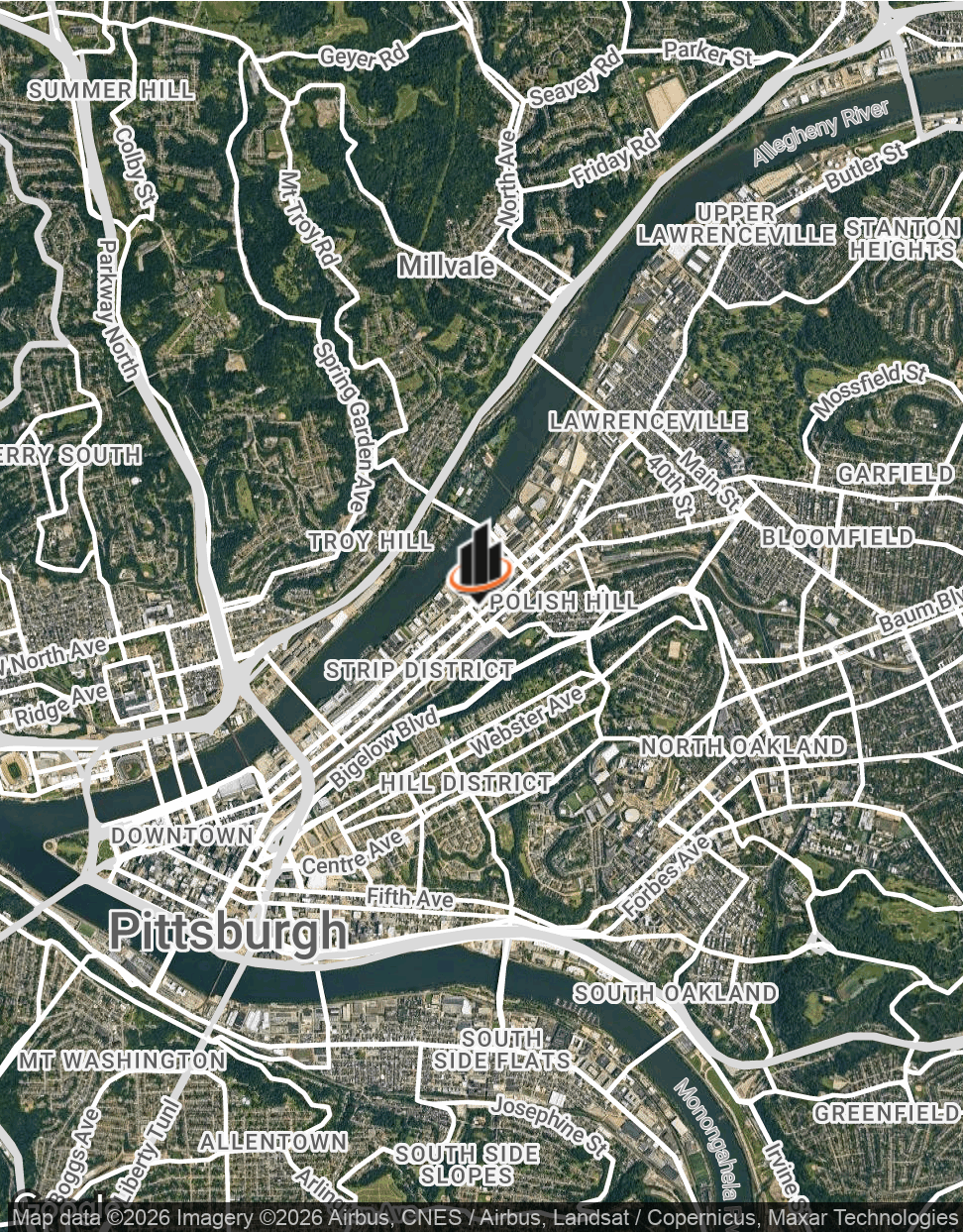
Retail	2,000 SF
Office	1,000 SF
Warehouse (1st Floor)	7,000 SF
warehouse (2nd floor)	10,000 SF



SECTION 2

Location Information

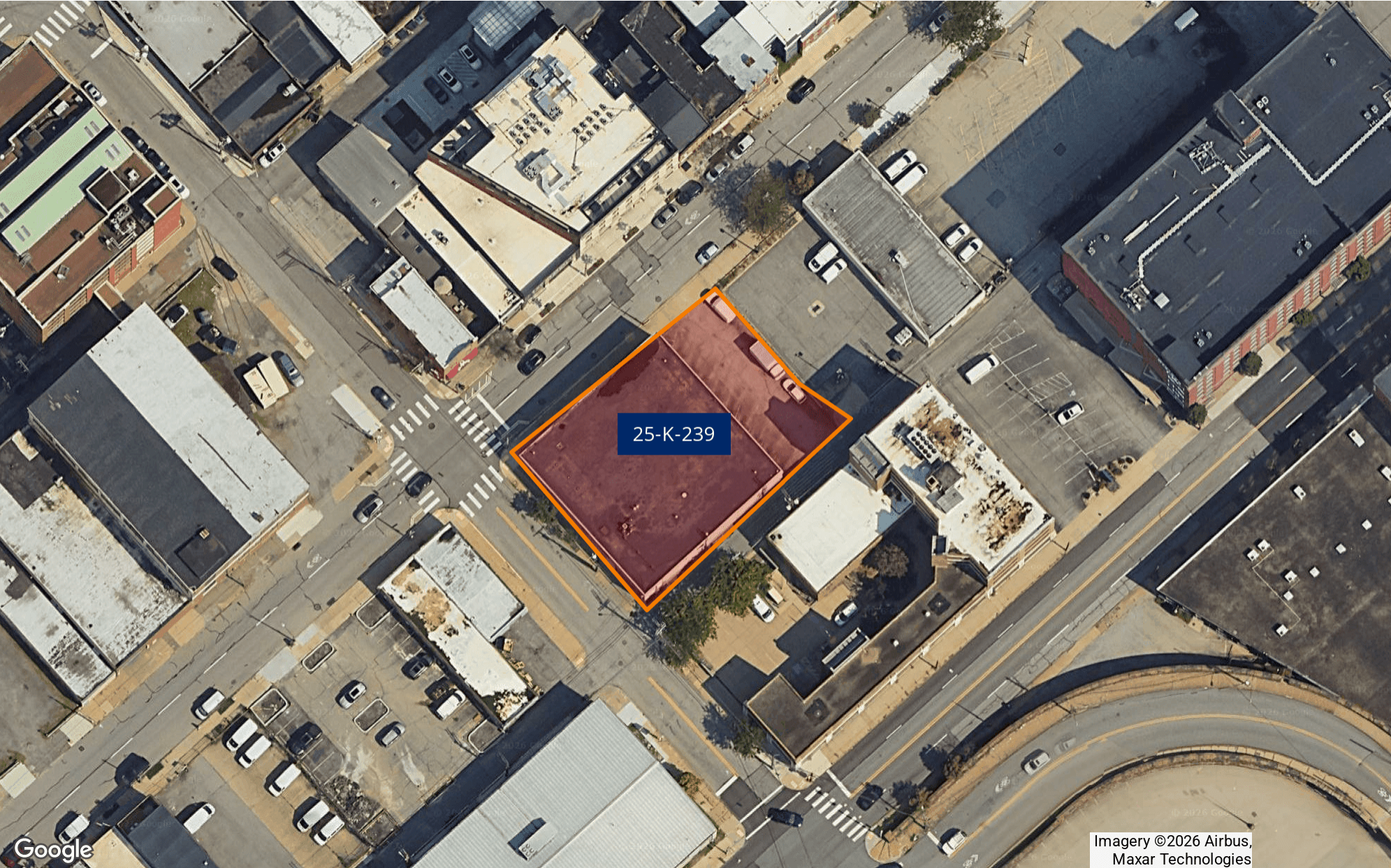
LOCATION MAPS

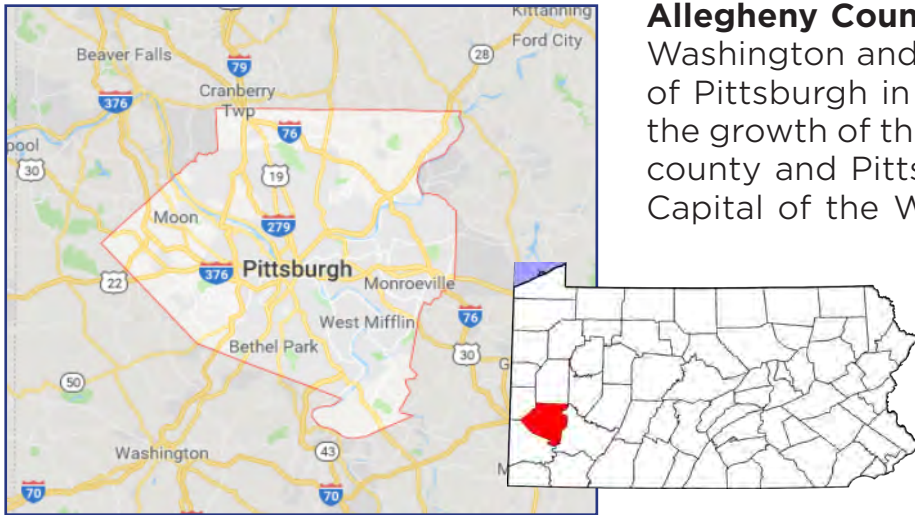


RETAILER MAP



PARCEL MAP





Allegheny County was officially founded on September 24, 1788 from parts of Washington and Westmoreland Counties. The County Seat was named the City of Pittsburgh in 1781. In the late 18th century, farming played a critical role in the growth of the area. Because of the areas rapid development in the 1800s, the county and Pittsburgh became a key manufacturing area, naming it the “Steel Capital of the World”. Today, the economy is driven by healthcare, education, technology, finance, and manufacturing. Some of the largest employers in the region include the University of Pittsburgh Medical Center (UPMC), Highmark Health, PNC Financial Services, and several major educational institutions like Carnegie Mellon University and the University of Pittsburgh. Its diverse economy, strong educational infrastructure, and affordable cost of living make it an appealing place for both businesses and residents.

TOP 10 EMPLOYERS

- UPMC** UPMC Presbyterian Shadyside
-  University of Pittsburgh
-  Federal Government
-  Allegheny Health Network Allegheny Health
- 
-  Allegheny County
-  PNC
-  Carnegie Mellon University
-  Allegheny Health Network Clinic
-  BNY MELLON

COLLEGES & UNIVERSITIES



- The County has a total area of 745 square miles, of which 730 square miles is land and 14 square miles is water.
- Three major rivers traverse in Allegheny County, The Allegheny River, The Monongahela River that converge in Downtown Pittsburgh to form the Ohio River.
- The County contains 14 colleges & universities and 19 different community, junior and technical colleges.

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



DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

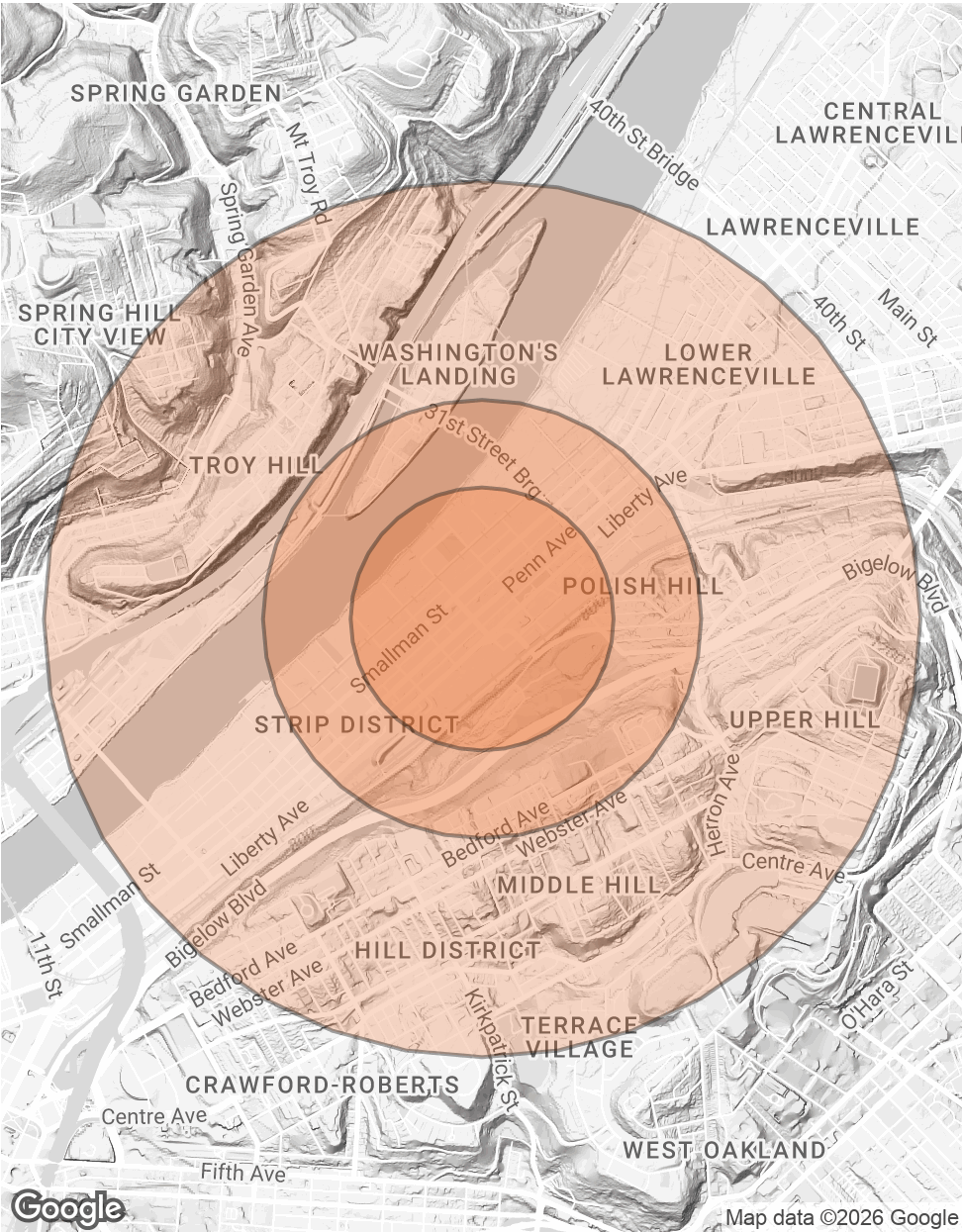
TOTAL POPULATION	962	3,996	15,732
AVERAGE AGE	39	39	40
AVERAGE AGE (MALE)	38	39	39
AVERAGE AGE (FEMALE)	39	40	42

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

TOTAL HOUSEHOLDS	654	2,528	8,614
# OF PERSONS PER HH	1.5	1.6	1.8
AVERAGE HH INCOME	\$136,263	\$103,421	\$85,164
AVERAGE HOUSE VALUE	\$672,377	\$481,763	\$316,527

2020 American Community Survey (ACS)



STRIP DISTRICT | TECH HUB

PITTSBURGH TECH SPACE

Google	230,000 SF
Philips	208,000 SF
Hitachi	175,000 SF
Level 3/ Century Link	160,000 SF
Facebook	125,000 SF
Duolingo	110,000 SF
Aurora	100,000 SF
Bombardier	100,000 SF
Apple	90,000 SF
Motional Ad Inc	66,000 SF
Microsoft	60,000 SF
Uber	33,000 SF
Bluesphere Bio	30,000 SF
Bosch	25,833 SF



STRIP DISTRICT RESIDENTIAL DEVELOPMENT PROJECTS



STRIP DISTRICT REDEVELOPMENT

The continued evolution of Pittsburgh's Strip District is being reinforced by two significant proposed residential developments just east of 2800 Penn Avenue. Oxide Development is advancing plans for a 234-unit, two-building multifamily project at 3101 Liberty Avenue, while the proposed District 31 Townhomes would introduce 23 new for-sale residences along Smallman Street between 31st and 32nd Streets. Together, these projects will bring nearly 260 new homes to the neighborhood, further accelerating the Strip District's transformation into one of Pittsburgh's premier mixed-use residential districts. For 2800 Penn Avenue, this wave of investment enhances long-term value by expanding the area's residential population, increasing neighborhood connectivity between the Strip District and Lawrenceville, and reinforcing demand for neighborhood-serving retail, dining, and service-oriented businesses.

*as reported by the Pittsburgh Business Times, https://www.bizjournals.com/pittsburgh/news/2026/07/13/strip-district-oxide-development-penn-liberty.html?utm_source=st&utm_medium=en&utm_campaign=me&utm_content=PI&ana=e_PI_me&j=46563827&senddate=2026-07-14&utm_term=ep4&empos=p4

A wide-angle photograph of the Pittsburgh skyline at sunset. The sky is a mix of orange, pink, and blue. Several skyscrapers are visible, including the UPMC building on the left and the PPG Place in the center. The city lights are beginning to glow. In the foreground, the Allegheny River is visible with some lights reflecting on the water. A large white circle with a dashed inner circle and two small circular icons (one orange, one blue) is overlaid on the left side of the image.

SECTION 3
RIV-IMU
Zoning

RIVER INDUSTRIAL MIXED USE PURPOSE

The Allegheny, Monongahela, and Ohio Rivers and their riverfronts are valuable cultural and ecological resources of city-wide and regional significance that contribute to the public's economic, environmental, recreational, and aesthetic well-being. The City intends to improve the ecological health of its rivers and riverfronts for the benefit of the public through regulation of development along its riverfronts. Regulation through the Riverfront (RIV) Zoning District will limit potentially detrimental impacts near the riverfronts while allowing for high-quality, sustainable development and preservation of the diverse character of the City's riverfronts. The RIV Riverfront Zoning District is intended to promote development of the City's riverfronts in a manner that:

- a. Acknowledges the historic diversity of uses, the varied character, and the economic value of the riverfronts;
- b. Facilitates mixed-use development that physically and functionally integrates with the riverfront and strengthens pedestrian connections to the riverfronts;
- c. Maintains and creates connections between the riverfronts and neighborhoods within the City;
- d. Protects areas of industrial use from encroachment of incompatible uses;
- e. Creates an environment that supports multiple modes of transportation;
- f. Promotes sustainable development;
- g. Improves of the ecological health of the rivers;
- h. Conserves and enhances riverbanks and riverfronts;
- i. Conserves, restores, and enhances native riverbank and aquatic plant life, improves river ecosystem health, and supports biodiversity; and
- j. Improves the scenic qualities and the public's enjoyment of riverfronts by preserving, creating, and enhancing public views and access to the riverfronts.

The RIV-IMU Industrial Mixed-Use Subdistrict is intended to address areas of the riverfront that are diversifying from their original, strictly industrial nature. It accommodates a variety of higher intensity uses, including light industrial, commercial, and high density residential development. The RIV-IMU Subdistrict is also intended for industrial areas that are focused on research and development and technology-oriented industries.

RIV-IMU PERMITTED BY RIGHT

RESIDENTIAL USES					
Two-Unit Residential	Three-Unit Residential	Multi-Unit Residential	Assisted Living Class A	Assisted Living Class B	Multi-Suite Residential (Limited)
NON-RESIDENTIAL USES					
Agriculture (Limited) With Beekeeping	Agriculture (Limited)	Animal Care (Limited & General)	Art or Music Studio	Bank or Financial Institution (Limited & General)	Bed and Breakfast (Limited & General)
Child Care (Limited & General)	Club (Limited & General)	Cultural Service (Limited & General)	Educational Classroom Space (Limited & General)	Funeral Home	Grocery Store (Limited & General)
Hotel/Motel (Limited & General)	Laboratory/ Research Services (Limited & General)	Library (Limited & General)	Manufacturing and Assembly (Limited & General)	Medical Marijuana Dispensary	Medical Marijuana Growing and Processing
Medical Office/ Clinic (Limited & General)	Nursery, Retail (Limited & General)	Office (Limited & General)	Parks and Recreation (Limited & General)	Recreation and Entertainment, Indoor (Limited & General)	Recreation and Entertainment, Outdoor (Limited & General)
Recycling Collection Station	Religious Assembly (Limited & General)	Restaurant (Limited & General)	Retail Sales and Services (Limited & General)	Safety Service	Sidewalk Cafe
Vehicle/ Equipment Repair, Limited	Vocational School (Limited & General)	Warehouse (Limited)			

RIV-IMU ADMINISTRATOR EXCEPTION

RESIDENTIAL USES					
Housing for the Elderly (Limited)		Multi-Suite Residential (General)		Personal Care Residence (Small)	
NON-RESIDENTIAL USES					
Car Wash	Community Center (Limited & General)	Construction Contractor (Limited)	Outdoor Retail Sales and Services (Non-Accessory Use)	Parking Structure (Limited & General)	Service Station
Vehicle/ Equipment Repair (General)	Vehicle/ Equipment Sales (Limited)	Warehouse (General)			

RIV-IMU SPECIAL EXCEPTION

RESIDENTIAL USES					
Assisted Living Class C		Community Home	Housing for the Elderly (General)	Personal Care Residence (Large)	
NON-RESIDENTIAL USES					
Amusement Arcade	Public Assembly (Limited & General)	Basic Industry	Communication Tower, Class A & B	Firearms Business Establishment	Freight Terminal
Helistop	Hospital	Laundry Services	Parking, Commercial (Limited & General)	Pawn Shop	School, Elementary or Secondary (Limited & General)
Transit Facility	Vehicle/ Equipment Sales (General)				

RIV-IMU
CONDITIONAL USE

NON-RESIDENTIAL USES

College or University Campus	Communication Tower, Class C	Controlled Substance Dispensation Facility	Correctional Facility (Limited)
Custodial Care Facility	Excavation/Grading/Fill, Major	Helipad	Utility (Limited & General)

ADVISOR BIO



NATHAN PAZSINT

Senior Advisor

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PA #RS339099

PROFESSIONAL BACKGROUND

Nathan Pazsint serves as a Senior Advisor with SVN | Three Rivers Commercial Advisors. Blending his professional experience in the creative, financial and real estate industries, Nathan offers a client focused approach with unique perspective and insights.

Nathan’s market expertise allows him to provide his clients with efficient, accurate guidance for even the most complex projects and he prides himself on his service and professionalism. Taking the time to address their needs, goals and concerns are paramount in how he supports his clientele. Building long-term professional relationships is the cornerstone of his business, and fundamental to his approach.

Nathan is a native of Venango County, PA and has primarily lived and worked in the Pittsburgh region since 1994.

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