

STRIP DISTRICT OPPORTUNITY

# RETAIL FOR LEASE

2306 PENN AVENUE, PITTSBURGH, PA 15222



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## RETAIL FEATURES:

- 14,608 SF For Lease - Former Grocery Use  
1st fl. 11,025 SF & 2nd fl. 663 SF plus a 2,920 SF mezzanine
- NNN retail lease opportunity
- High Visibility location in the heart of the Strip District
- Willing to subdivide along original building lines:  
Left side 1st fl. 5,880 SF plus 2nd fl. 663 SF  
Right side 1st fl. 5,145 SF plus mezzanine 2,920 SF
- Adjacent 4,800 SF parking lot with room for 18 cars  
(has both an entrance and exit)
- Rear loading area with one (1) 10 X 10 overhead door
- Strip District receives over 8.7M visitors yearly with  
726k monthly average (placer.ai)



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**HANNA COMMERCIAL REAL ESTATE**  
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STRIP DISTRICT STATS

8.7M  
YEARLY VISITS

167.2K  
WEEKLY VISITS

319%+  
POPULATION INCREASE  
SINCE 2015

2,509  
NEW RESIDENTIAL  
UNITS UNDERWAY

**Growing population:** The Strip District's population has already surged and is expected to nearly double again by 2028.

**Development pipeline:** More than 2,500 residential units are in the pipeline, with over 520 currently under construction.

**Market focus:** The area continues to be a prime spot for multifamily development, with some developers shifting their focus to residential projects.

STATION 28 AT 3 CROSSINGS  
224-UNIT RESIDENTIAL DEVELOPMENT



Station 28 is a new 6-story Class A Multifamily building that will consist of 224 units located in Pittsburgh's Strip District.

THE MAXX 2929 SMALLMAN STREET  
105-UNIT RESIDENTIAL DEVELOPMENT



Conversion of a former Gateway Paints and Chemical Co. distribution center into a six-story, 105-unit apartment building

THE MERCER 50 26TH ST.  
199-UNIT RESIDENTIAL DEVELOPMENT WITH RETAIL



The Mercer introduces a refined residential experience rooted in connection, design, and place. The property includes 199 studio to three-bedroom homes, the building offers elevated views, modern comforts, and walkable access to one of the city's most evolving neighborhoods.

THE STANZA 2930 SMALLMAN STREET  
84-UNIT RESIDENTIAL DEVELOPMENT



ONE 21ST STREET 21ST & RAILROAD STREET  
TWO, FOUR-STORY APARTMENT BUILDINGS WITH RETAIL



Two new, four-story apartment buildings with 37,000 SF ground-floor retail space and 459 total units at the site of the Consumer Fresh Produce building

2700 PENN AVENUE  
199-UNIT RESIDENTIAL DEVELOPMENT WITH RETAIL



2700 Penn Avenue is a limited series townhome development located in the center of Pittsburgh's premier Strip District neighborhood.

BRICKWORKS 2121 SMALLMAN STREET  
300,000 SF RESIDENTIAL DEVELOPMENT



Brickworks is a proposed 300,000 SF by-right residential development set on 3.5 acres across two city blocks at the center of Pittsburgh's vibrant Strip District neighborhood. Purchased by McCaffery in 2020, plans for the currently vacant site include 228 newly constructed, amenity-rich luxury apartment units and 60 for-sale townhomes and condominiums.

1520 SMALLMAN STREET FORMER WHOLEY'S  
525,000 SF OFFICE WITH PARKING & RETAIL



525K sf Trophy office tower, that will have ample parking, amenities and retail. The property will be developed as a LEED Gold and WELL Gold building with the ability to accommodate modern office tenants and robotics labs.





**DESMONE & ASSOCIATES ARCHITECTS**

ONE DOUGHBOY SQUARE 3400 BUTLER STREET  
PITTSBURGH, PENNSYLVANIA 15201 - 1313  
TEL: 412.683.3230 FAX: 412.683.3563  
www.desmone.com

**Renovation For**  
**WFH Oriental Market**

2306 Penn Avenue  
Pittsburgh, Pennsylvania 15222

Permit Set



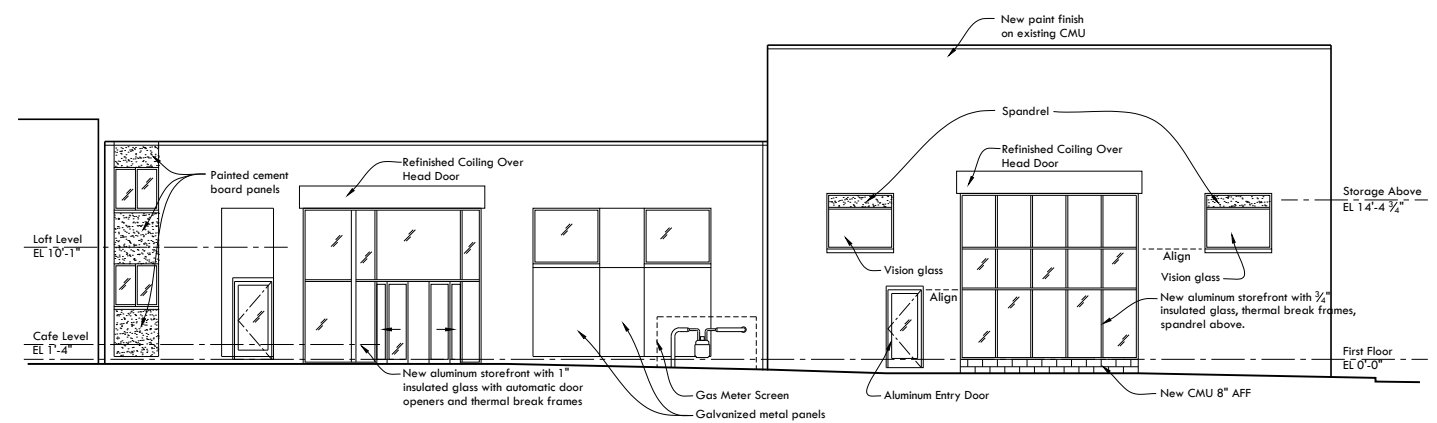
REVISIONS:


DATE: **05.22.2013**  
PROJECT NUMBER: **3512**  
OWNER/CLIENT: **WFH Oriental Market**

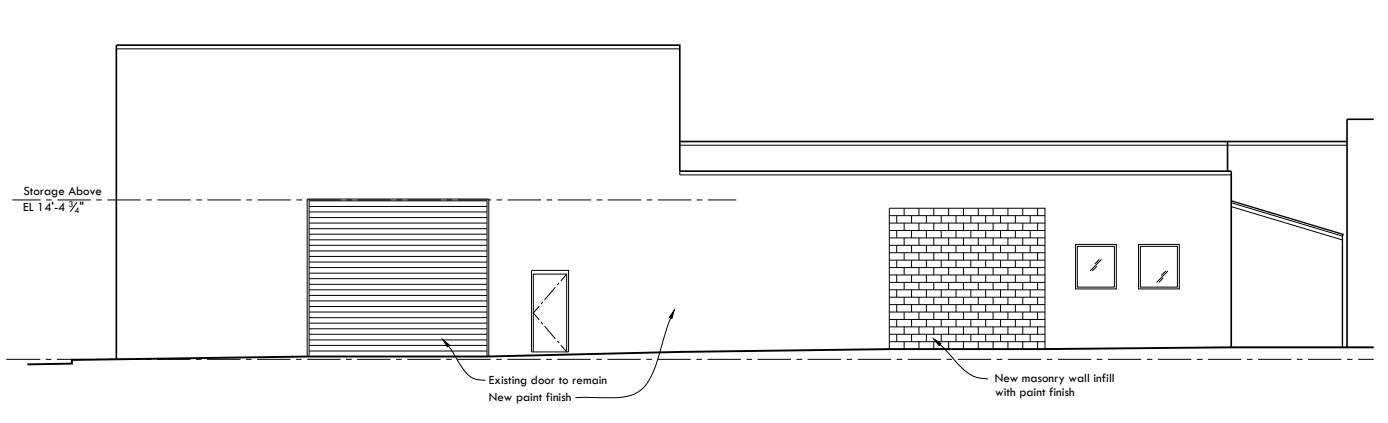
DRAWING TITLE:  
**Ground Floor Plan and Elevations**

SCALE AS NOTED  
SHEET NUMBER:

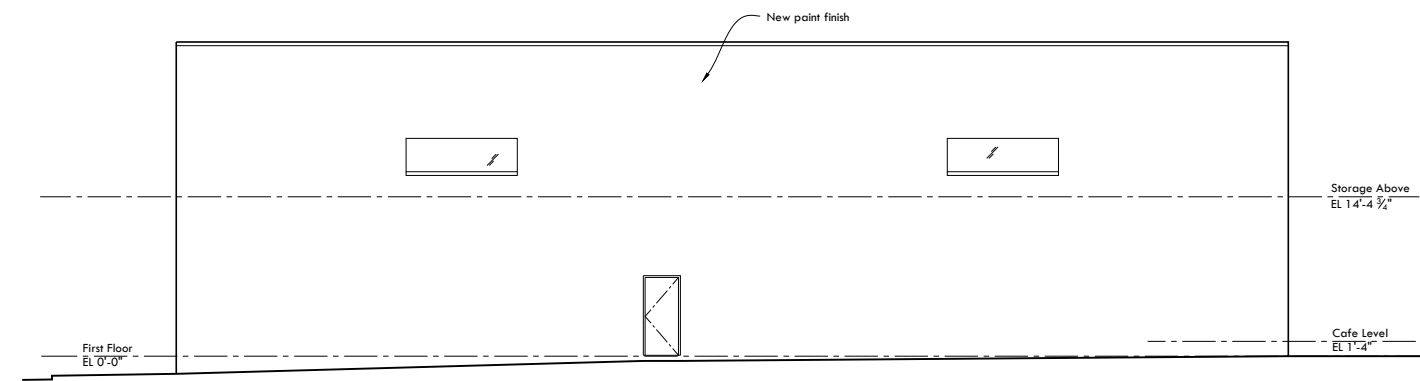
**A1.1**



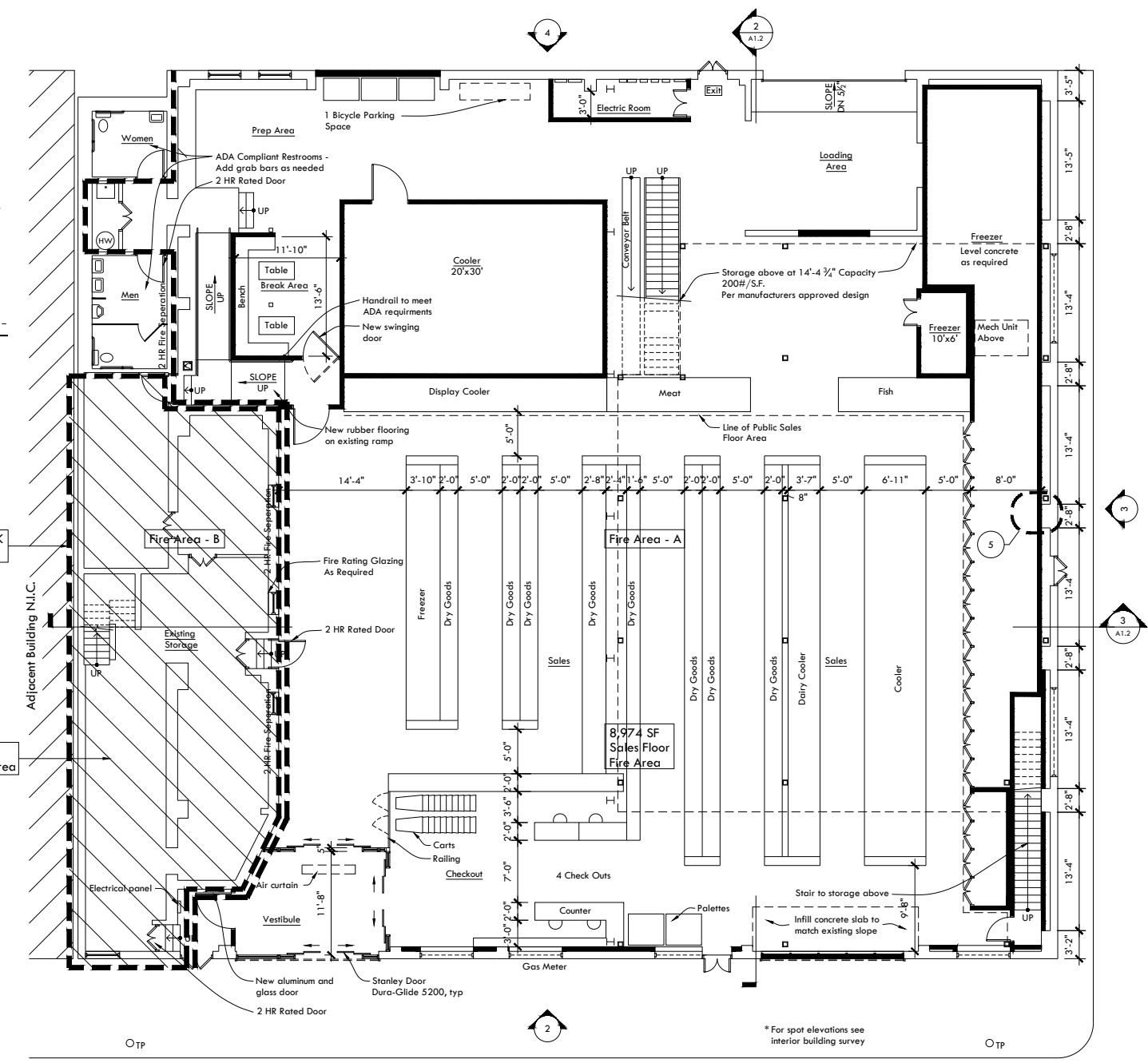
**2 Northwest Elevation**  
Scale: 1/8" = 1'-0"



**4 Southeast Elevation**  
Scale: 1/8" = 1'-0"



**3 Southwest Elevation**  
Scale: 1/8" = 1'-0"



**1 First Floor Plan** 11,025 SF  
Scale: 1/8" = 1'-0"

**Drawing Notes A1.1**

**Fire Area Review**  
Fire Area A = 2,920  
9,974  
11,894 SF < 12,000 SF  
  
Fire Area B = 1,469  
663  
2,132 SF < 12,000 SF

**Note:**  
All penetrations of fire-rated construction to be per manufacturer's details. The details shall meet or exceed the rating of construction behind penetrated.

Public Sales Floor Area = 4,856 SF

**Applicable Codes**  
All work shall be designed, constructed, and installed in accordance with the following codes:  
International Codes, 2009  
International Building Code  
International Electrical Code  
International Mechanical Code  
International Plumbing Code  
International Energy Conservation Code  
International Fire Code  
NFPA 13 and NFPA 13R  
ICC/ANSI A117.1 Accessibility

**CHAPTER 3**  
**Use Group and Occupancy Classification:**  
Use Group M, Mercantile

**CHAPTER 4**  
**Detailed Requirements Based on Use and Occupancy**  
Non-applicable

**CHAPTER 5**  
**Mixed Use Group Classification:**  
Non-applicable

**Building Area**

First Floor	
M, Mercantile	10,453
Subtotal	10,453
Second Floor	
M, Mercantile	3,583
Total M	14,036

**Allowable Area:**  
Table 503  
Type 3B  
Use Group M, 12,500 sf per floor / 2 stories  
**506.3 Area Increase**  
No sprinkler system provided.

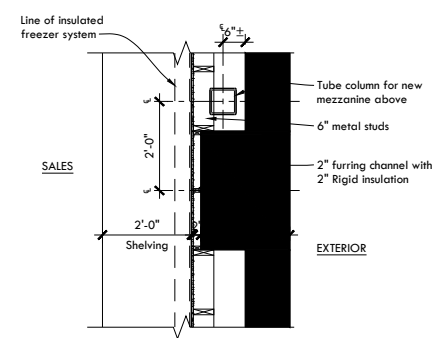
**Allowable Height:**  
Table 503  
Type 3B  
Use Group M, 2 stories  
**504.2 Height Increase**  
No sprinkler system provided.

**CHAPTER 6**  
**Fire Resistance Rating Requirements:**  
Table 601  
Type 3B

	Required	Provided
Structural Frame	0 0	0 0
Bearing Walls Exterior	0 0	0 0
Bearing Walls Interior	0 0	0 0
Nonbearing Walls	0 0	0 0
Floor Construction	0 0	0 0
Roof Construction	0 0	0 0

**CHAPTER 9**  
**Fire Protection Systems:**  
Not provided.

**CHAPTER 10**  
**Means of Egress:**  
1004.1.1 Maximum Floor Area per Occupant  
Mercantile  
Areas on other floors 60 gross per occupant  
Grade floor 30 gross per occupant  
Storage, stock, shipping 300 gross per occupant  
Maximum Floor Occupancy (Floors 1 and 2)-297 occupants  
297 x 2' = 59.4' clearance for egress components  
(4) x 36" = 144" clear provided



**5 Drywall Detail**  
Scale: 1/8" = 1'-0"





## Market Visitors

Oct 1, 2024 - Sep 30, 2025



### Visitation Metrics

**Strip District**  
District / Neighborhood \*

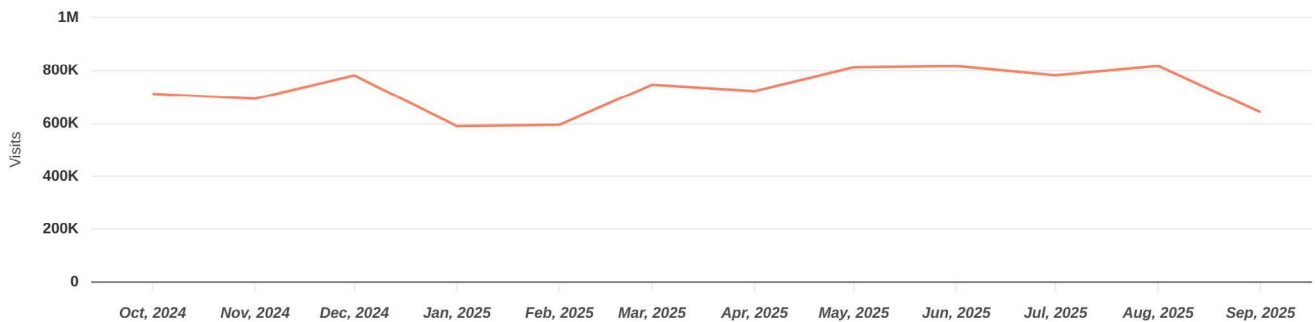
Out-of-Market Visitors	3.4M (+1.5% YOY)	Visits	8.7M (+5.5% YOY)
Avg. Days in Market	2.5	Avg. Daily Time Spent in Market	127 min
Median Daily Time Spent in Market	69 min		

Compared to: 1 Year Ago | Oct 1st, 2024 - Sep 30th, 2025  
Data provided by Placer Labs Inc. (www.placer.ai)



### Visits Trend

**Strip District**  
District / Neighborhood ...



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