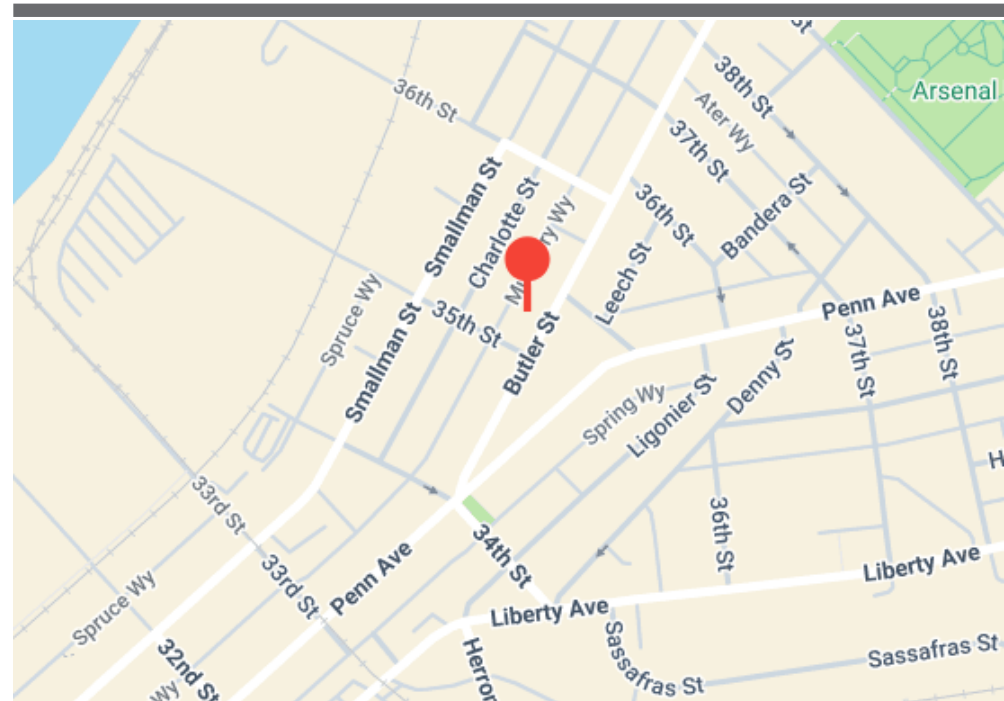




INVESTMENT OPPORTUNITY

3511 butler street
pittsburgh, pa | lawrenceville



property overview

3511 butler street

- Lawrenceville | 6th Ward of Pittsburgh, 15201
- Mixed use investment property - Zoned LNC
- Three floors
- First floor retail - Mosaic Leaf Matcha
- Two loft style apartments above - both 1 bedroom / 1 bath
- Both apartments have balconies
- Fully leased
- All spaces are separately metered
- Fully sprinklered
- Internal garage - lower level

Sale Price: \$849,000

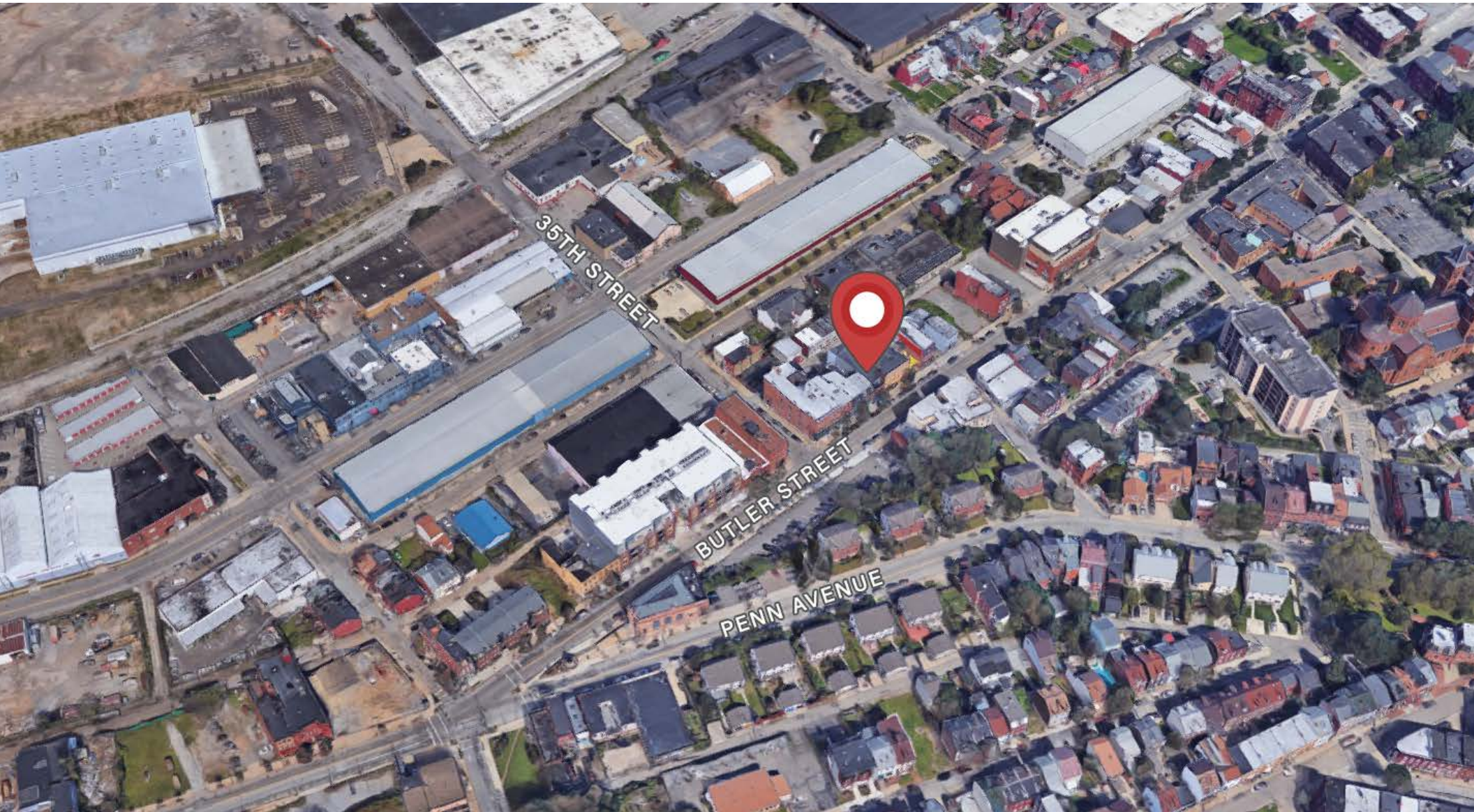


2025 actual pro forma

Gross Potential Income		68,112	
CAM Reimbursements		9,739	
Effective Gross Income		77,851	
Expenses:			
	Taxes	10,158	
	Insurance	3,925	
	Maintenance/Repair	3,441	
	Cleaning	1,452	
	Snow	2,895	
	Trash	627	
	Electric (Common Area)	2,902	
	Water/Sewage	2,895	
	Reserves	1,000	
Total Expenses		\$29,295	
Net Operating Income		\$48,556	
Rent Roll			
1st Floor	Retail	\$2,526	3/31/30 **
2nd Floor	1 BR/BA	\$1,525	12/31/26
3rd Floor	1 BR/BA	\$1,625	4/30/27
Tenants pay gas & electric			
Retail pays 80% of water/sewage plus responsible for 33% reimbursements on taxes, insurance and common area maintenance.			
**Retail Tenant has one (1), five (5) year option			

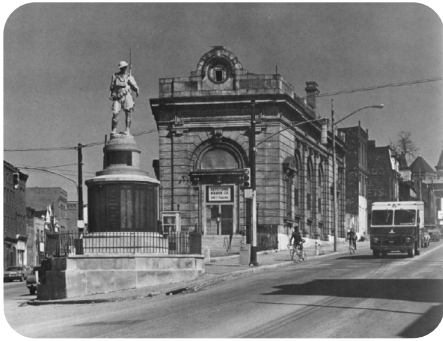


aerial / location



market overview

Once a gritty mill district shaped by Pittsburgh's industrial era, Lawrenceville has transformed into one of the city's most compelling urban success stories. As Pittsburgh shifted from steel to a diversified economy anchored by technology, healthcare, robotics, and higher education, Lawrenceville emerged as a flagship example of neighborhood-level revitalization—where historic fabric, entrepreneurial energy, and modern investment converge.



Lawrenceville today offers a blend of renovated turn-of-the-century housing, new infill development, and adaptive-reuse lofts, all supported by seamless access to the region's two largest employment centers—Downtown Pittsburgh and Oakland. Its location places residents and businesses minutes from world-class institutions including the University of Pittsburgh, Carnegie Mellon University, UPMC, and the National Robotics Engineering Center, which sits at the neighborhood's eastern edge.



Anchored by Arsenal Park, the historic Allegheny Cemetery, and the nationally recognized UPMC Children's Hospital of Pittsburgh, Lawrenceville balances heritage with innovation. The Butler Street commercial corridor has evolved into a regional destination, home to independent retailers, chef-driven restaurants, boutique fitness, galleries, and entertainment concepts ranging from a single-screen cinema to a pinball café and vintage bowling alley.

Fueled by sustained residential demand, strong demographic growth, and a thriving small-business ecosystem, Lawrenceville has become one of Pittsburgh's premier urban neighborhoods. Former industrial buildings now house design studios, tech startups, breweries, and creative makerspaces. Forbes and national media outlets consistently highlight Lawrenceville's dining scene, reinforcing its reputation as one of the city's most dynamic, walkable, and culturally rich communities.

Lawrenceville's mix of historic character, modern amenities, and proximity to Pittsburgh's innovation economy continues to attract residents, employers, and investors—positioning the neighborhood as a long-term leader in the city's ongoing renaissance.



LAWRENCEVILLE VITALS

11,000 residents

3-Neighborhoods Lower, Central, Upper

6 minutes from Downtown PGH

22,631 Vehicles per Day cross 40th St Bridge

7 major colleges & university located minutes away

250+ Businesses and Restaurants located in Lawrenceville

visitor report - placer.ai

Market Visitors

May 1, 2025 - Apr 30, 2026



Visitation Metrics

Lower Lawrenceville
Neighborhood • Pittsbur...

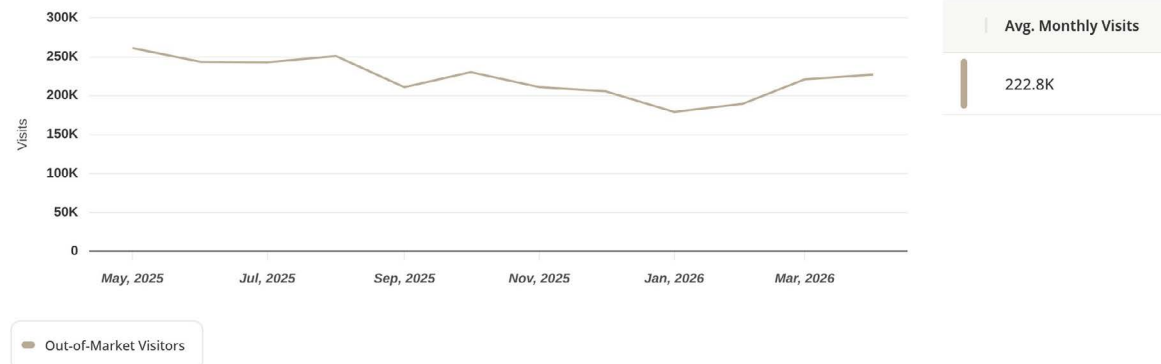
Out-of-Market Visitors	928.8K (-1.4% YOY)	Visits	2.7M (+1.9% YOY)
Avg. Days in Market	2.9	Avg. Daily Time Spent in Market	121 min
Median Daily Time Spent in Market	61 min		

Compared to: 1 Year Ago | May 1st, 2025 - Apr 30th, 2026
Data provided by Placer Labs Inc. (www.placer.ai)

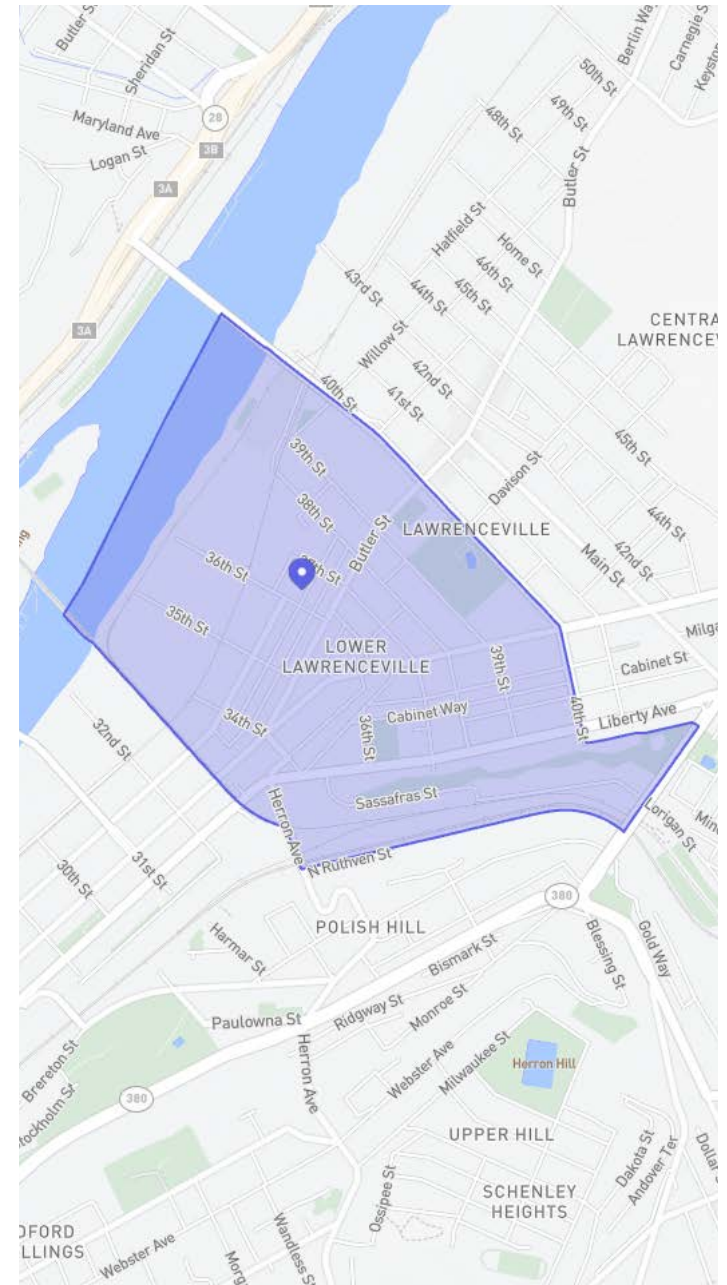


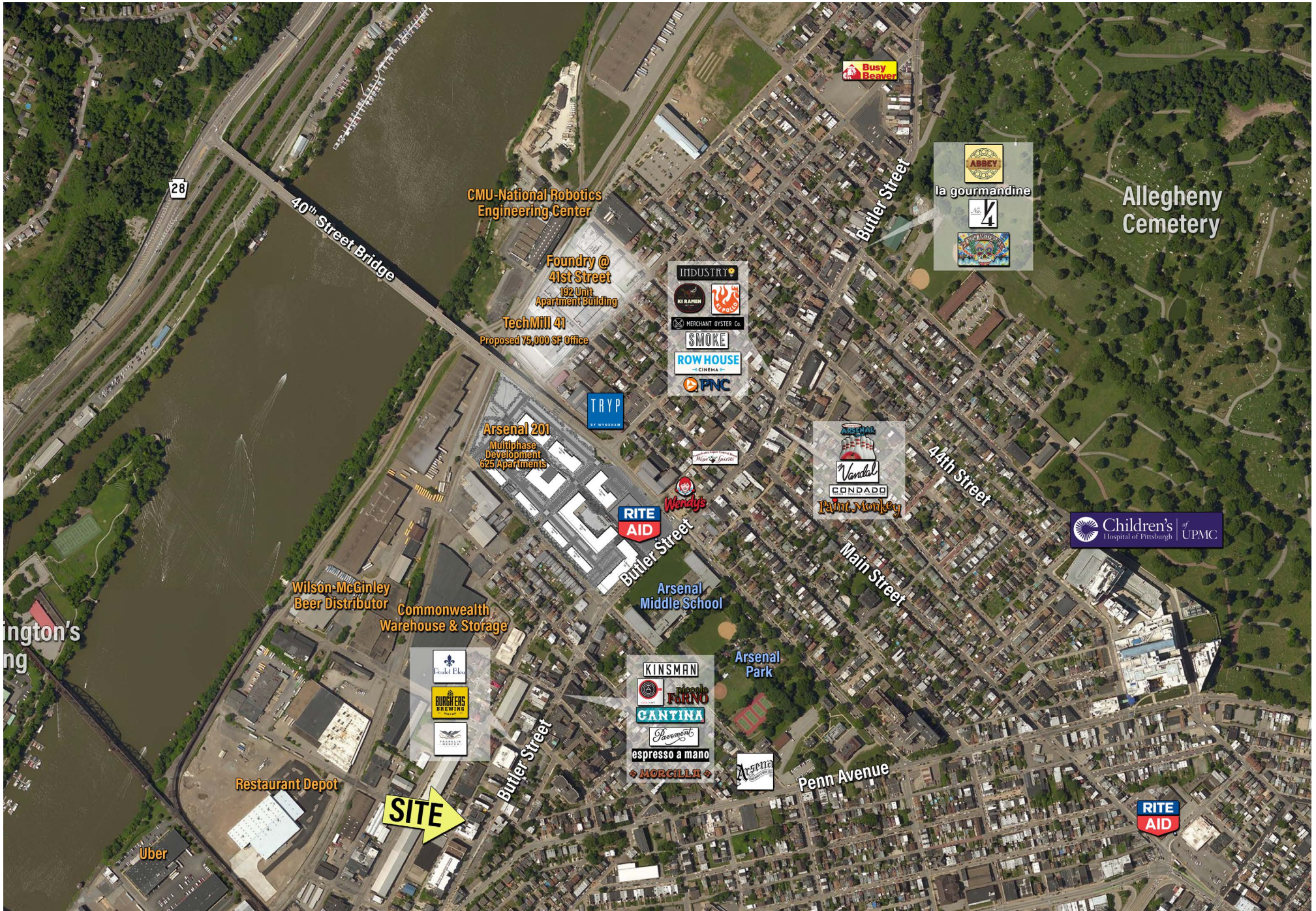
Visits Trend

Lower Lawrenceville
Neighborhood • Pittsbur...



Monthly | Visits | May 1st, 2025 - Apr 30th, 2026
Data provided by Placer Labs Inc. (www.placer.ai)





28

40th Street Bridge

CMU-National Robotics Engineering Center

Foundry @ 41st Street
192 Unit Apartment Building

TechMill 41
Proposed 75,000 SF Office

Arsenal 201
Multiphase Development
625 Apartments

Wilson-McGinley Beer Distributor

Commonwealth Warehouse & Storage

Restaurant Depot

Uber

SITE

Butler Street

Butler Street

Arsenal Middle School

Arsenal Park

Penn Avenue

Butler Street

4th Street

Main Street

Busy Beaver

la gourmandine

Allegheny Cemetery

TRYP

INDUSTRY
KI RAJAH
MERCHANT OYSTER Co.
SMOKE
ROW HOUSE CINEMA
PNC

RITE AID

Wendy's

Vandal
CONDADO
Paint Monkey

Children's Hospital of Pittsburgh of UPMC

Paula Flos
BURCHERS BAKERY
PASSION

KINSMAN
CANTINA
espresso a mano
MORCILLA

Arca

RITE AID

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