

## RETAIL FOR LEASE IN HEART OF THE OAKLAND MEDICAL & UNIVERSITY

3610 Fifth Avenue, Pittsburgh, PA 15213

- 5,000 SF bar / taproom with full kitchen
- Full basement with storage and prep area
- Skylights
- Four tandem, covered, off street parking spaces
- \$35.00 per SF
- Highly visible, highly trafficked Fifth Avenue Oakland community
- Capture medical staff, patients, employees, and students of two of the largest, busiest hospitals in Pittsburgh as well as the students and visitors of four local universities; University of Pittsburgh, Carlow University, Carnegie Mellon University, and Chatham University.



### CONTACT

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412.261.2200



All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental, or other conditions, prior sale lease, financing or withdrawal without notice. Hanna Langholz Wilson Ellis will make no representation, and assume no obligation, regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property.





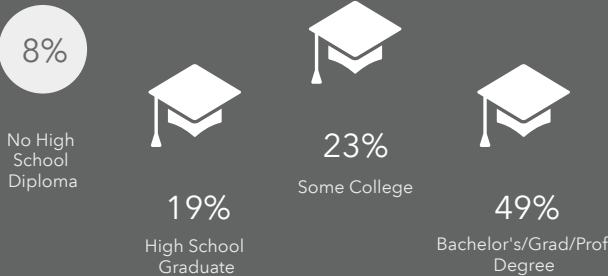
# DEMOGRAPHIC SUMMARY

3610 5th Ave, Pittsburgh, Pennsylvania, 15213  
Rings: 0.5, 1, 1.5 mile radii

## KEY FACTS



## EDUCATION



## INCOME



\$22,607  
Median Household Income



\$21,627  
Per Capita Income



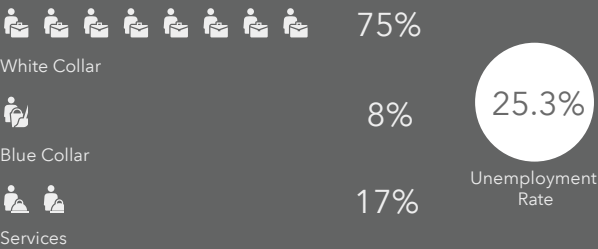
\$10,690  
Median Net Worth

Variables	0.5 miles	1 mile	1.5 miles
2020 Per Capita Income	\$10,746	\$21,627	\$30,133
2020 Median Household Income	\$19,188	\$22,607	\$32,929
2020 Average Household Income	\$32,524	\$47,765	\$63,974
2025 Per Capita Income	\$11,178	\$22,313	\$33,007
2025 Median Household Income	\$20,046	\$23,617	\$35,757
2025 Average Household Income	\$34,164	\$49,555	\$70,033

## Tapestry Segments

<b>14B</b> <b>College Towns</b> 4,667 households	<b>39.9%</b> of Households	▼
<b>14C</b> <b>Dorms to Diplomas</b> 2,917 households	<b>25%</b> of Households	▼
<b>11E</b> <b>City Commons</b> 976 households	<b>8.3%</b> of Households	▼

## EMPLOYMENT



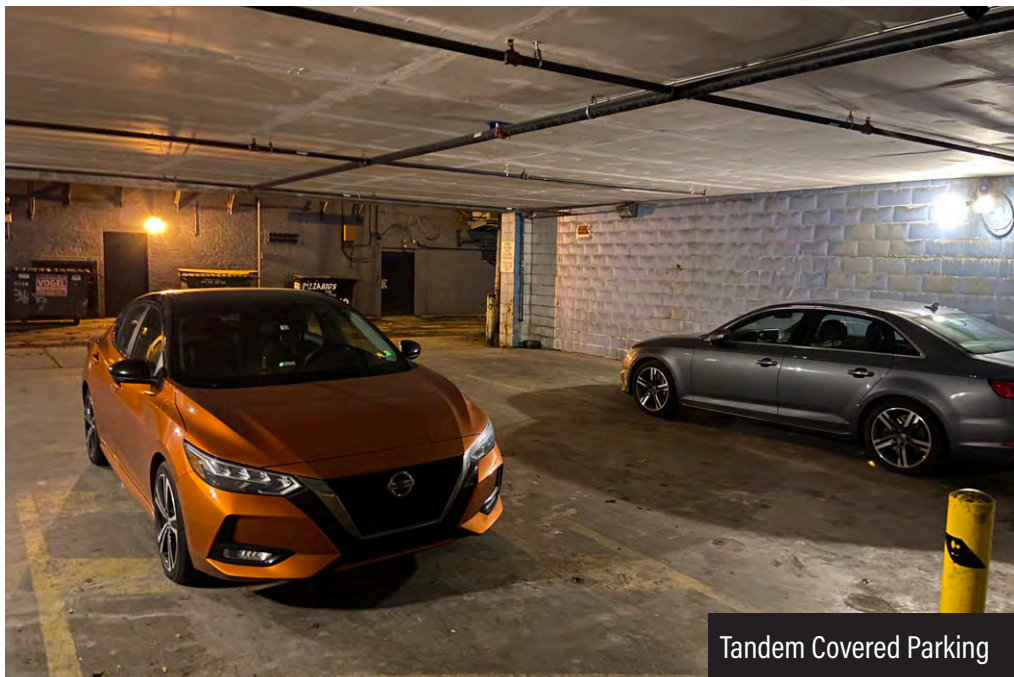




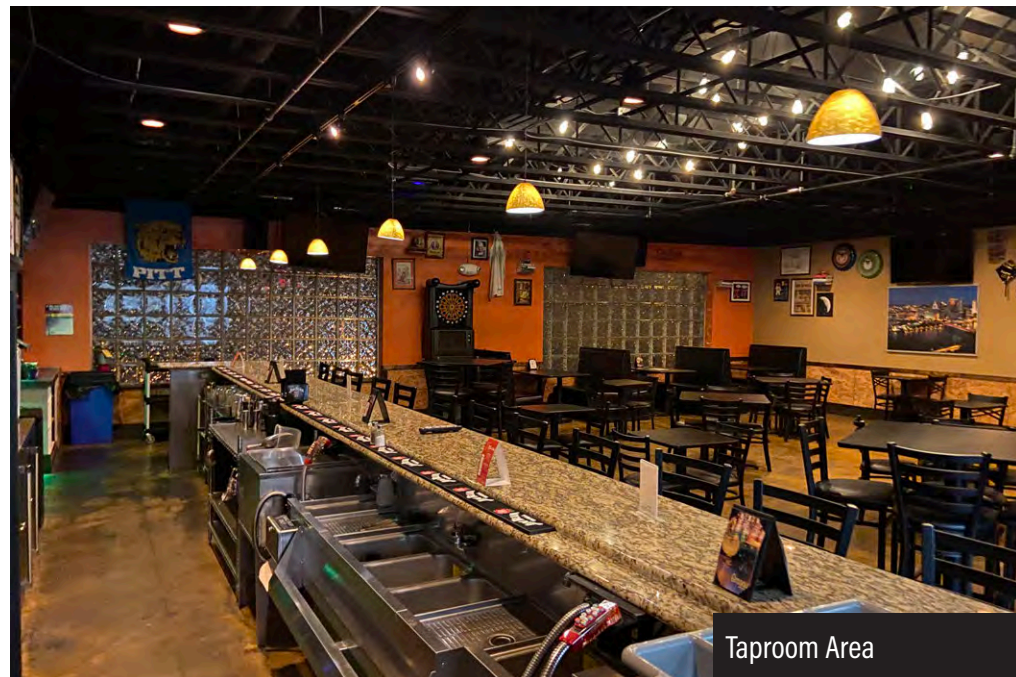
Bottle Shop Area



Bottle Shop Area



Tandem Covered Parking



Taproom Area



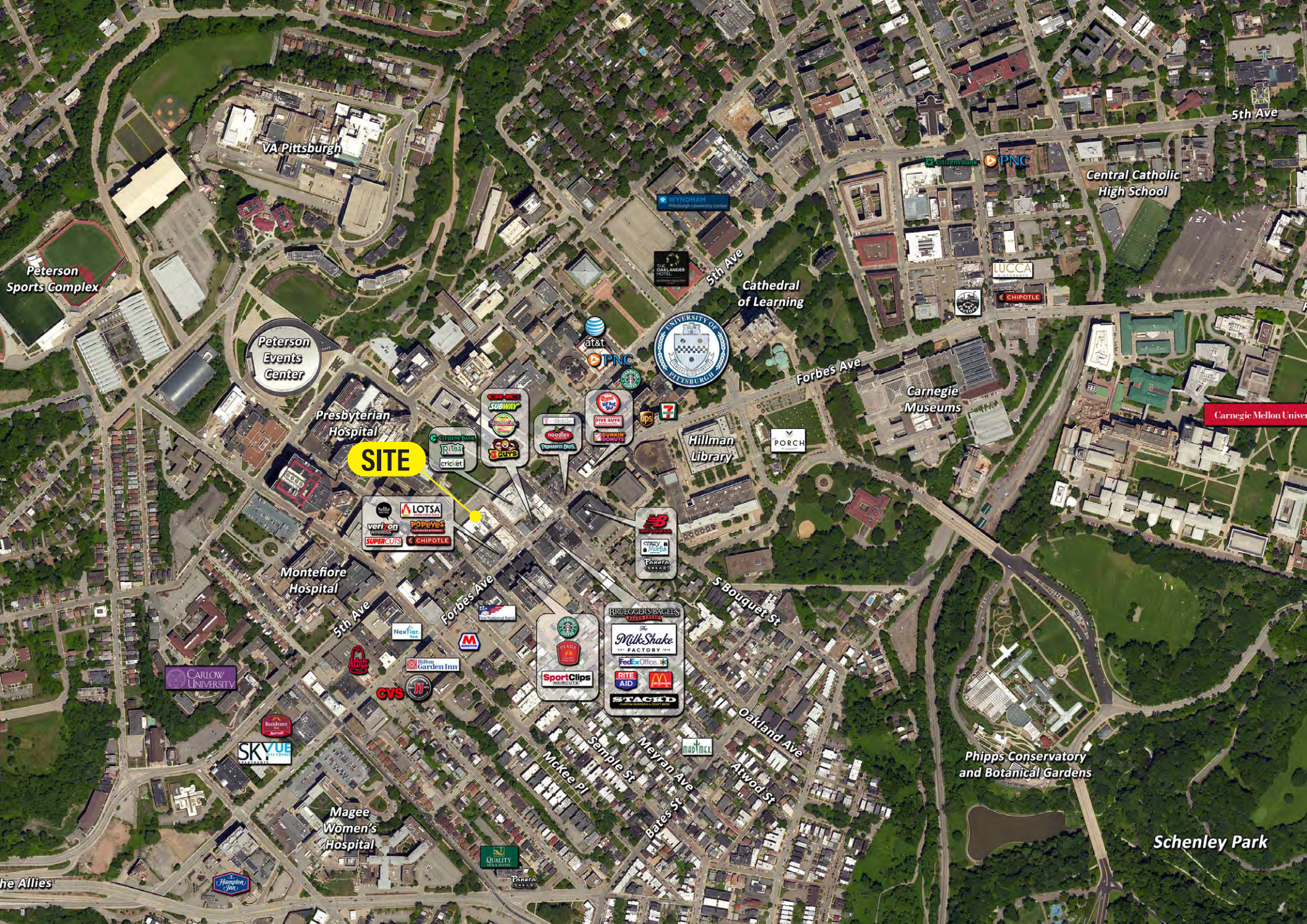
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