



NEW DEVELOPMENT SITE IN SHADYSIDE

4808 BAUM BLVD, PITTSBURGH, PA 15213 | SHADYSIDE



	0.5 MILE	1 MILE	2 MILE
EST POPULATION	11,185	42,710	109,812
EST HOUSEHOLDS	6,683	19,085	50,796
EST AVG HH INCOME	\$66,148	\$72,642	\$77,314
DAYTIME POPULATION	14,502	57,458	142,284

CONTACT

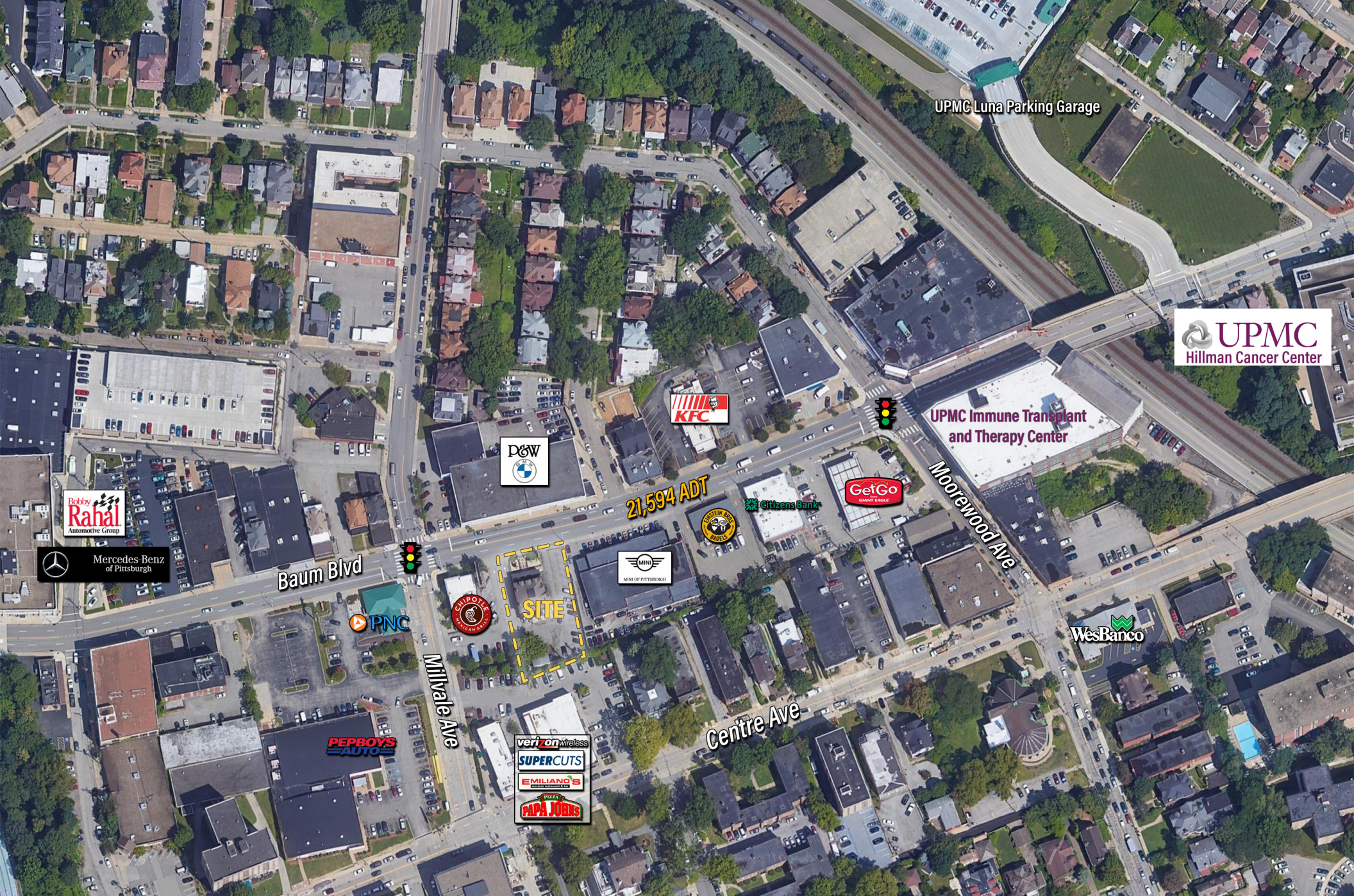
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- Excellent development site along Baum Blvd near the Millvale Ave intersection
- Situated between Mini of Pittsburgh and Chipotle
- 0.33 acres with 8,562 SF structure
- Steps from the \$200 million redevelopment of 5000 Baum Blvd, the future home of the UPMC Immune Transplant and Therapy Center
- **\$1,150,000**



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.

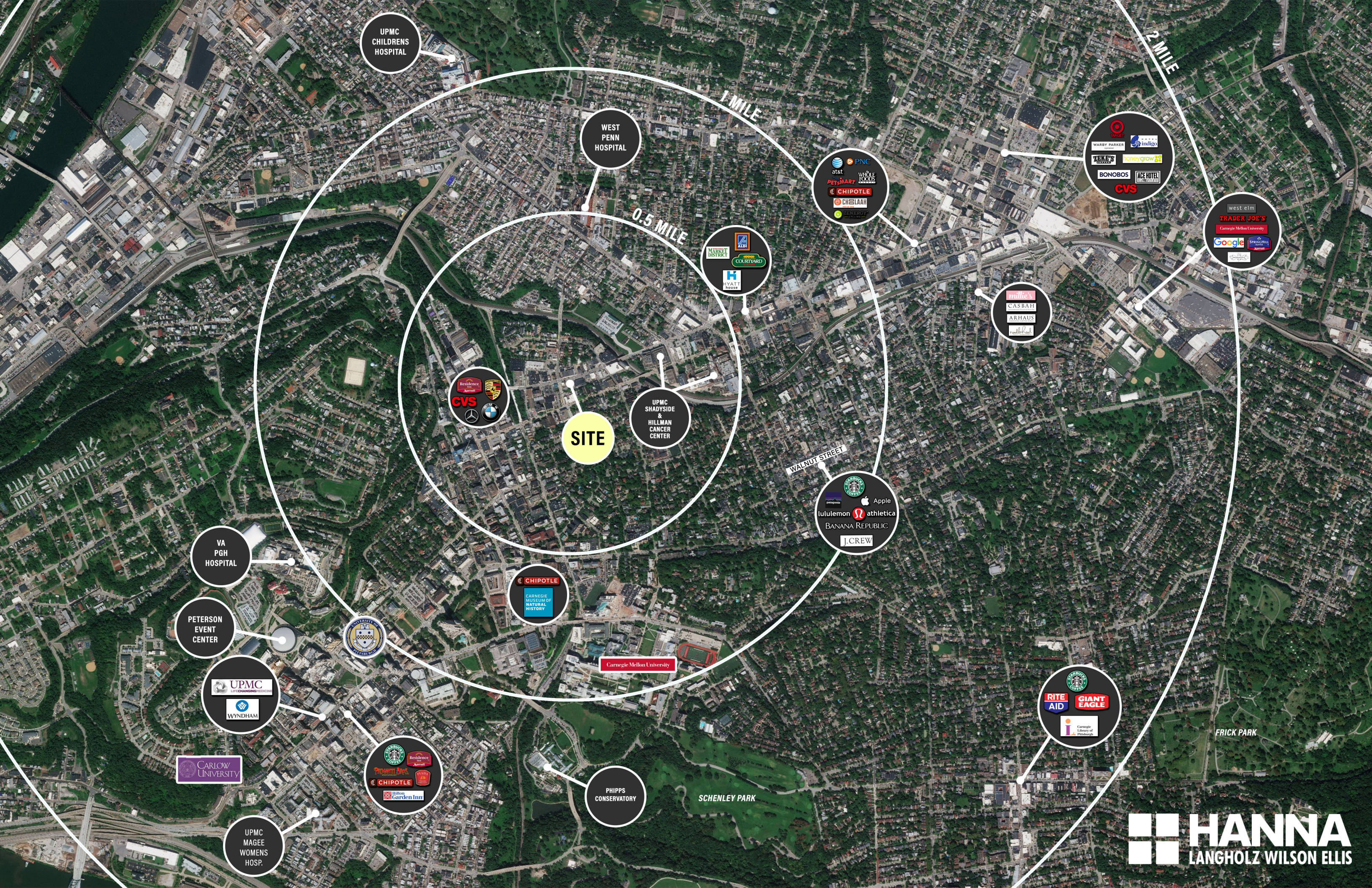


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UPMC
CHILDRENS
HOSPITAL

WEST
PENN
HOSPITAL

at&t PNC
PETS MART WHOLE
FOODS
CHIPOTLE
CHILLAH
ENERGY

TARGET
WARBY PARKER
indigo
ZEPHYRUS
honeygrow
BONOBOS
ACE HOTEL
CVS

west elm
TRADER JOE'S
Carnegie Mellon University
Google
SPRINGHILL
Aramark

millie's
CASBAH
ARHAUS
VendyKreke

MARKET
DISTRICT
ALDI
COURTYARD
HYATT
HOUSE

SITE

UPMC
SHADYSIDE
&
HILLMAN
CANCER
CENTER

Residence
Narrett
CVS
Mercedes
BMW

Starbucks
Apple
lululemon
athletica
BANANA REPUBLIC
J.CREW

CHIPOTLE
CARNegie
MUSEUM OF
NATURAL
HISTORY

Carnegie Mellon University

VA
PGH
HOSPITAL

PETERSON
EVENT
CENTER

UPMC
LIFE CHANGING MEDICINE
WYNDHAM

CARLOW
UNIVERSITY

UPMC
MAGEE
WOMENS
HOSP.

Starbucks
Residence
Narrett
CHIPOTLE
Hilton
Garden Inn

PHIPPS
CONSERVATORY

SCHENLEY PARK

Starbucks
RITE
AID
GIANT
EAGLE
Carnegie
Library of
Pittsburgh

FRICK PARK