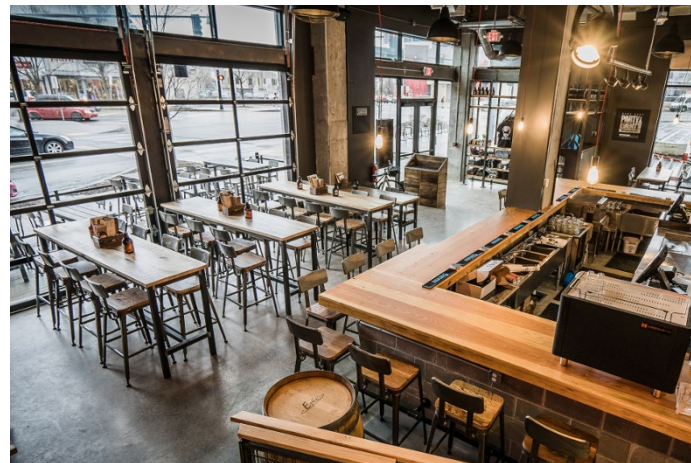


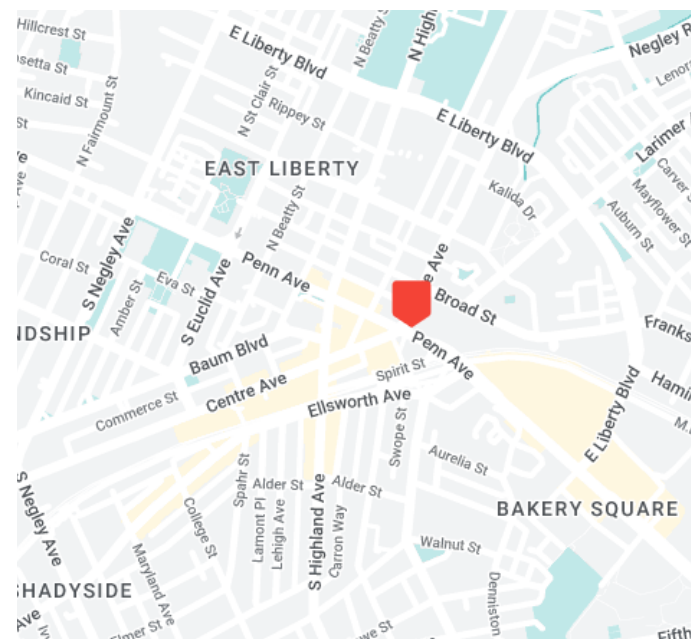
# BREW PUB/RESTAURANT AVAILABLE

6144 CENTRE AVE, EAST END, PITTSBURGH, PA 15206



## PROPERTY FEATURES:

- 3,984 SF Brewpub/Restaurant For Sublease
- Potential for direct lease
- Fantastic location directly across from Target & minutes from Bakery Square & Whole Foods
- Turn-key opportunity that includes full kitchen, bar with 24 taps, barrel brew kit with four (4) five barrel fermenters, and more
- Two (2) patios with roll-up, outdoor access
- Liquor license available
- Located in the epicenter of Pittsburgh's East End with great demographics
- Traffic counts of over 10,000 along Centre & over 14,000 along Penn Avenue



### CONTACT:

**BRIAN KERR**

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**ADAM JOYCE**

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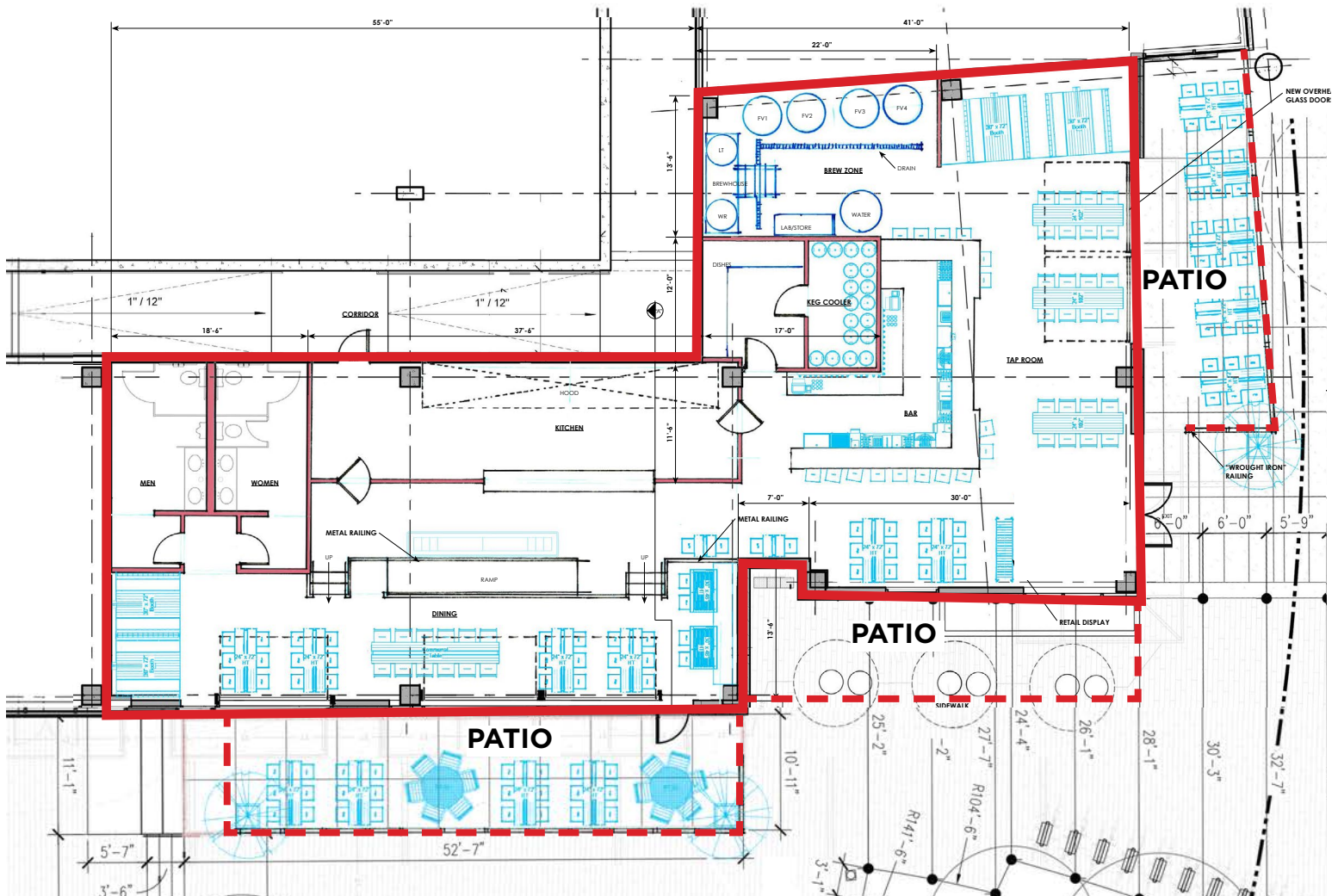
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## JOIN NEIGHBORS:



## BREWERY EQUIPMENT AVAILABLE:

Stainless Steel 5bbl Brewhouse - Electric 10bbl Hot Liquor  
Tank Wort Sample Station with Utility Sink Kettle/Condenser  
Customer Tank Fabrication with Heating Elements  
Analog Control System  
(4) 5bbl Fermenting Uni-Tanks  
Pro Chiller - 5H Single Stage Glycol Chiller  
2HP Trolley Pump with Variable Speed

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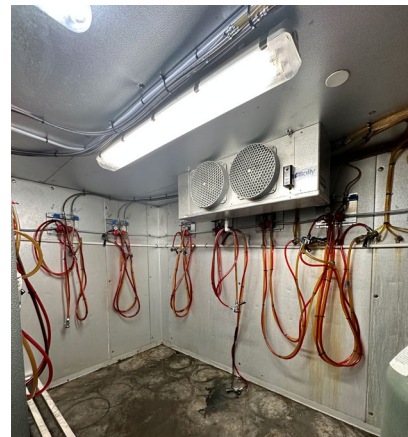


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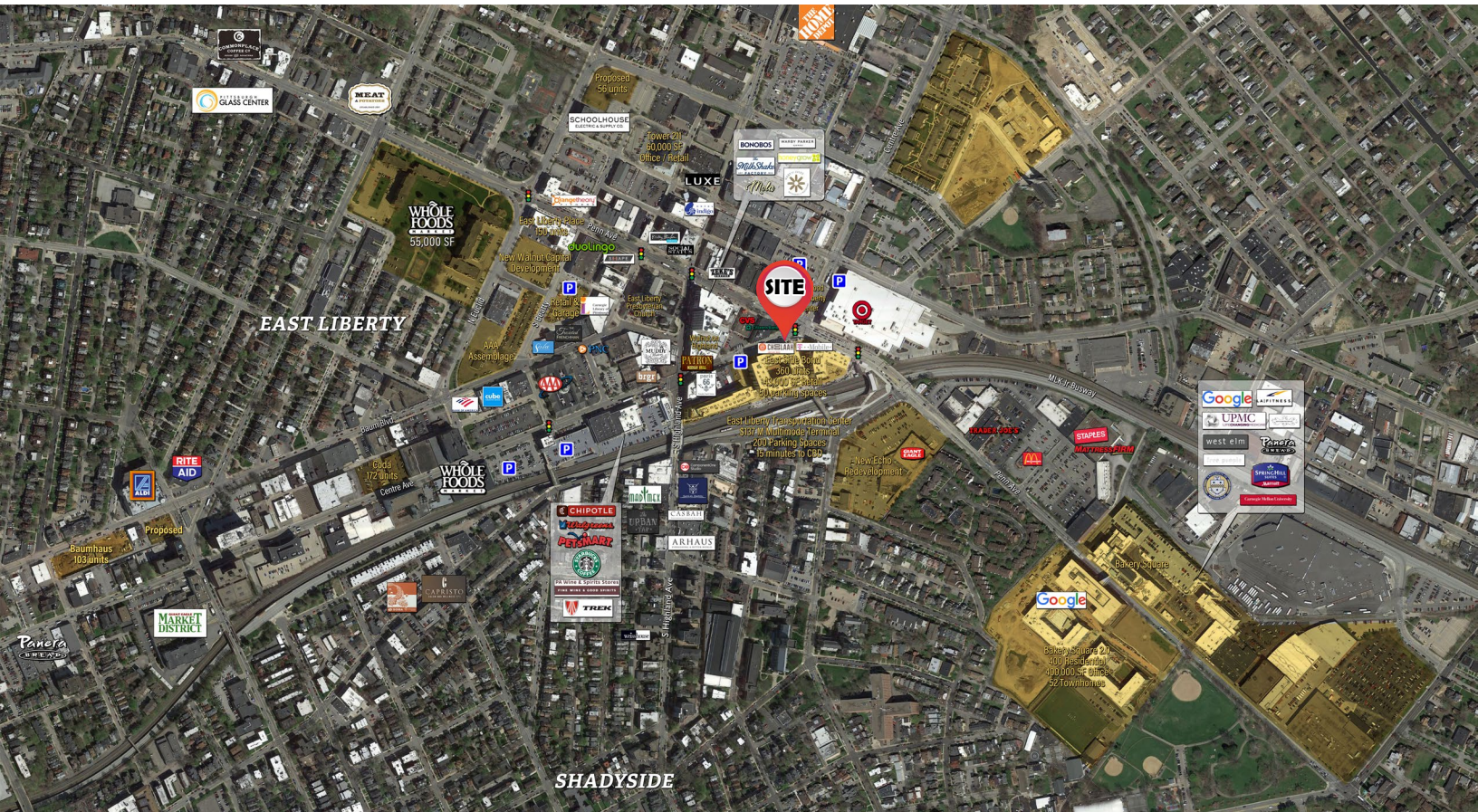
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## EAST END / PITTSBURGH DEMOGRAPHIC SNAPSHOT: 3 MILE RADIUS



**169,853**

POPULATION



**\$80,653**

AVERAGE HOUSEHOLD INCOME



**128,811**

DAYTIME  
POPULATION



**\$209,747**

MEDIAN HOME VALUE



**13,885**

BUSINESSES



**\$2.04B**

CONSUMER SPENDING

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