

NEW RETAIL DEVELOPMENT

RETAIL FOR LEASE

661 LINCOLN AVE., PITTSBURGH, PA 15202



NEW BELLEVUE RETAIL FOR LEASE



PROPERTY FEATURES:

- 2,500 SF New Retail For Lease
- 15,000 SF Second Generation Space For Lease
- Next to Popular Kuhn's Market Redevelopment
- On-Site Parking Available
- Highly Visible and Trafficked on Lincoln Ave
- Located in the heart of Bellevue and Avalon
- Strong Retail presence along Lincoln Ave



CONTACT:

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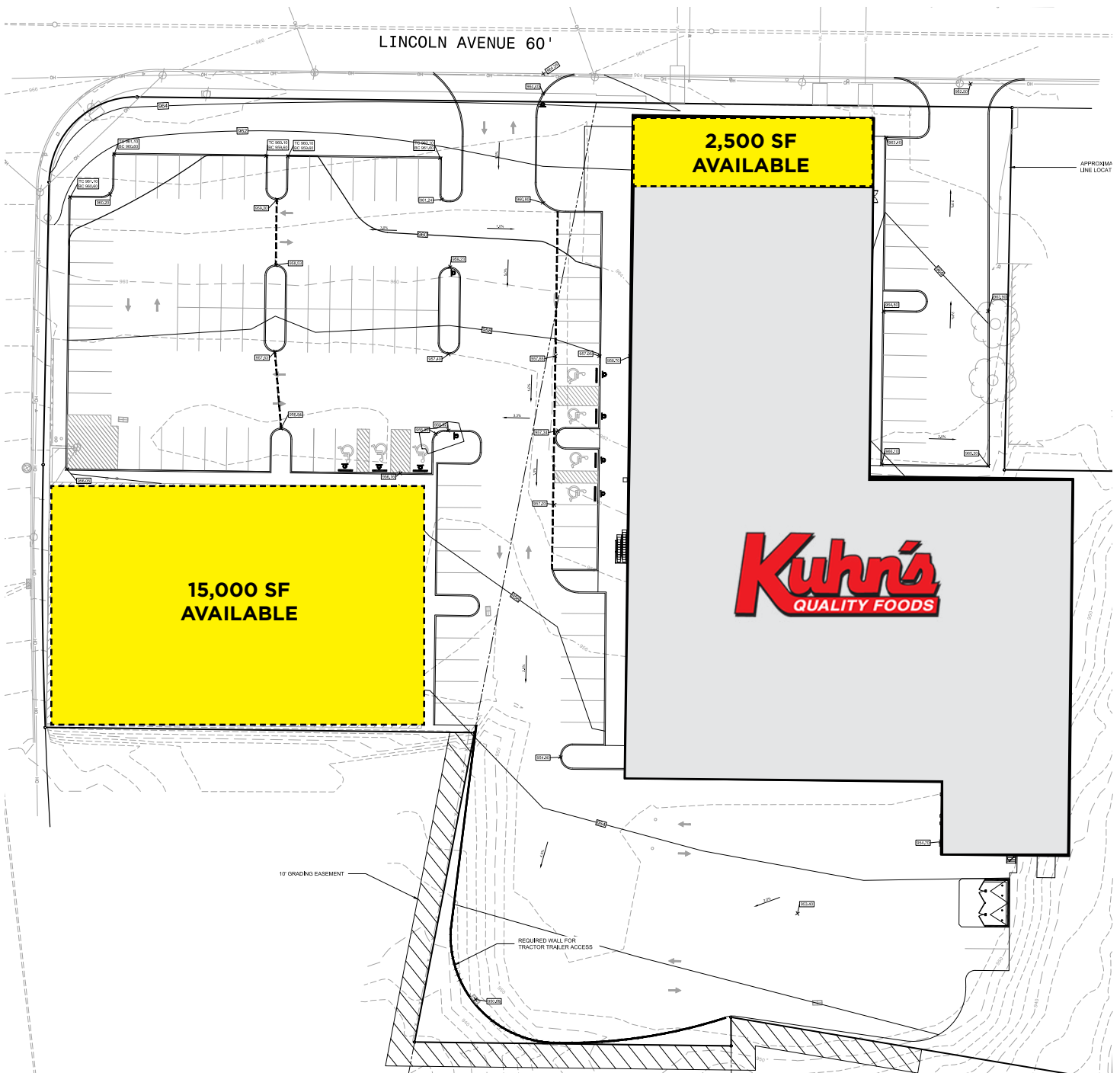
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HANNA COMMERCIAL REAL ESTATE

11 STANWIX ST., SUITE 1024
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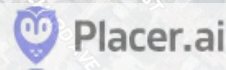
NEARBY ACTIVITY: PLACER AI

1M+ Yearly Visits

within 1,000 ft

6.6M Yearly Visits

within Bellevue, Avalon & Brighton Heights



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	13,900	76,686	190,679
AVG. HH INCOME	\$77,818	\$79,442	\$91,380
CONSUMER SPENDING	\$181.7M	\$940.4M	\$2.5B
TOTAL HOUSEHOLDS	7,116	34,558	87,254

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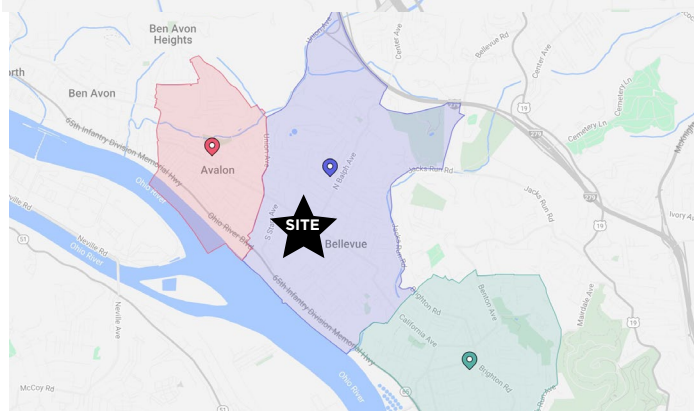
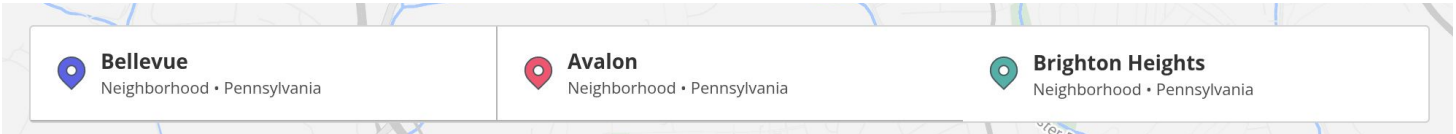
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Markets	Median Household Income
Bellevue Out-of-Market Visitors	\$66.3K
Avalon Out-of-Market Visitors	\$66.5K
Brighton Heights Out-of-Market Visitors	\$61.7K

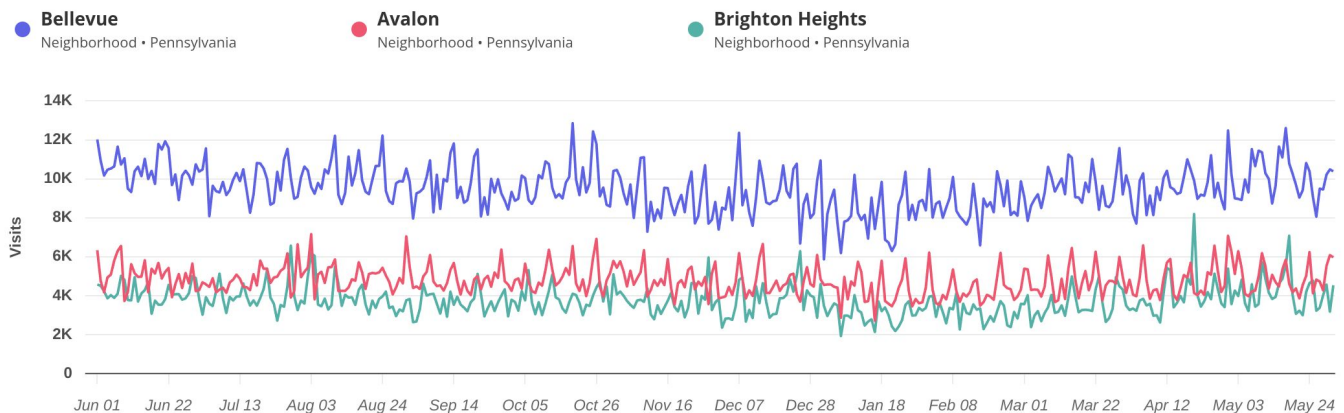
Visitation Metrics

Metric Name	 Bellevue Neighborhood • Pennsylvania	 Avalon Neighborhood • Pennsylvania	 Brighton Heights Neighborhood • Pennsylvania
Out-of-Market Visitors	668K (+7.8% YO3Y)	442.8K (+15.5% YO3Y)	279.7K (+7.5% YO3Y)
Visits	3.5M (-0.1% YO3Y)	1.7M (+4.4% YO3Y)	1.4M (-15% YO3Y)
Avg. Days in Market	5.2	3.9	4.9
Avg. Daily Time Spent in Market	116 min	120 min	195 min
Median Daily Time Spent in Market	40 min	53 min	83 min

Compared to: 3 Years Ago | Jun 1st, 2024 - May 31st, 2025
 Data provided by Placer Labs Inc. (www.placer.ai)



Visits Trend



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