



REDEVELOPMENT SITE IN THE HEART OF OAKLAND

233 MCKEE PLACE | PITTSBURGH, PA 15213

- 14,560 SF Land
- Frontage: 110' McKee Place | 50' Semple Street
- Zoned OPR-C, Oakland Public Realm-C; Pending rezoning to UC-E, Urban Center Employment
- Permitted uses include: multi-unit residential, hotel, medical and professional offices, etc.
- One block to Forbes Avenue retail amenities
- Core Oakland location in the PGH Innovation District with immediate proximity to University of Pittsburgh, UPMC hospitals, Carlow University and Carnegie Mellon University
- Transit oriented location within a 1 & 2-block distance to multiple Port Authority bus stations and the proposed \$230 million Downtown-Uptown-Oakland-East End Bus Rapid Transit (BRT)

CONTACT
 SANDY CIKOVIC
 scikovic@HannaLWE.com

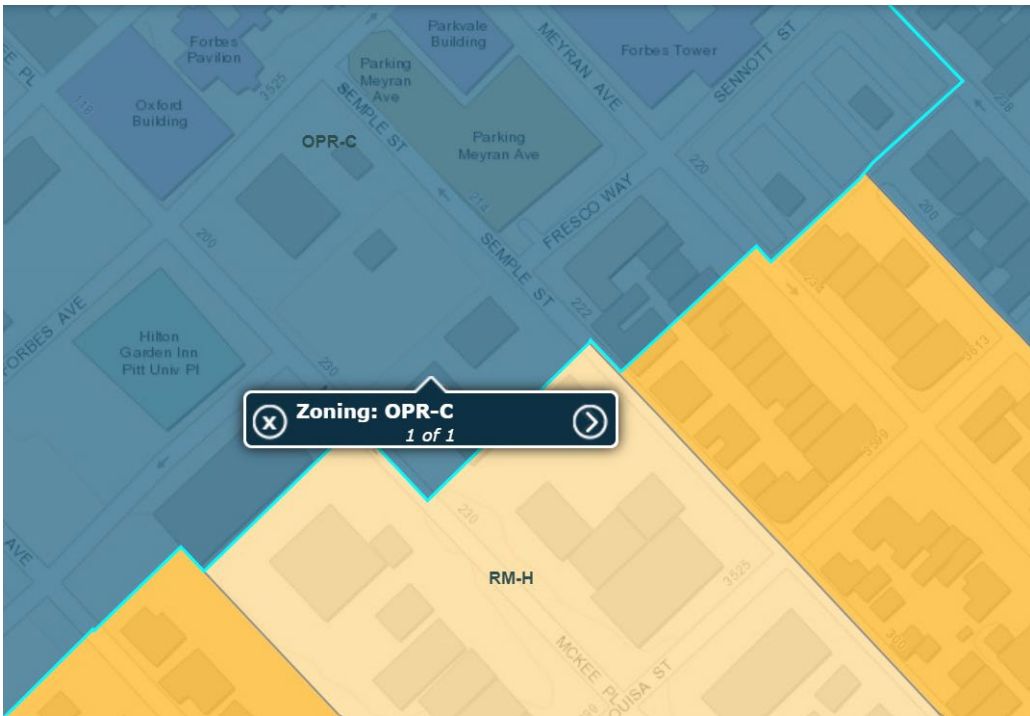
ELI SHORAK
 eshorak@HannaLWE.com

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.

ADDRESS	233 McKee Place Pittsburgh, PA 1513
PARCEL	28-F-337
LAND SIZE	14,560 SF
FRONTAGE	110' McKee Place; 50' Semple Street
UTILITIES	All public utilities available
ZONING	Zoned OPR-C, Oakland Public Realm-C; Pending rezoning to UC-E, Urban Center Employment
PERMITTED USES	To preserve the mixed use nature of the community while enhancing Oakland's public areas such as multi unit residential, bank, hotel, medical and professional offices, etc.
SITE STANDARDS	Maximum Floor Area Ratio: 6:1 Minimum Lot Size: None Maximum Height: 85 ft



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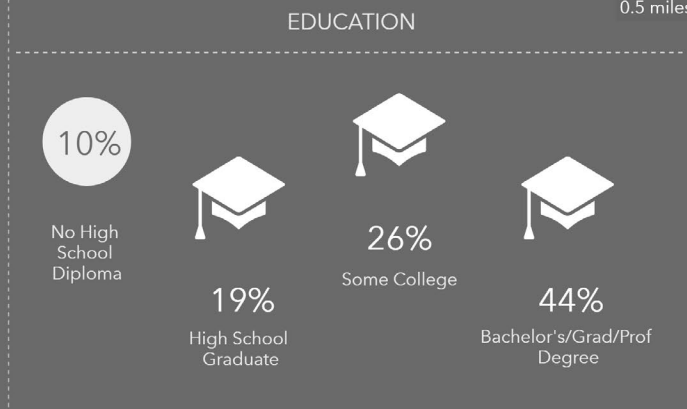
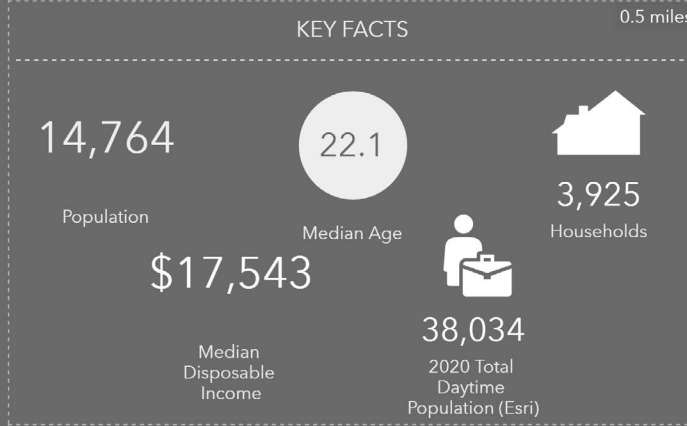
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DEMOGRAPHIC SUMMARY

Meyran Avenue and Sempole Street

Ring of 0.5 miles



INCOME

0.5 miles



Variables	0.5 miles	1 mile	1.5 miles
2020 Per Capita Income	\$11,173	\$19,700	\$28,712
2020 Median Household Income	\$20,841	\$23,976	\$33,941
2020 Average Household Income	\$36,958	\$51,577	\$66,177
2025 Per Capita Income	\$12,719	\$22,215	\$32,549
2025 Median Household Income	\$22,658	\$26,272	\$38,171
2025 Average Household Income	\$41,733	\$58,072	\$74,464

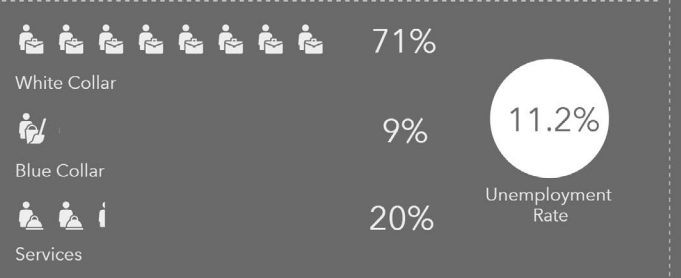
Tapestry Segments

0.5 miles

14C	Dorms to Diplomas 2,408 households	61.4% of Households	▼
14B	College Towns 1,248 households	31.8% of Households	▼
11E	City Commons 210 households	5.4% of Households	▼

EMPLOYMENT

0.5 miles





VA Pittsburgh

Schenley Farms

Petersen Sports Complex

Petersen Events Center

WYNDHAM
Pittsburgh University Center

5th Ave

Cathedral of Learning

Forbes Ave

Carnegie Museums

UPMC Presbyterian



Hillman Library

PORCH

Oak Hill Apartments

Montefiore Hospital

S Bouquet St

5th Ave

Forbes Ave

CARLOW UNIVERSITY

BRIDGE

CVS

Hilton Garden Inn

SITE

Proposed Development



SKYUE

Magee Women's Hospital

Oakland Ave

McKee Pl

Semple St

Meyran Ave

Atwood St

Phipps Conservatory and Botanical Gardens

of the Allies

Hampton Inn

Panera