

# RETAIL SPACE FOR LEASE

ADJACENT TO HEINZ HALL

545-547 LIBERTY AVENUE & 226 SIXTH STREET



NEW FAÇADE RENDERING - FALL 2024

# PROPERTY OVERVIEW

Core Downtown location in the Cultural District at the base of the Sixth Penn Parking Garage directly across from Heinz Hall. This is a corner location in one of Downtown’s busiest intersections with three contiguous retail storefronts containing up to 6,700 SF and over 223’ of combined frontage. Join neighbors Starbucks, Tako, Gaucho, Redbeard’s, and Con Alma and be a part of Downtown’s most active restaurant scene! Mezzanine and basement space also available. Immediate access to 500-car parking garage.

Transit oriented location with multiple Port Authority bus stations and the proposed \$230 million Downtown-Uptown-Oakland-East End Bus Rapid Transit (BRT).

SPACE	Up to 6,700 SF
	<ul style="list-style-type: none"> <li>• 545 Liberty Ave - 1,900 SF</li> <li>• 547 Liberty Ave- 1,200 SF</li> <li>• 226 Sixth St - 3,600 SF</li> </ul>

## DEMOGRAPHICS

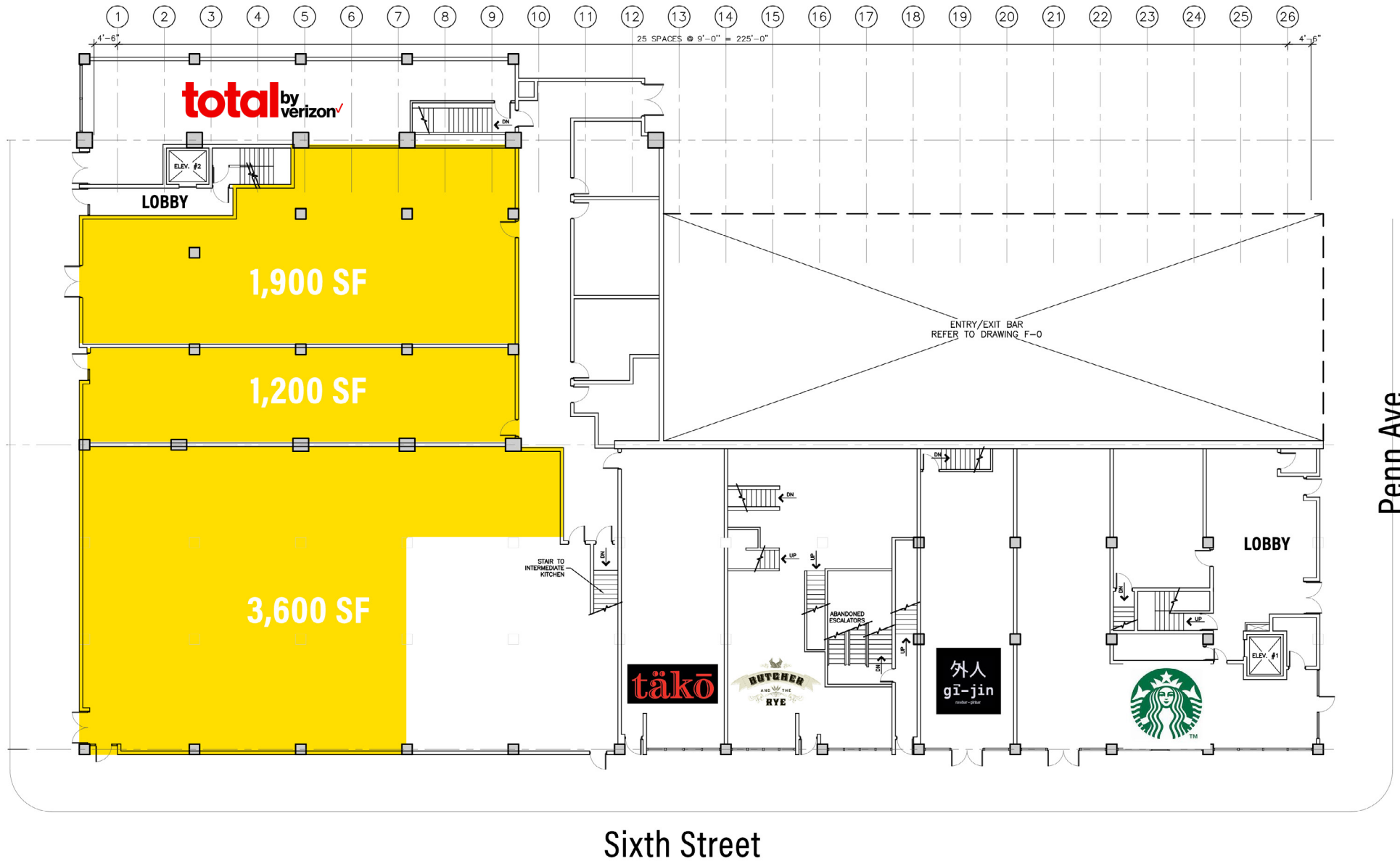
	1 MILE	2 MILES	3 MILES
POPULATION	17,760	67,714	148,047
HOUSEHOLDS	8,461	32,217	66,702
CONSUMER SPENDING	\$233.7M	\$796.3M	\$1.6B
AVERAGE HH INCOME	\$103,188	\$77,001	\$71,065



## LOCATED IN PITTSBURGH’S CULTURAL DISTRICT

- Heart of the city’s art and entertainment scene
- Directly across from Heinz Hall
- Five major performing arts theaters, and other significant venues including galleries, nightclubs, and the David Lawrence Convention Center
- “Penn Avenue Corridor” is downtown Pittsburgh’s nightlife center
- 2M Patrons annually visit the Cultural District
- Walking distance to Pittsburgh’s three professional sports teams
- Part of the Greater Downtown Pittsburgh area, walking to all of CBD within 10 min.
- Immediate access to parking garage
- New facade renovation 3rd Qtr 2024

# FLOORPLAN



# DOWNTOWN RENT ABATEMENT

YOU MAY NOW QUALIFY FOR...

**The Downtown Rent Abatement Program (DRAP)** aims to foster the development of new, independent businesses in Downtown Pittsburgh, building on existing retail destination clusters or filling needed gaps in retail offerings. Businesses must have a potential location identified and be in active lease negotiations at the time of submitting the application.

## About the Program

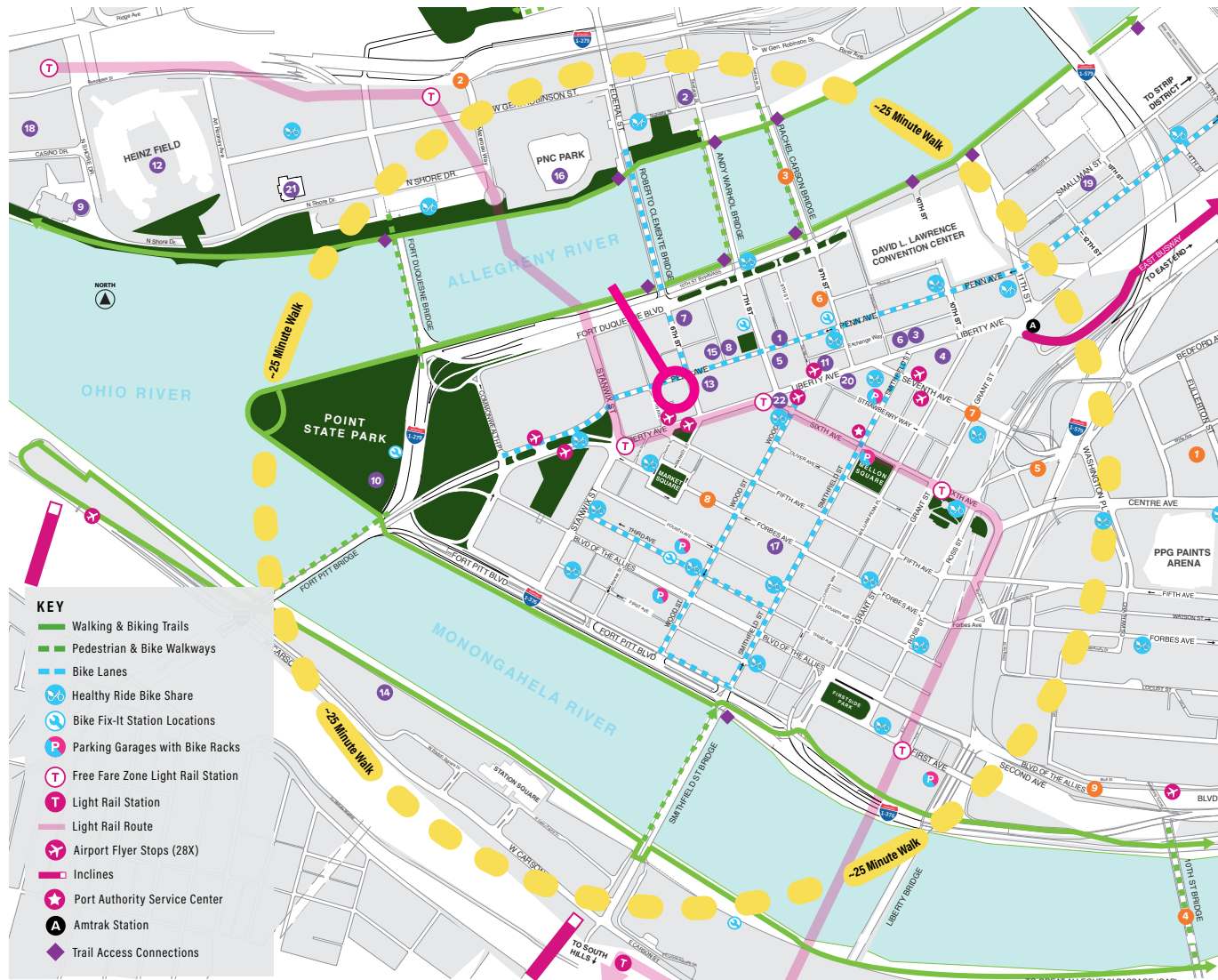
This program is designed to assist new businesses that are actively pursuing a location within Downtown Pittsburgh by offering a rent subsidy. This competitive program accepts applications on a rolling basis, and not all applicants are guaranteed funding. The program provides a subsidy of up to 50% of the monthly rent, capped at a maximum of \$2,000 per month for 12 months, with a multi-year lease.

## Program Conditions

- The program duration is 12 months
- The rent subsidy does not support a property build-out period greater than 90 days and will pause if the business is not operating within 90 days. The payment pause will extend a maximum of 90 days.
- The grantee is required to be operating in the approved property within 180 days of the lease start date, or program award will be void.
- Property owner must be current on real estate taxes or be on a payment plan, and without any active building code violations.



# WALKING MAP



- KEY**
- Walking & Biking Trails
  - Pedestrian & Bike Walkways
  - Bike Lanes
  - Healthy Ride Bike Share
  - Bike Fix-It Station Locations
  - Parking Garages with Bike Racks
  - Free Fare Zone Light Rail Station
  - Light Rail Station
  - Light Rail Route
  - Airport Flyer Stops (28X)
  - Inclines
  - Port Authority Service Center
  - Amtrak Station
  - Trail Access Connections



## DOWNTOWN DESTINATIONS

For shops, restaurants, events, and more, go to [DowntownPittsburgh.com/Visit](http://DowntownPittsburgh.com/Visit)

- |                                 |                           |  |
|---------------------------------|---------------------------|--|
| 1 707-709 Penn Avenue Galleries | 9 Carnegie Science Center | 18 Rivers Casino   |
| 2 Andy Warhol Museum            | 10 Fort Pitt Museum       | 19 Senator John Heinz Pittsburgh Regional History Center |
| 3 Arcade Comedy Theater         | 11 Harris Theater         | 20 SPACE Gallery   |
| 4 August Wilson Center          | 12 Heinz Field            | 21 Stage AE  |
| 5 Benedum Center                | 13 Heinz Hall             | 22 Wood Street Galleries                                 |
| 6 Bricolage Production Company  | 14 Highmark Stadium       |  |
| 7 Byham Theater                 | 15 O'Reilly Theater       |  |
| 8 Cabaret at Theater Square     | 16 PNC Park               |  |
|                                 | 17 Pittsburgh Playhouse   |  |

## DOWNTOWN CONSTRUCTION

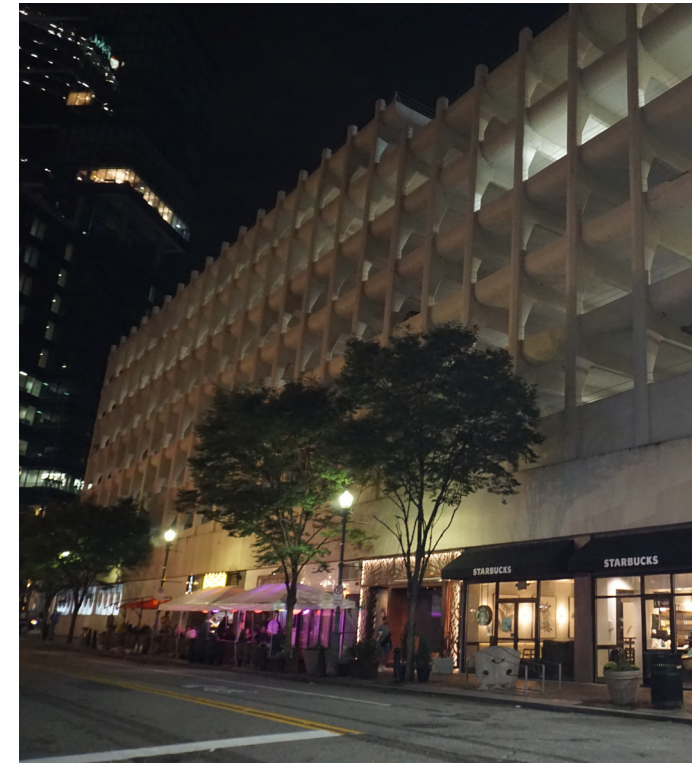
For current info, go to [DowntownPittsburgh.com/Construction](http://DowntownPittsburgh.com/Construction)

- |   |   |  |
|---|---|--|
| 1 Lower Hill Redevelopment Project (Ongoing) Predevelopment work  | 5 I-579 "Cap" Urban Connector Project (2019-2021) Park connector project linking Downtown & the lower Hill District     | 9 Forbes Avenue Sidewalk Extension Project (2019) Sidewalk extension between Market Square and Wood Street.                              |
| 2 I-279 Parkway North Improvement Project (2017-2019) Northbound ramp closures, mainline I-279 restrictions, crossovers | 6 9th and Penn Garage Redevelopment (Ongoing) Demolition & reconstruction of the public parking garage                  | 10 Boulevard of the Allies (2019-2020) Resurfacing, signal upgrades, ADA curb cut ramp installation, and pedestrian safety improvements. |
| 3 Rachel Carson Bridge Rehabilitation (9th Street Bridge) (2019-2020) Complete closure repair & rehabilitation.         | 7 Grant Street Reconstruction Project (2019-2020) Replacement of all bricks & damaged portions of the concrete subbase. |  |
| 4 10th Street Bridge Paving (2018-2019) Paving the bridge deck & completion of painting                                 |   |  |

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## CONTACT

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