

RETAIL SPACE FOR LEASE

ADJACENT TO KAUFMANN'S GRAND ON FIFTH / TARGET
410 FORBES AVENUE
DOWNTOWN PITTSBURGH, PA 15219 - CENTRAL BUSINESS DISTRICT



ONLY ONE SPACE REMAINS!

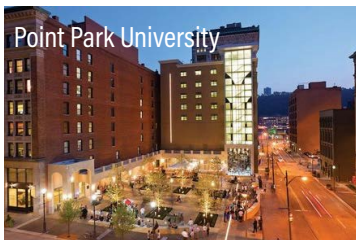
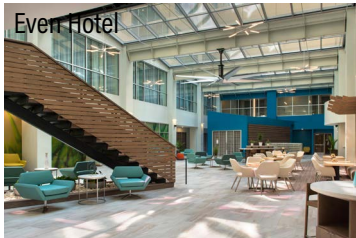


PROPERTY OVERVIEW

Core Downtown location in the Central Business District adjacent to the newly renovated Kaufmann’s Grand on Fifth Avenue at the base of the Forbes Garage. This is a corner location in one of Downtown’s busiest intersections with only one storefront remaining of 1,258 SF. Join neighbors Target, Burlington Coat Factory, Five Below and more. Walking distance to several Class A office buildings. Immediate access to 816-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).

CLOSE PROXIMITY TO...



AVAILABLE SPACE DETAILS

SPACE	• 410 Forbes Avenue - 1,258 SF
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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

DOWNTOWN PITTSBURGH PARTNERSHIP DEVELOPMENT

**Downtown
Mobility
Plan**



PITTSBURGH
DOWNTOWN
PARTNERSHIP

SMITHFIELD REIMAGINED INITIATIVE

Goal: To transform Smithfield Street into a vibrant, central hub for all users.

Located in the center of Downtown, Smithfield Street is primed for a facelift. The Downtown Mobility Plan includes transforming Smithfield into an efficient, bustling corridor that serves pedestrians, transit, and even freight loading. With significant development projects such as a new Bus Rapid Transit (BRT) route bisecting the corridor and a full reconstruction between 6th Ave and Forbes Ave underway, there is a once-in-a-generation opportunity to re-imagine this vital corridor. These upgrades will improve access to the over 50 ground-floor businesses, as well.

This high-impact priority will transform Smithfield Street into a vibrant corridor that efficiently serves pedestrians, transit, and freight. Widened sidewalks, new seating and lighting, and enhanced bus stops will improve pedestrian mobility by reducing conflicts with bus riders at overcrowded bus stops. Bus priority features, signage and way-finding updates, and dedicated loading areas will improve the experience along the corridor for transit riders, pedestrians, and freight activities. Following the implementation of these improvements, Smithfield Street will be coherent and easily navigable for both new and existing users.

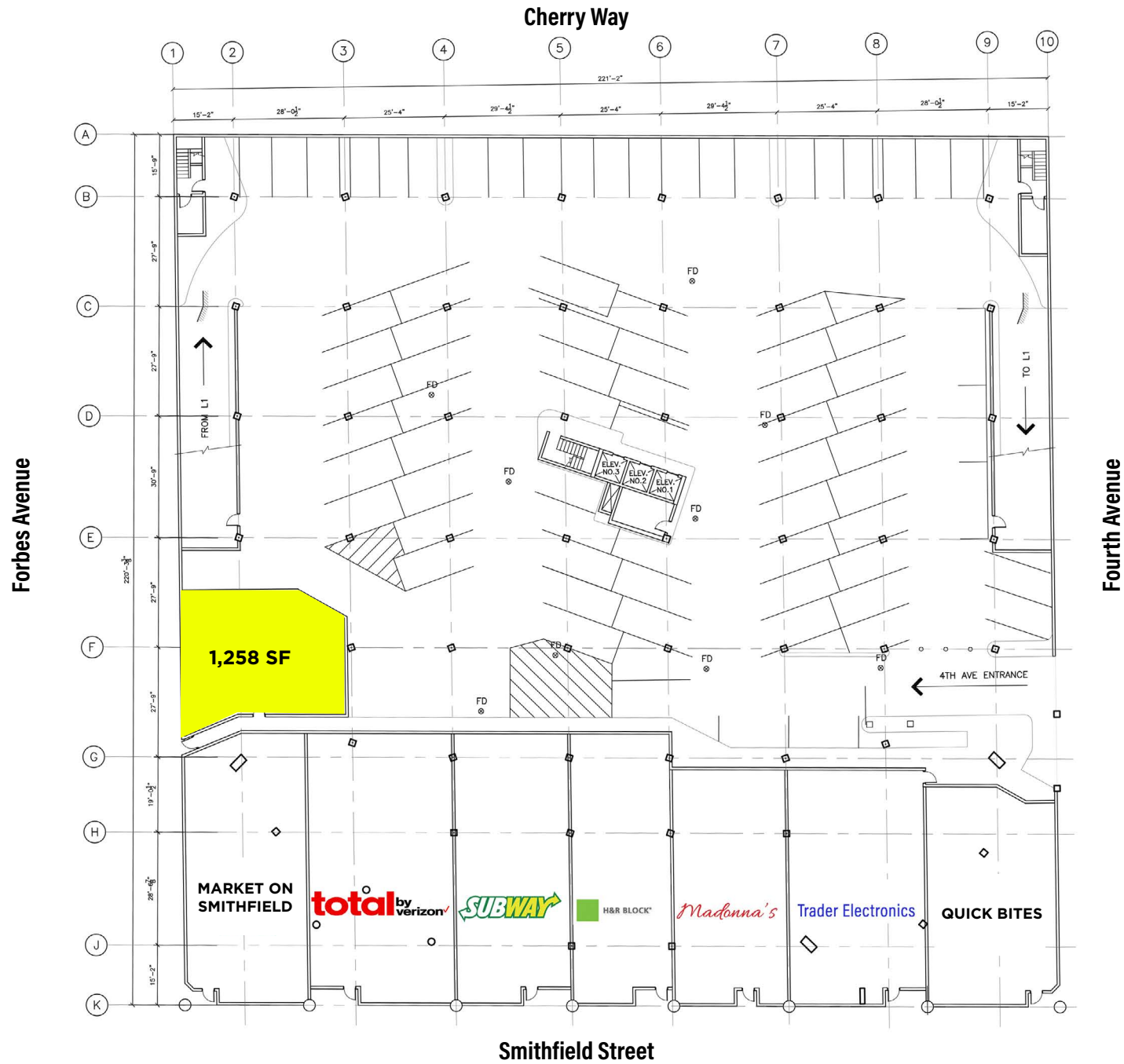
[VIEW THE FULL INITIATIVE HERE](#)



KEY FEATURES

- Larger sidewalks with enhanced streetscape amenities (i.e. pedestrian lighting, street trees, planters, outdoor dining, etc.)
- Bus priority features (i.e. bus lanes, bus signal priority, queue jumps at intersections, etc.)
- Enhanced bus stop amenities (i.e. shelters, seating, real-time information, etc.)
- Widened sidewalks at bus stops to maintain pedestrian space and store access
- Dedicated pick-up/drop off loading areas for people and freight
- Activated pedestrian spaces and public art
- Shorter and safer pedestrian crossings
- Improved green infrastructure: street trees and stormwater management

FLOORPLAN

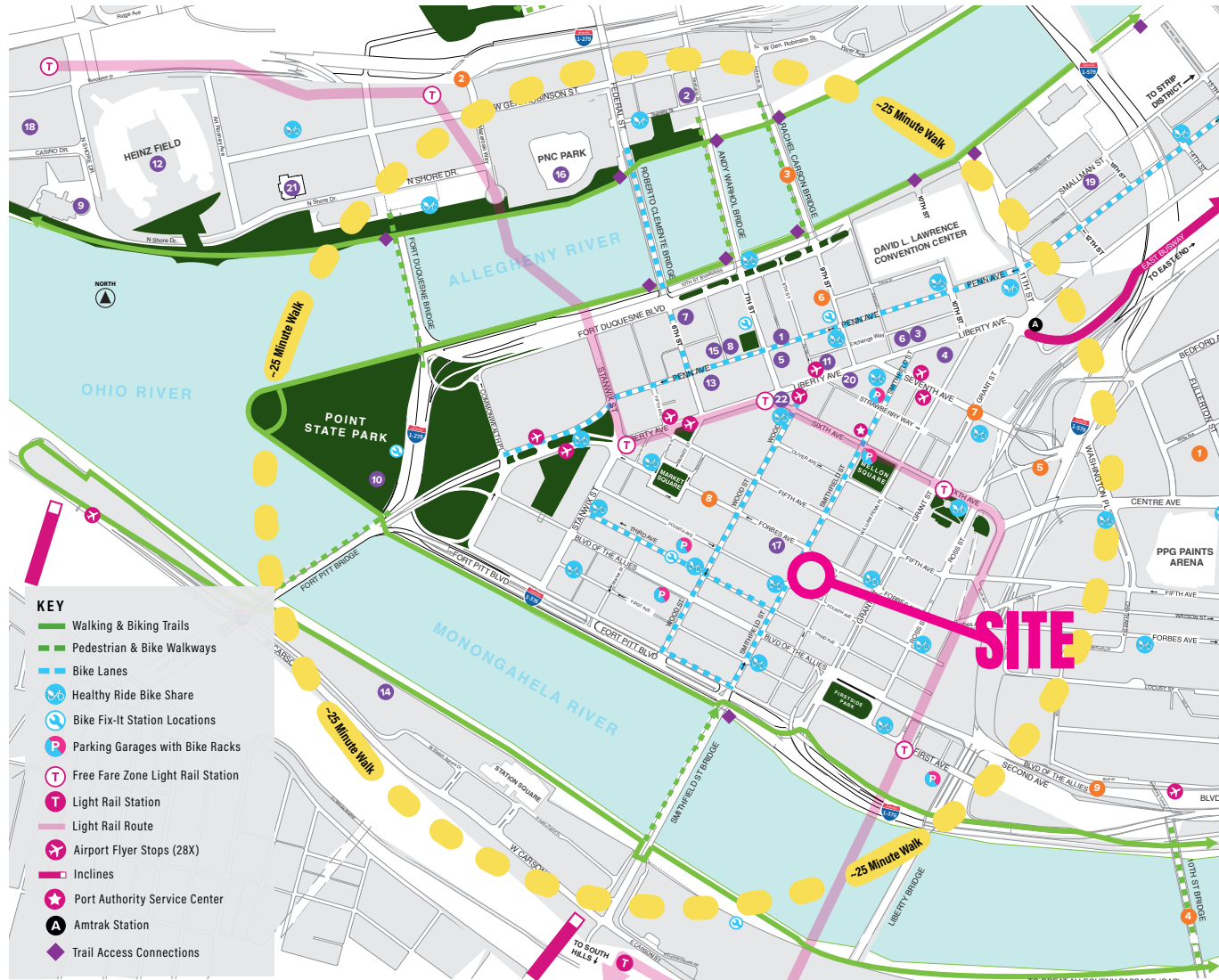


PITTSBURGH CBD



FORBES SMITHFIELD GARAGE | RETAIL SPACE FOR LEASE

WALKING MAP



DOWNTOWN DESTINATIONS

- | | | |
|---------------------------------|---------------------------|----------------------------------------------------------|
| 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 | |

For shops, restaurants, events, and more, go to DowntownPittsburgh.com/Visit

DOWNTOWN 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 | 8 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 | 9 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 | | |

For current info, go to DowntownPittsburgh.com/Construction

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DOWNTOWN PITTSBURGH, PA 15219 - CENTRAL BUSINESS DISTRICT



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FORBES SMITHFIELD GARAGE | RETAIL SPACE FOR LEASE

