

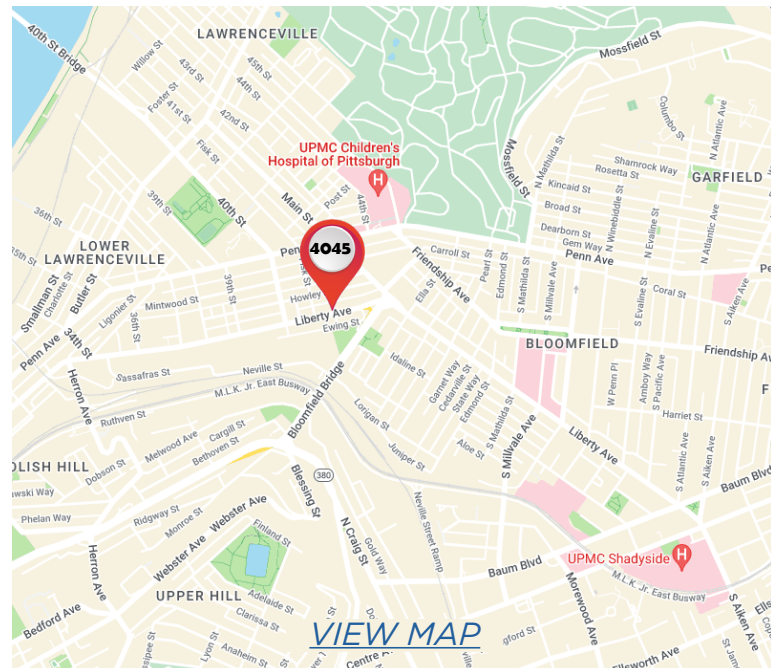
# HIGH VISIBILITY GROUND FLOOR SPACE RETAIL / COMMERCIAL AVAILABLE

EMPIRE ON LIBERTY, 4045 LIBERTY AVE., PITTSBURGH, PA 15224



## PROPERTY FEATURES:

<b>SIZE</b>	3,000 SF+/- Ground Floor
<b>RATE</b>	Call for details
<b>OCCUPANCY</b>	Immediate
<b>FRONTAGE</b>	45 Feet +/-
<b>CEILING</b>	8.5 to 15.5 Feet +/-
<b>USE</b>	Ideal for fitness, showroom, medical, wellness, food & beverage, office, retail, and commercial users
<b>PARKING</b>	Street + on-site
<b>LOCATION</b>	Mid-Block Liberty Avenue Walk to Bloomfield and Lawrenceville
<b>NOTES</b>	- Owner will consider TIA package - Open floor plan



### CONTACT:

**JAKE VOGEL**

[jvogel@hannalwe.com](mailto:jvogel@hannalwe.com)

412 261 2200

[HANNALWE.COM](http://HANNALWE.COM)

**COLEMAN WILSON**

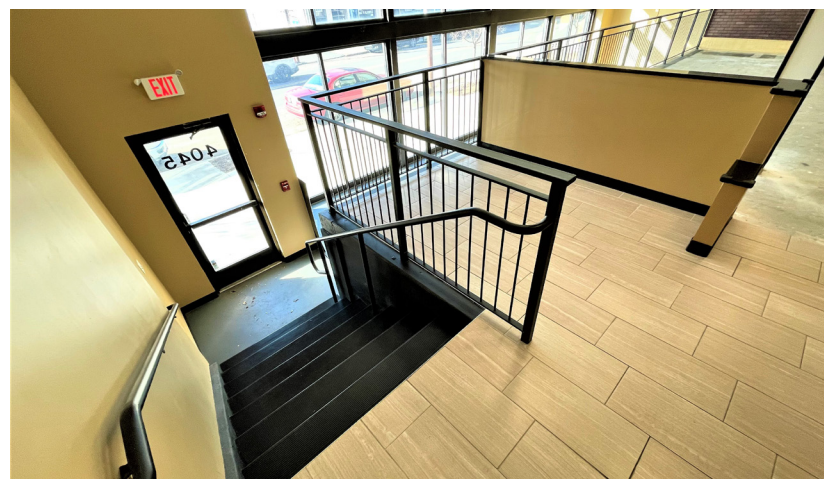
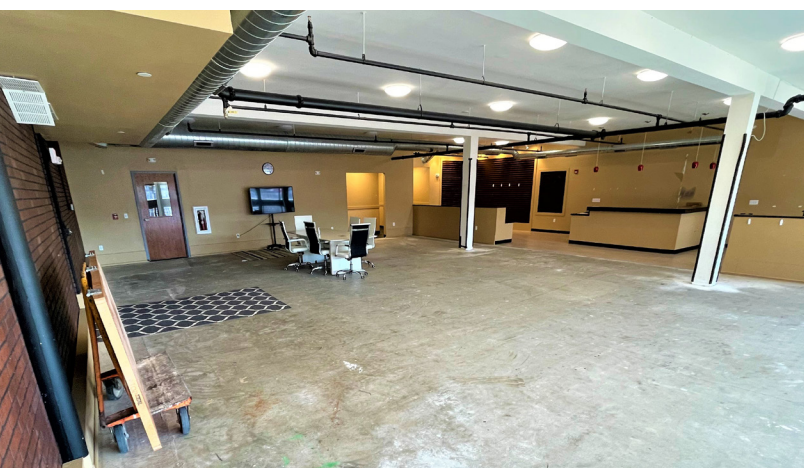
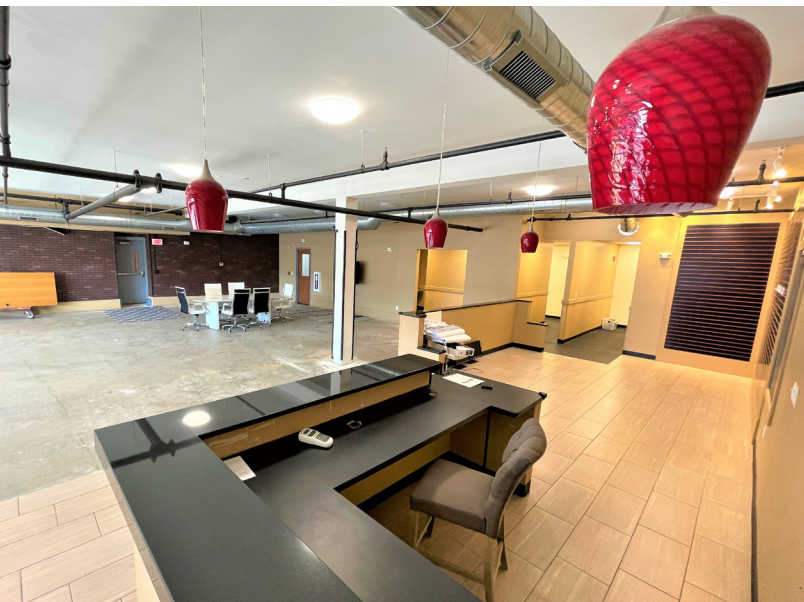
[cwilson@hannalwe.com](mailto:cwilson@hannalwe.com)



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.

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**JAKE VOGEL**  
jvogel@hannalwe.com  
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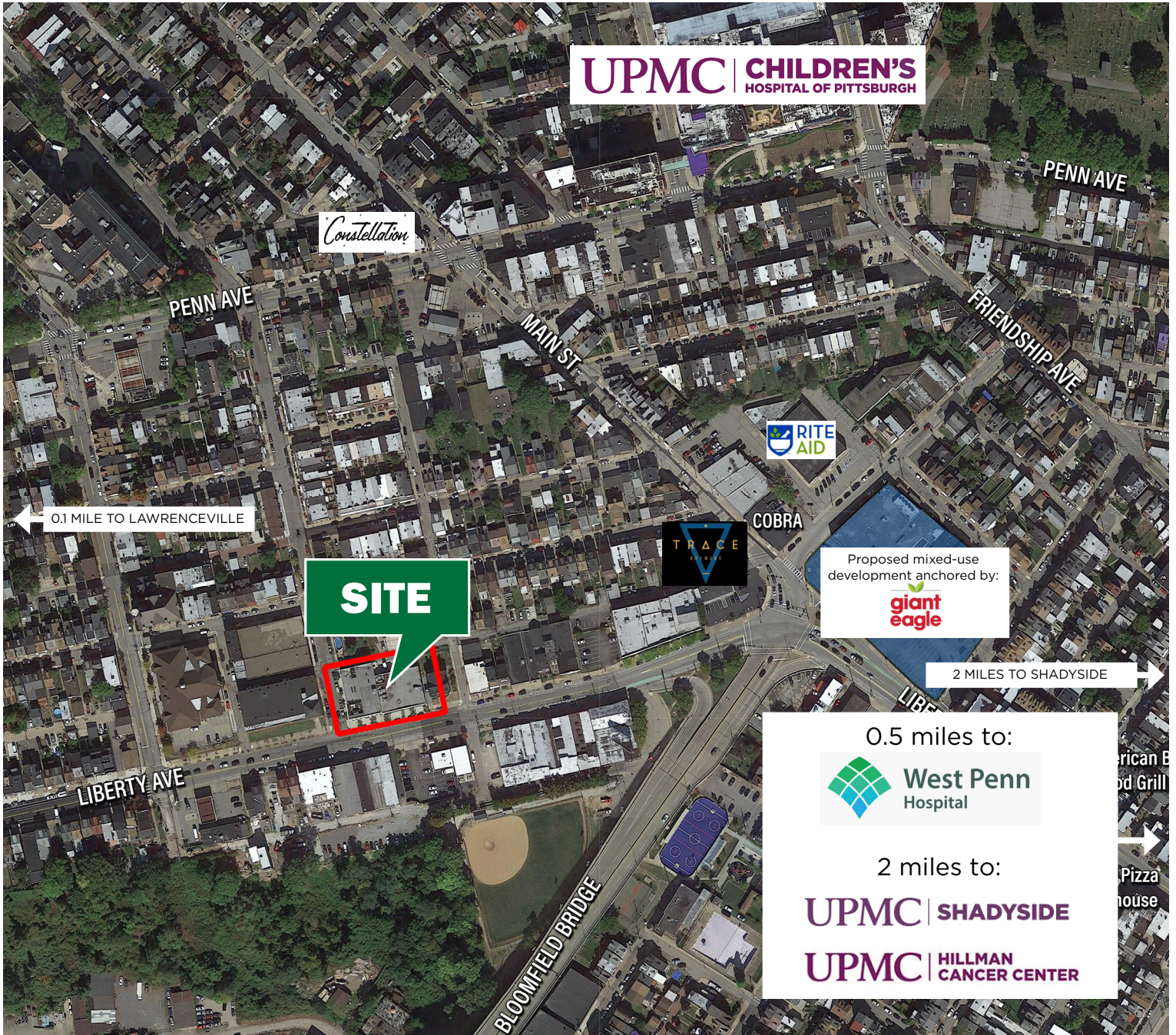
**COLEMAN WILSON**  
cwilson@hannalwe.com

**HANNA**  
LANGHOLZ WILSON ELLIS

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	26,512	184,620	342,254
HOUSEHOLDS	14,472	85,296	157,389
AVG. HH INCOME	\$76,646	\$81,037	\$79,997
DAYTIME POPULATION	29,056	264,186	416,914
CONSUMER SPENDING	\$320,889,371	\$2,122,478,756	\$4,016,214,845

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