

# LAWRENCEVILLE REDEVELOPMENT OPPORTUNITY

# FOR SALE

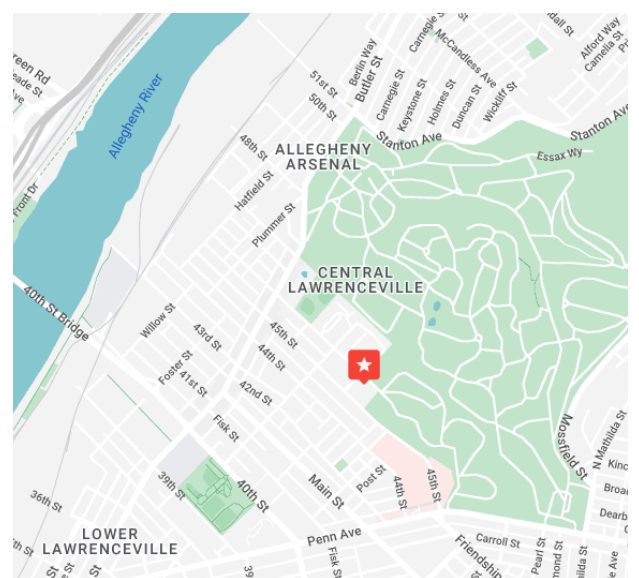
340 46TH STREET, PITTSBURGH, PA 15201



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## SITE FEATURES:

- **Redevelopment Opportunity**
- **50,537 SF / 1.16 Acre Lot For Sale**
- **Structure: 20,000 Total GSF**
  - A:** Church: 6,000 ± SF
  - B:** Gym on 2 floors: 14,000 ± SF
- **Asking Price: \$2,950,000**
- **Over 1 acre of developable land**
- **Located in the heart of Lawrenceville 9th Ward City of Pittsburgh**

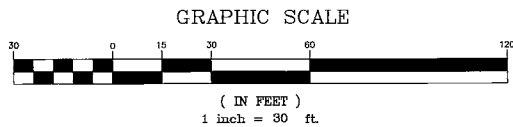
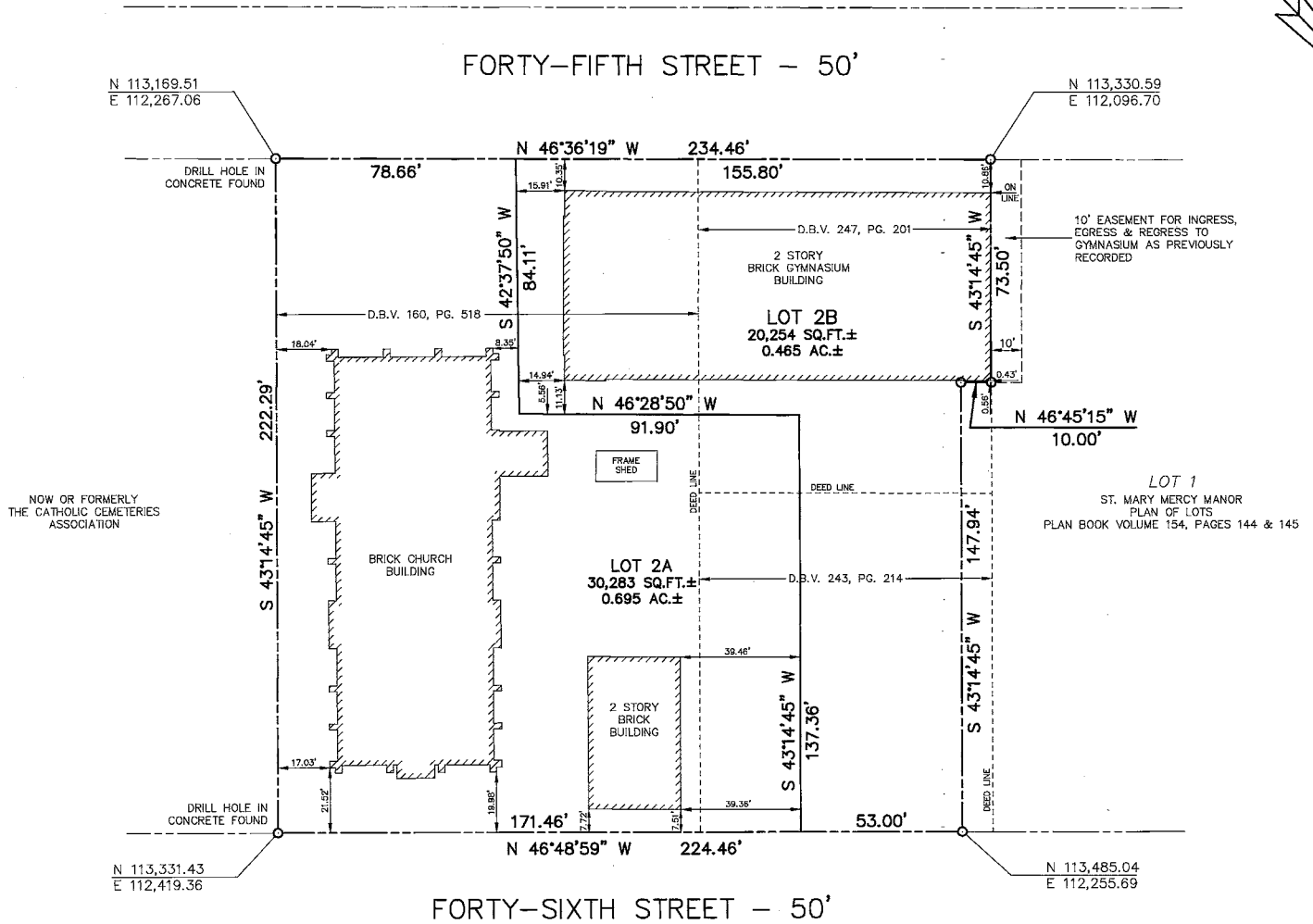
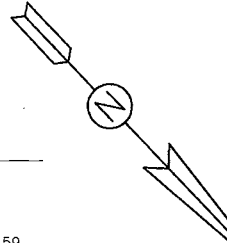


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**HANNA COMMERCIAL REAL ESTATE**  
11 STANWIX ST., SUITE 1024  
PITTSBURGH, PA 15222  
[HANNACRE.COM](http://HANNACRE.COM)

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 Commercial Real Estate 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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DEMO SNAPSHOT	1 MILE	3 MILE	5 MILE
POPULATION	19,498	87,533	161,090
HOUSEHOLDS	9,519	40,870	72,938
AVG HH INCOME	\$83,556	\$77,846	\$78,932
CONSUMER SPENDING	\$258.5M	\$1.1B	\$1.9B

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