

FOR SALE EAST END OFFERING

5300 PENN AVENUE, PITTSBURGH, PA 15224

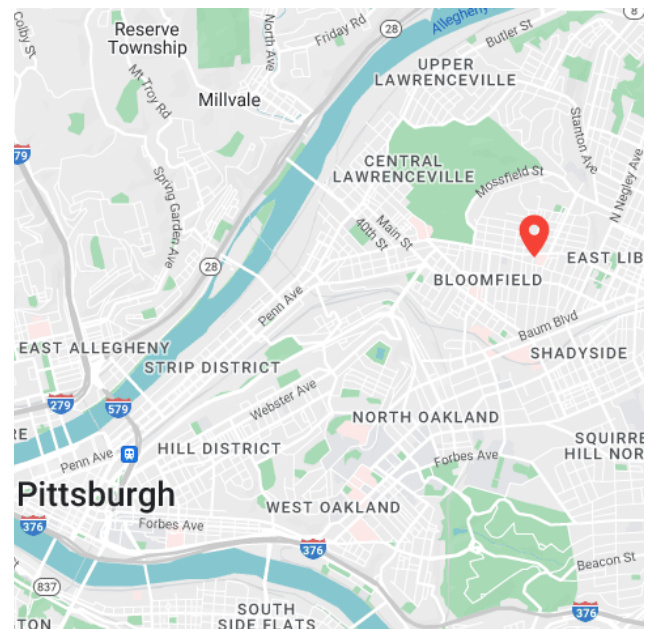


REDUCED ASKING PRICE:
~~\$1,200,000~~ \$995,000



PROPERTY FEATURES:

- Prime East End Offering on Penn Ave.
- +/- 12,000 Corner Signalized Lot
- +/- 6,000 sqft Two and One Half Story Building
- **Reduced Asking Price: ~~\$1,200,000~~ \$995,000**
- Zoned LNC
- 8th Ward City of Pittsburgh
- 18 vehicle parking lot
- Drive-in garage off South Atlantic
- 2 Bedroom / 1 Bath Apartment on the 3rd floor
- 1,000 lb freight elevator from basement to and including the 2nd Floor
- Former McCabe Funeral Home



CONTACT:

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HANNA COMMERCIAL REAL ESTATE

11 STANWIX ST., SUITE 1024

PITTSBURGH, PA 15222

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
EST POPULATION	31,118	170,535	332,645
EST HOUSEHOLDS	16,327	78,000	152,547
EST AVG HH INCOME	\$77,289	\$79,708	\$79,518
CONSUMER SPENDING	\$406.1M	\$2B	\$4B

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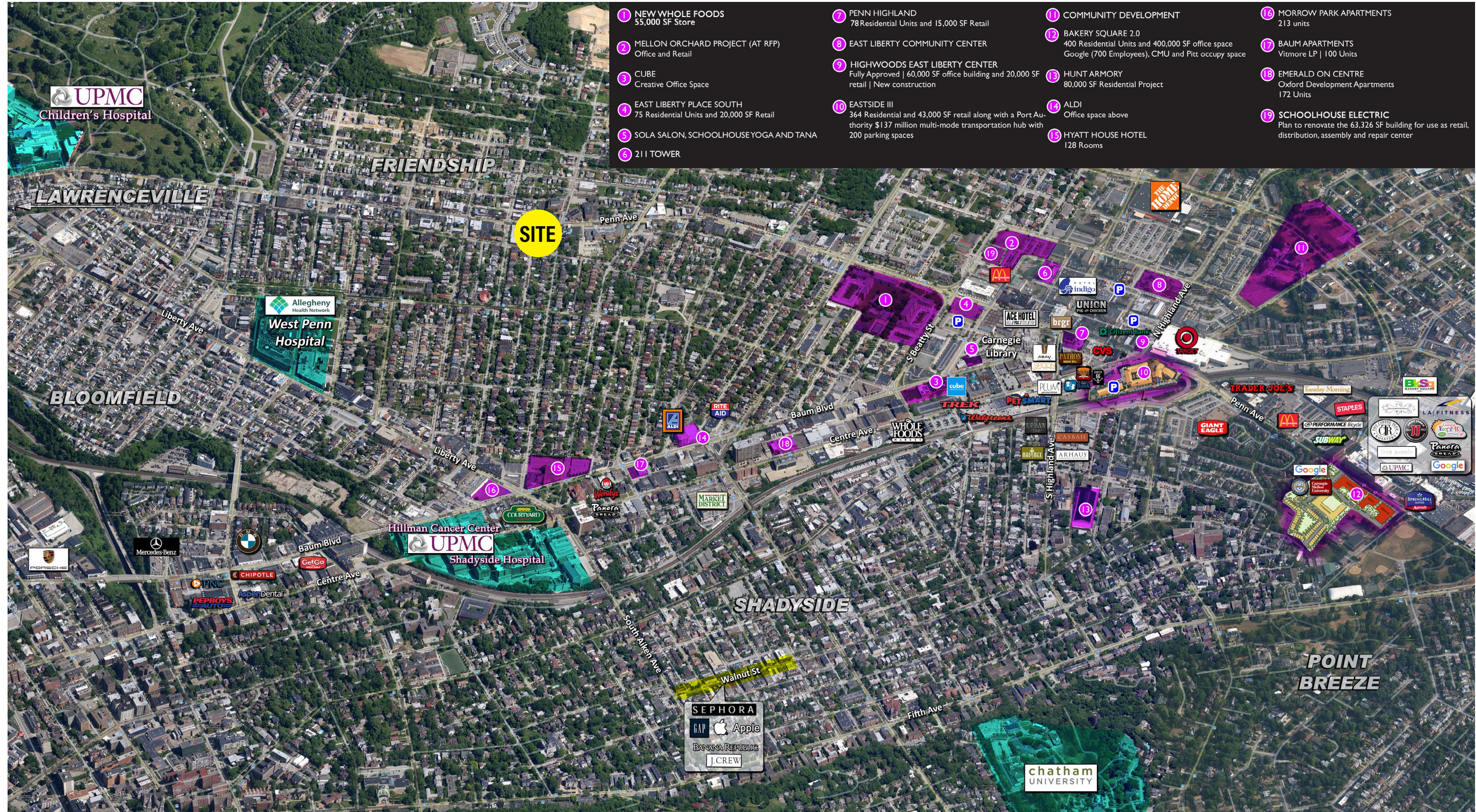
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- 1 NEW WHOLE FOODS
55,000 SF Store
- 2 MELLON ORCHARD PROJECT (AT RFP)
Office and Retail
- 3 CUBE
Creative Office Space
- 4 EAST LIBERTY PLACE SOUTH
75 Residential Units and 20,000 SF Retail
- 5 SOLA SALON, SCHOOLHOUSE YOGA AND TANA
- 6 211 TOWER
- 7 PENN HIGHLAND
78 Residential Units and 15,000 SF Retail
- 8 EAST LIBERTY COMMUNITY CENTER
- 9 HIGHWOODS EAST LIBERTY CENTER
Fully Approved | 60,000 SF office building and 20,000 SF retail | New construction
- 10 EASTSIDE III
364 Residential and 43,000 SF retail along with a Port Authority \$137 million multi-mode transportation hub with 200 parking spaces
- 11 COMMUNITY DEVELOPMENT
- 12 BAKERY SQUARE 2.0
400 Residential Units and 400,000 SF office space Google (700 Employees), CMU and Pitt occupy space
- 13 HUNT ARMORY
80,000 SF Residential Project
- 14 ALDI
Office space above
- 15 HYATT HOUSE HOTEL
128 Rooms
- 16 MORROW PARK APARTMENTS
213 units
- 17 BAUM APARTMENTS
Vitmore LP | 100 Units
- 18 EMERALD ON CENTRE
Oxford Development Apartments
172 Units
- 19 SCHOOLHOUSE ELECTRIC
Plan to renovate the 63,326 SF building for use as retail, distribution, assembly and repair center

SEPHORA
GAP Apple
BANANA REPUBLIC
J.CREW