

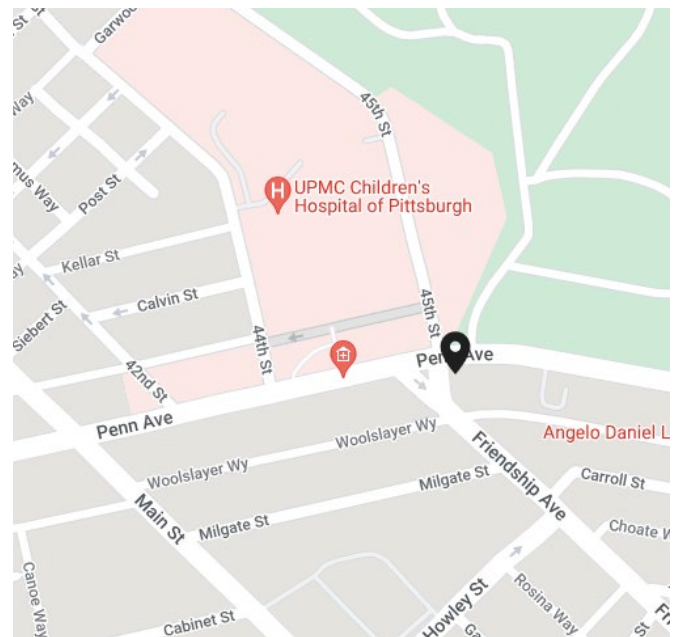
FOR SALE EAST END OFFERING

4506 PENN AVENUE, PITTSBURGH, PA 15224



PROPERTY FEATURES:

- 6,000 ± SF Building For Sale
- Currently Configured as Medical Offices
- Located at signalized intersection across the street from Children's Hospital
- 4 exam rooms, receptionist, waiting room & private offices
- On-site parking for 8 vehicles
- Located in the Heart of Lawrenceville
- Subject property was originally a 3 unit apartment building (2nd & 3rd floor units still in place.)
- Many options/possibilities for this site
- Property Zoned LNC, 9th Ward - City of PGH



CONTACT:

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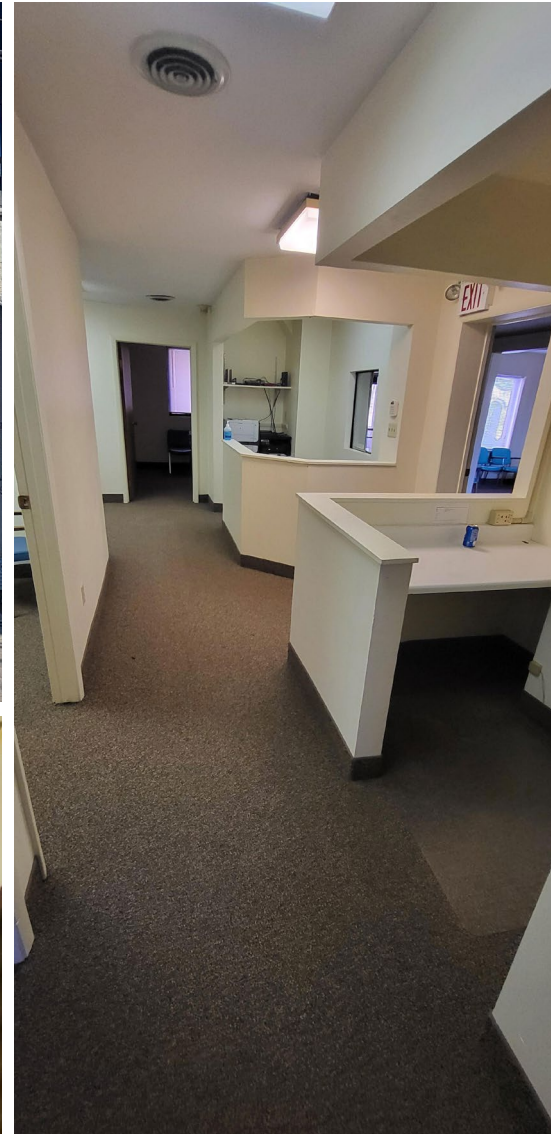
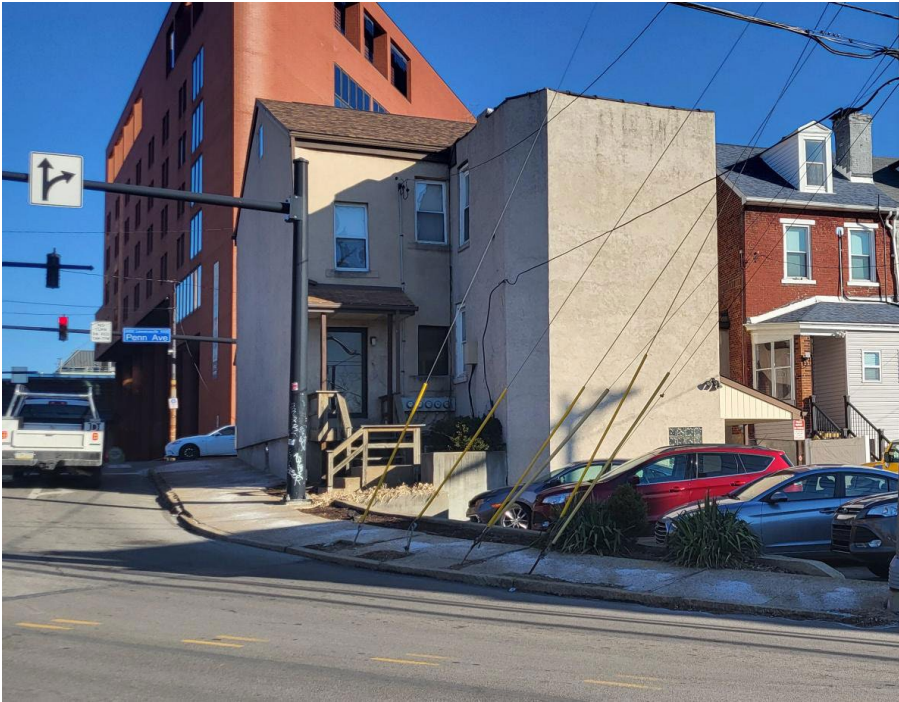
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DEMO SNAPSHOT	1 MILE	3 MILE	5 MILE
EST POPULATION	25,578	171,356	333,517
EST HOUSEHOLDS	13,011	78,235	152,534
EST AVG HH INCOME	\$79,164	\$79,938	\$79,456
CONSUMER SPENDING	\$335.8M	\$2B	\$4B

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