



AVAILABLE



FOR SALE

**5505 FORBES AVENUE
PITTSBURGH, PA 15217**

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Site Summary

Investment Opportunity

5505 Forbes Avenue presents a rare opportunity to acquire a substantial institutional property in the heart of Pittsburgh's highly desirable Squirrel Hill neighborhood. The approximately 36,846-square-foot site is improved with the former Temple Sinai synagogue and educational facility, comprising approximately 40,500 square feet across three plus levels. The property's size, prominent Forbes Avenue location, existing institutional improvements, and location within an established residential community create multiple potential paths for a purchaser, including continued educational, religious, community or institutional use, adaptive reuse, or residential redevelopment. The existing Two-Unit Residential Low Density zoning provides a baseline for residential redevelopment, while more intensive development could require zoning approvals. With large redevelopment sites in Squirrel Hill rarely becoming available, 5505 Forbes offers an unusual opportunity for both users and developers to establish a significant presence in one of Pittsburgh's most prestigious neighborhoods.

- **For Sale – Synagogue / Institutional Bldg.**
- 40,500 GSF over three levels
- Located on 0.85 acres (36,846 SF)
- Prominent Forbes Avenue location – principal east-west corridor
- Historic structure integrated with large institutional building
- Suitable for educational, religious, nonprofit, community and institutional users
- Residential redevelopment potential under existing zoning
- Alternative development concepts subject to municipal approvals
- Flexible exit strategies – adaptive reuse, owner occupancy, institutional use or redevelopment
- Surrounded by mature residential neighborhoods and established amenities
- Rare large site – infrequently available in Squirrel Hill
- Long-term institutional ownership
- Zoned – Two-Unit Residential Low Density

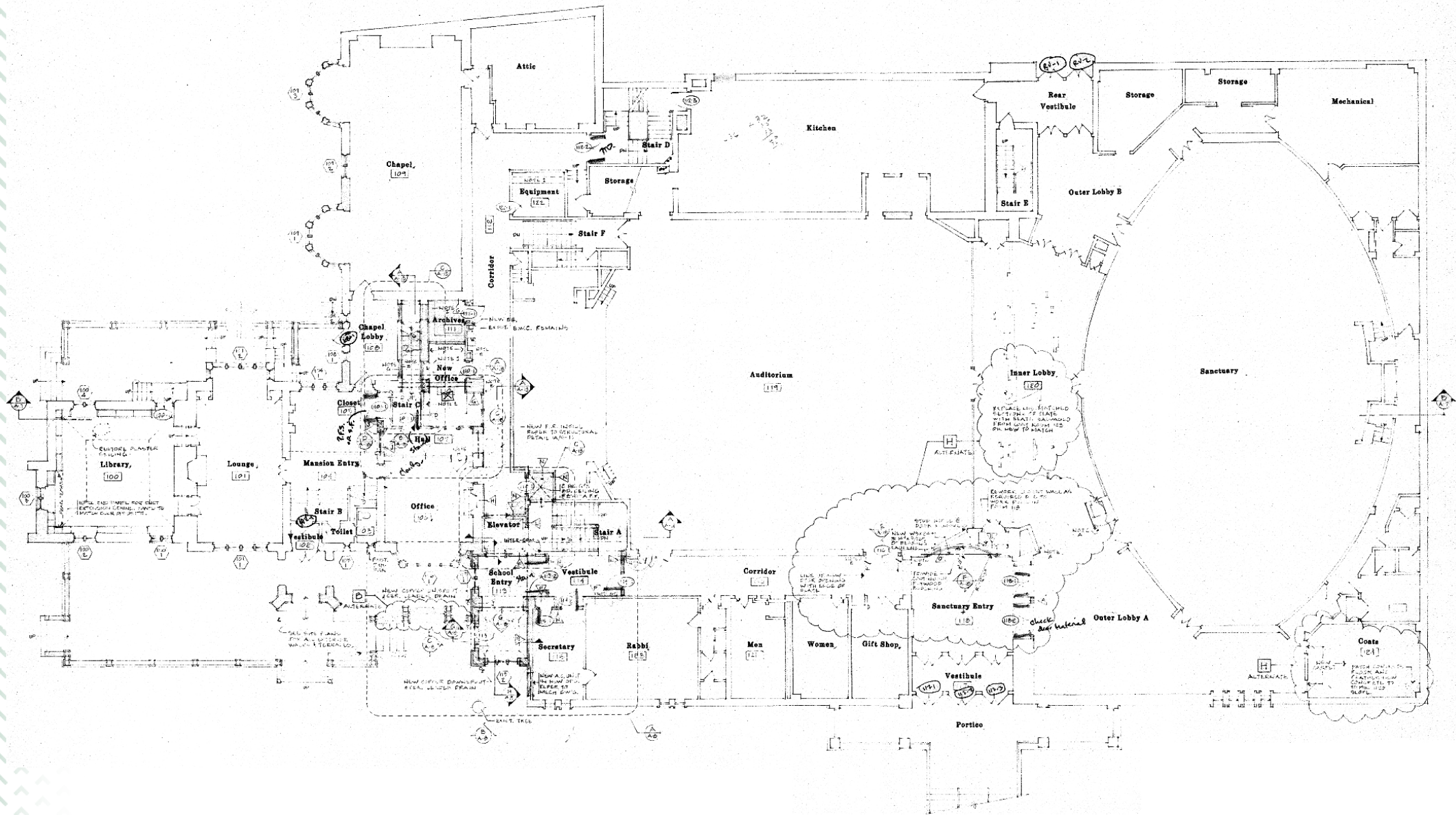


PROPERTY VIDEO

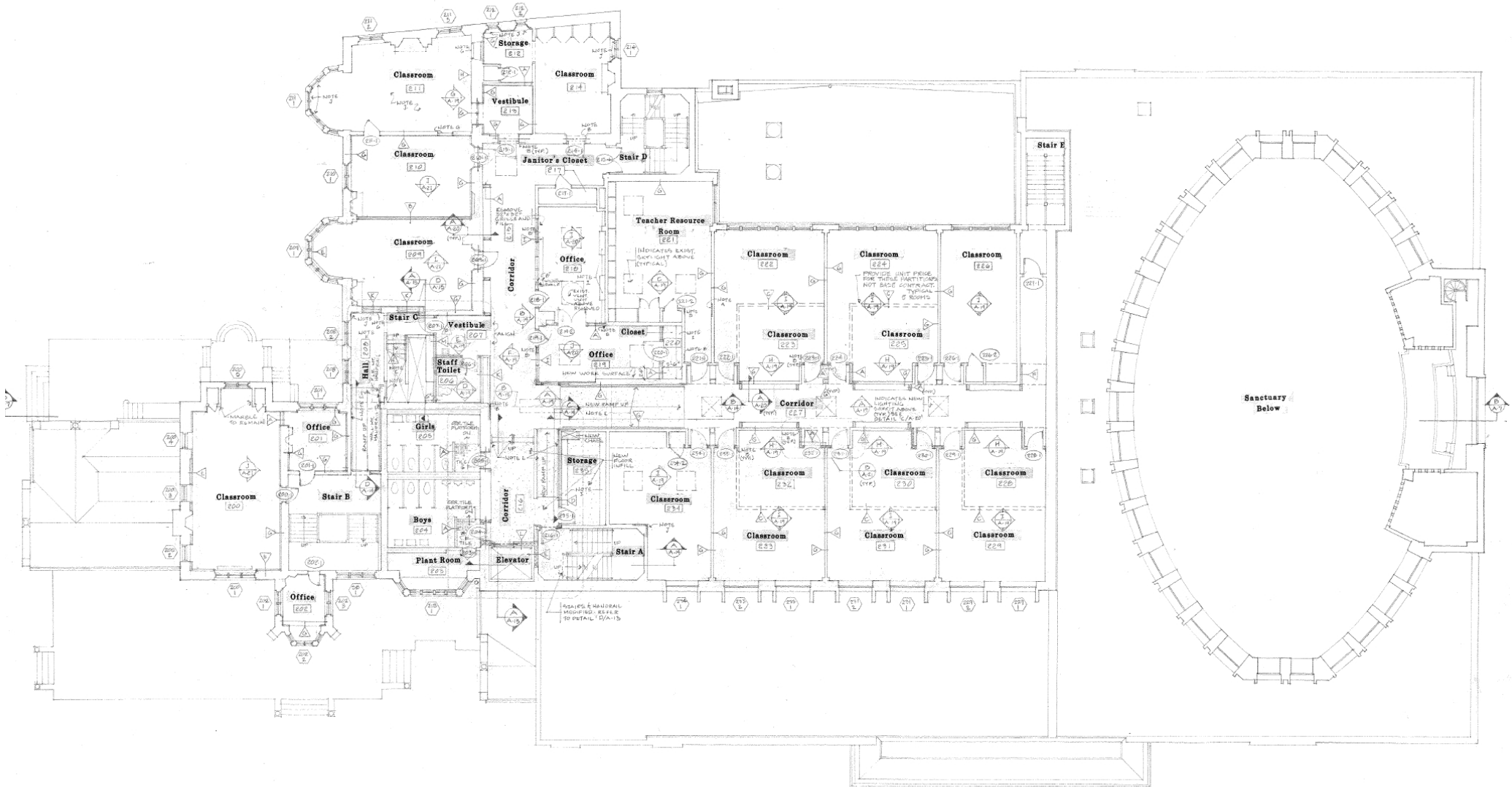






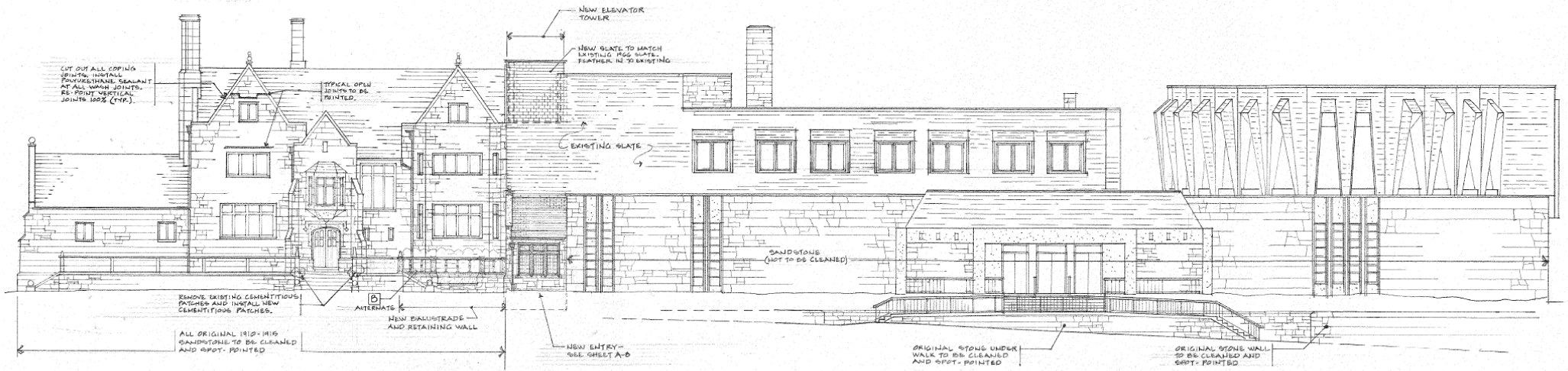


First Floor

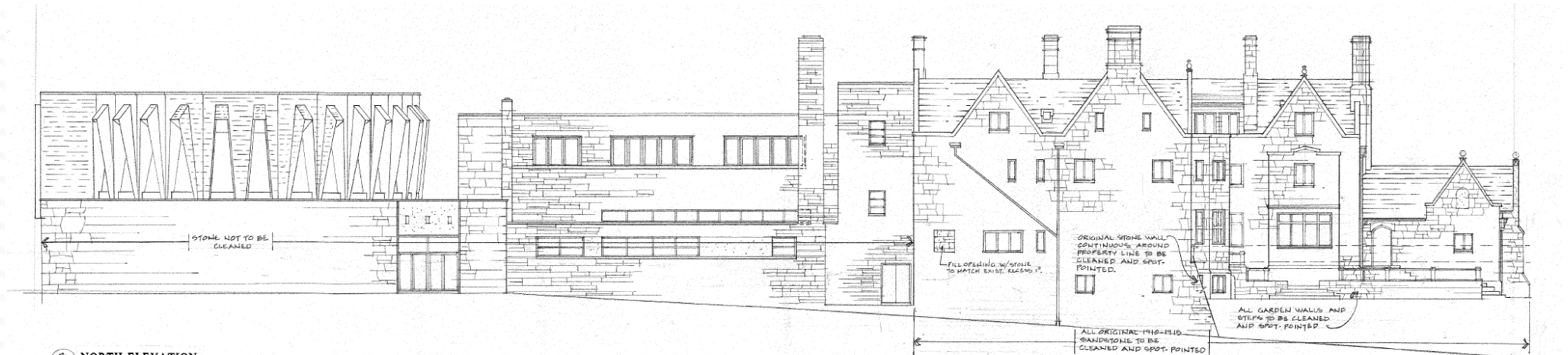


Second Floor

Facing Forbes



A SOUTH ELEVATION
1/8" = 1'-0"



B NORTH ELEVATION
1/8" = 1'-0"

MURDOCH STREET

KITTANING WAY

INSTALL NEW CHAIN LINK GATE
(REMOVE EXISTING)
NEW 4"x4"x8' CONC.
PAD FOR AGG. UNIT

PAINT EXISTING CHAIN LINK
FENCE & POSTS & RAILS

MILL OFF 1" OF EXISTING PAVING
AND PLACE NEW 1" BITUMEN
WEARING COVER

D
ALTERNATE

EASEMENT 1096'-8 1/4"
FIRST FLOOR 1103'-10 7/8"
SECOND FLOOR 1116'-10 1/8"
THIRD FLOOR 1125'-6 1/4"

EASEMENT 1097'-3 1/2"
AUDITORIUM 1099'-3 1/4"
SECOND FLOOR 1119'-4 1/2"

EXISTING WALL TO
BE TAKEN DOWN.
TRUSS ROOF CUT
BACK AND WALL
RE-BUILT REFER
TO PHOTO 2

- EXIST. TREES
TO REMAIN

EXIST. WALK &
STEPS TO REMAIN
RESET AND PAVING
ON STOPS. REFER
TO PHOTO 1.

NEW CONCRETE WALK
WITH EXPANDED
AGGREGATE FINISH

NEW SANDSTONE CITY

REMOVE EXISTING
CONC. SIDEWALK AND
STONE SARE. FILL WITH
TOPSOIL AND SEED

NEW CONCRETE WALK
CUT & FILL HAND AS
REQUIRED TO PROVIDE
CONSTANT SLOPE

REMOVE FIR TREES
IN THIS AREA

NEW LIMESTONE
PAVING & BALUSTRADE

REMOVE ALL PLANTS
THAT INTERFERE WITH
CONSTRUCTION OF
NEW ENTRY & TERRACE.
GIVE TO OWNER FOR
RE USE.

NEW ENTRY
ADDITION

EXIST. TREES
TO REMAIN

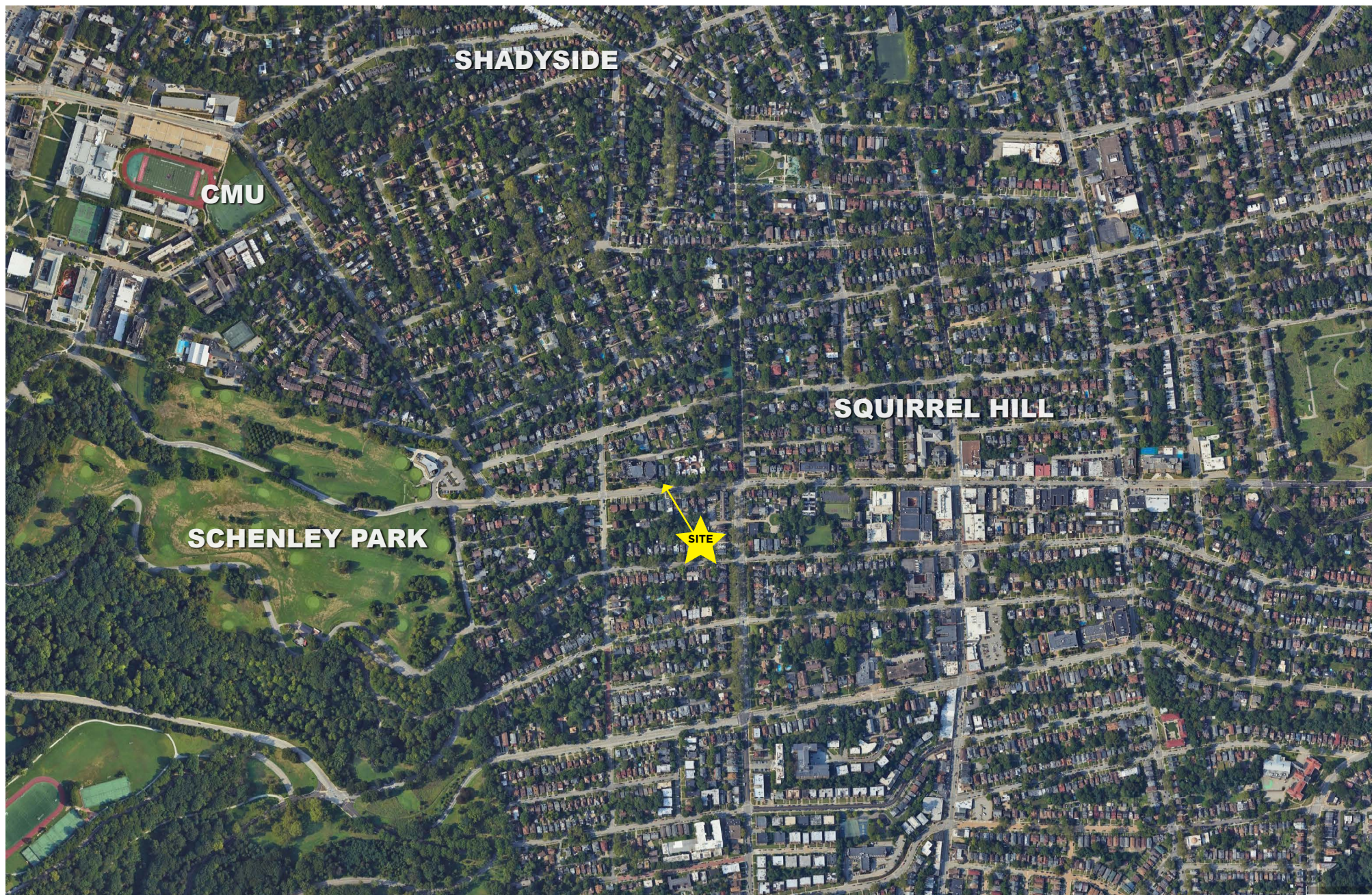
A
SP2

EXIST. TREES TO REMAIN.
CUT BACK BRANCHES TO
FORMED PLANT ROOM OVER
NEW WALK

EXISTING ROLL GATE
TO BE CLEANED AND
PAINTED

FORBES AVENUE





Market Overview

Pittsburgh East End

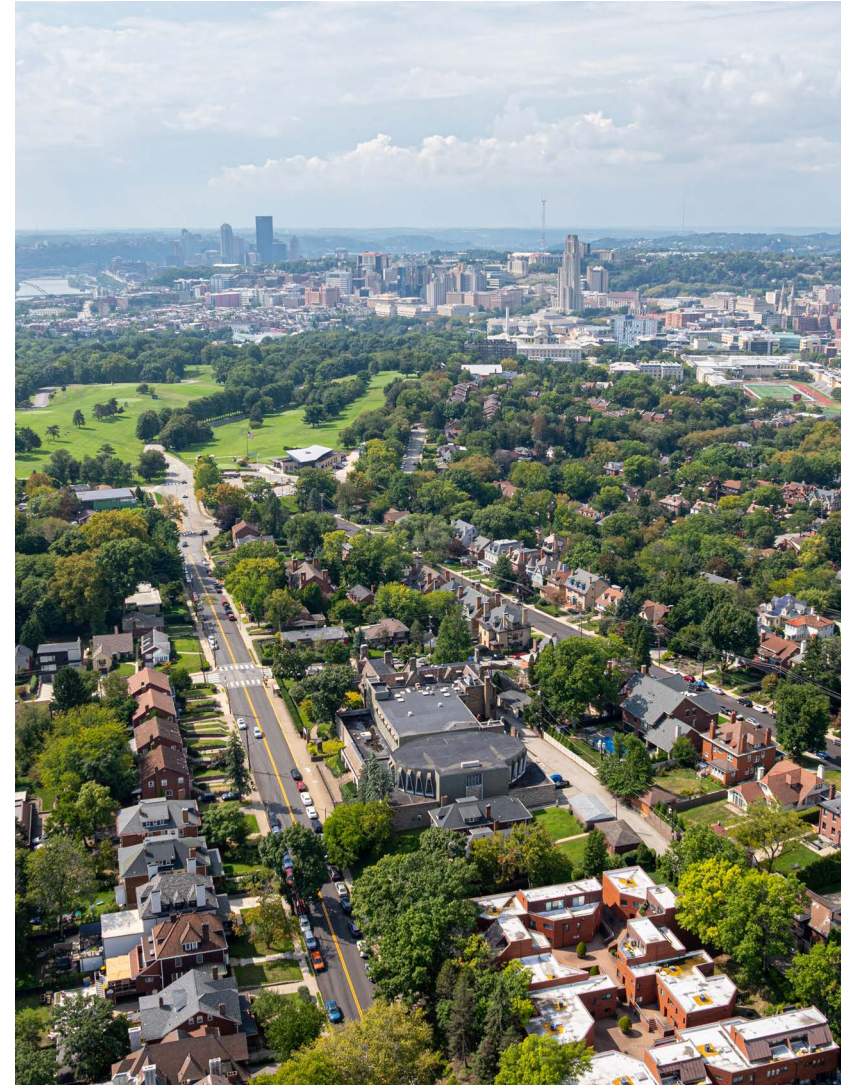
The East End—anchored by Squirrel Hill, East Liberty, Bloomfield, Friendship, and surrounding neighborhoods—is one of Pittsburgh’s most dynamic urban submarkets, blending affluent residential districts, dense walkable corridors, and innovation-driven commercial nodes. The area’s mix of historic housing, institutional anchors, and modern redevelopment supports a diverse local economy fueled by healthcare, technology, education, boutique retail, and hospitality. Proximity to major institutions and transit corridors provides strong regional connectivity while each neighborhood maintains a distinct identity and customer base.

Demographics and Household Profile

The East End features a concentration of higher-income households in Squirrel Hill and parts of East Liberty and Friendship, alongside long-established, mixed-income communities in Bloomfield and Garfield. This creates a dual-market environment: strong demand for premium retail, dining, and wellness concepts in affluent pockets, paired with steady, price-sensitive demand for everyday neighborhood services in more traditional residential areas.

Local Economy and Employment

Employment is driven by a powerful cluster of institutional and innovation employers, including UPMC Shadyside, Carnegie Mellon University, the University of Pittsburgh, and the tech and life-science ecosystem centered around Bakery Square. The submarket also supports a dense network of professional services, medical practices, boutique retailers, restaurants, and creative firms, creating consistent daytime and evening activity.





East End

Consumer Behavior and Retail Demand

The East End's walkable corridors—Murray/Forbes Ave, Walnut Street, Ellsworth Avenue, Liberty Avenue, Penn Avenue, and the East Liberty core—support a mix of neighborhood retail, chef-driven dining, specialty fitness, and boutique soft goods. Consumer behavior skews toward quality, experience, and convenience, with strong support for local operators and lifestyle-oriented brands. High residential density and institutional employment create reliable foot traffic throughout the week.

Transportation and Accessibility

The submarket benefits from excellent connectivity via Penn Avenue, Fifth/Forbes corridors, Centre Avenue, and Negley Avenue, along with multiple bus rapid-transit routes and bike-friendly infrastructure. While walkability is a defining strength, parking availability remains an important factor for retail and office users. Proximity to Oakland, Downtown, and major regional arteries enhances commuter access and supports cross-neighborhood mobility.

Community Assets and Quality of Life

The East End's appeal is reinforced by its historic architecture, tree-lined residential streets, cultural institutions, and thriving restaurant and retail scene. Parks such as Mellon and Schenley and the East Liberty greenways, along with strong school options and community amenities, contribute to long-term residential stability and high discretionary spending.

Growth Drivers

Ongoing infill redevelopment, adaptive reuse of historic structures, and continued investment around Bakery Square, East Liberty's commercial core, and Shadyside's and Squirrel Hill's retail corridors are key growth drivers. Demand for boutique office, medical, creative workspace, and experiential retail remains strong. Public-private investment, transit improvements, and targeted incentives continue to accelerate revitalization and support new commercial activity.



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