

FOR LEASE

1665 BROADWAY AVE

Pittsburgh, PA 15216

PRESENTED BY:

JASON CAMPAGNA

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PA #RM424399

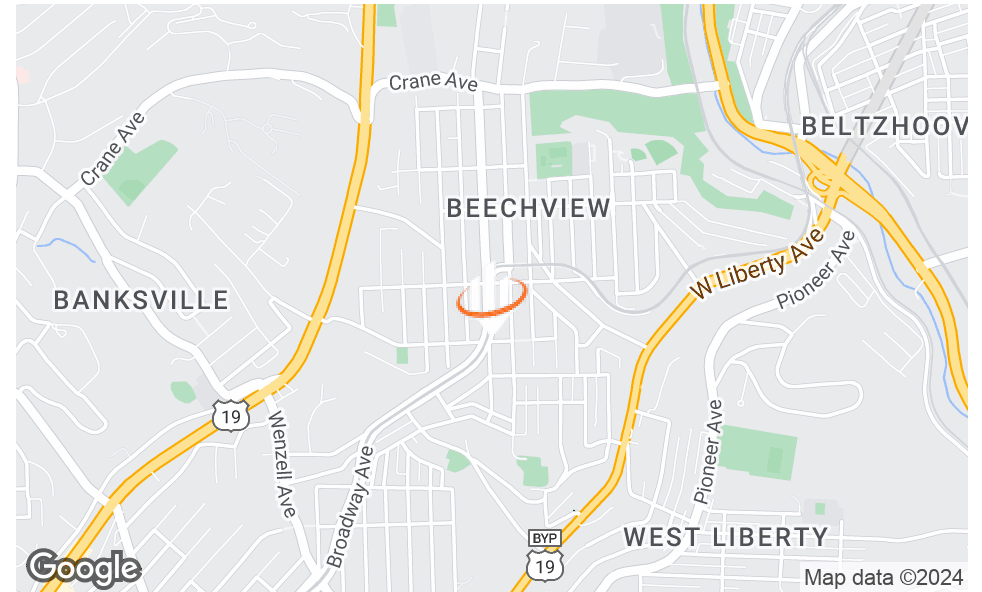
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OFFERING SUMMARY

LEASE RATE:	\$15.50/SF
AVAILABLE SF:	1,253
MARKET:	Pittsburgh
SUBMARKET:	Beechview
APN:	0035-G-00001-0000-00

PROPERTY OVERVIEW

SVN | Three Rivers Commercial Advisors is pleased to present for lease 1,253 SF of renovated office/retail space along Broadway Ave in Beechview. This mixed-use building is on both Buss and T-Lines with 20,000 daily riders providing excellent visibility and opportunity for signage. The available space is an open concept featuring a reception area, storage & janitorial closet, and bathroom.

PROPERTY HIGHLIGHTS

- Renovations completed 03.15.24
- 1,253 SF Retail/Office Space
- Excellent Signage Opportunity
- On Light Rail and Bus Line
- Tenant pays Gas and Electric

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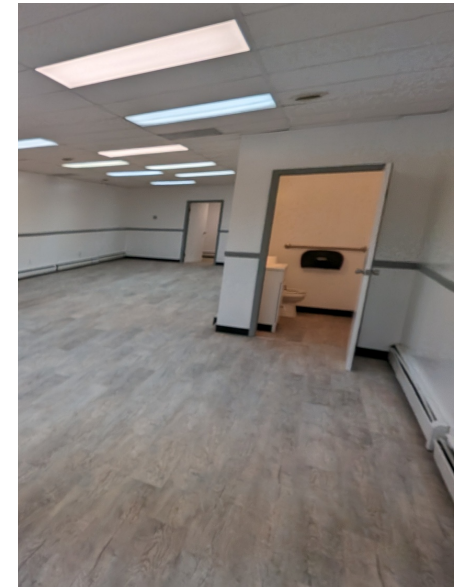
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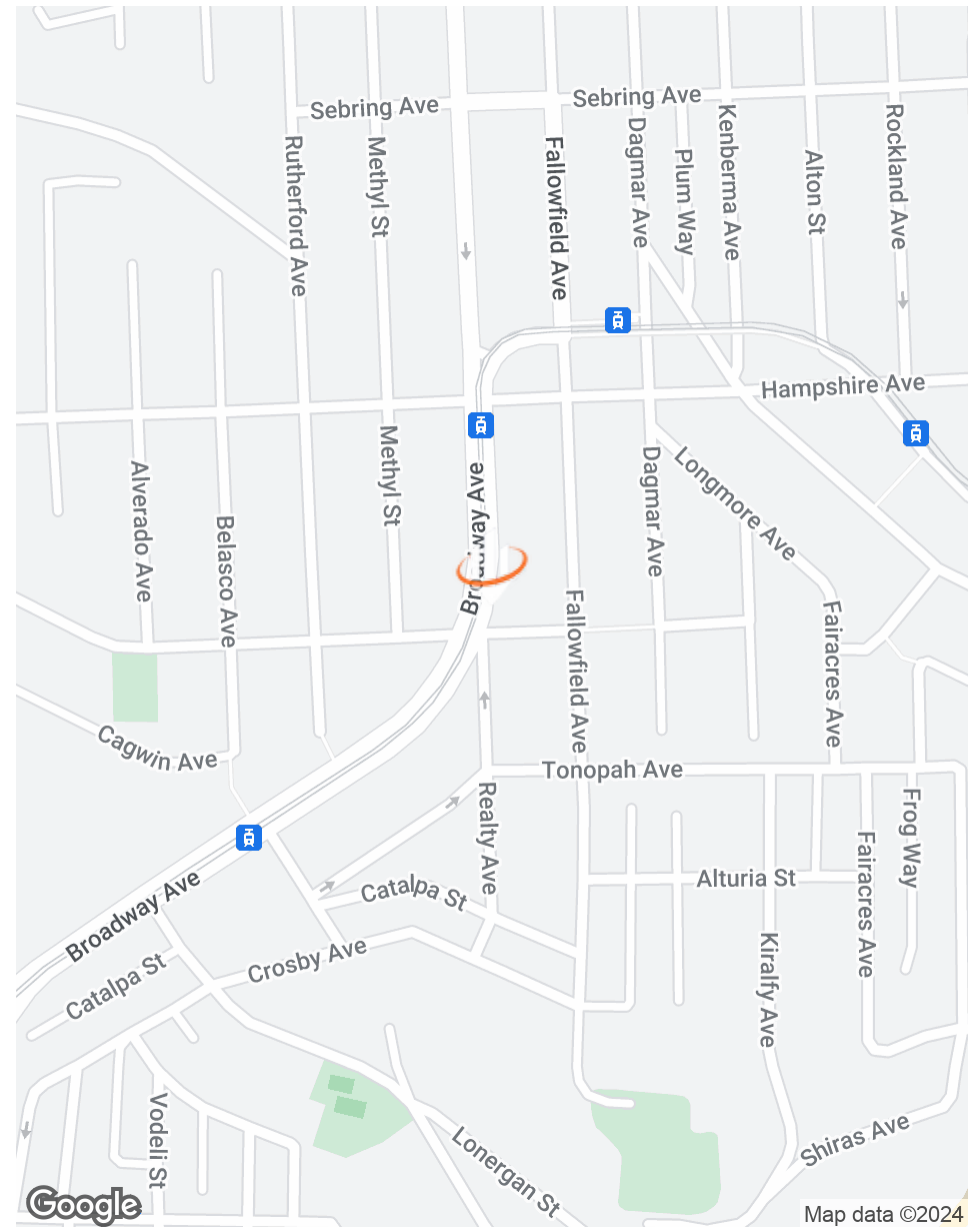
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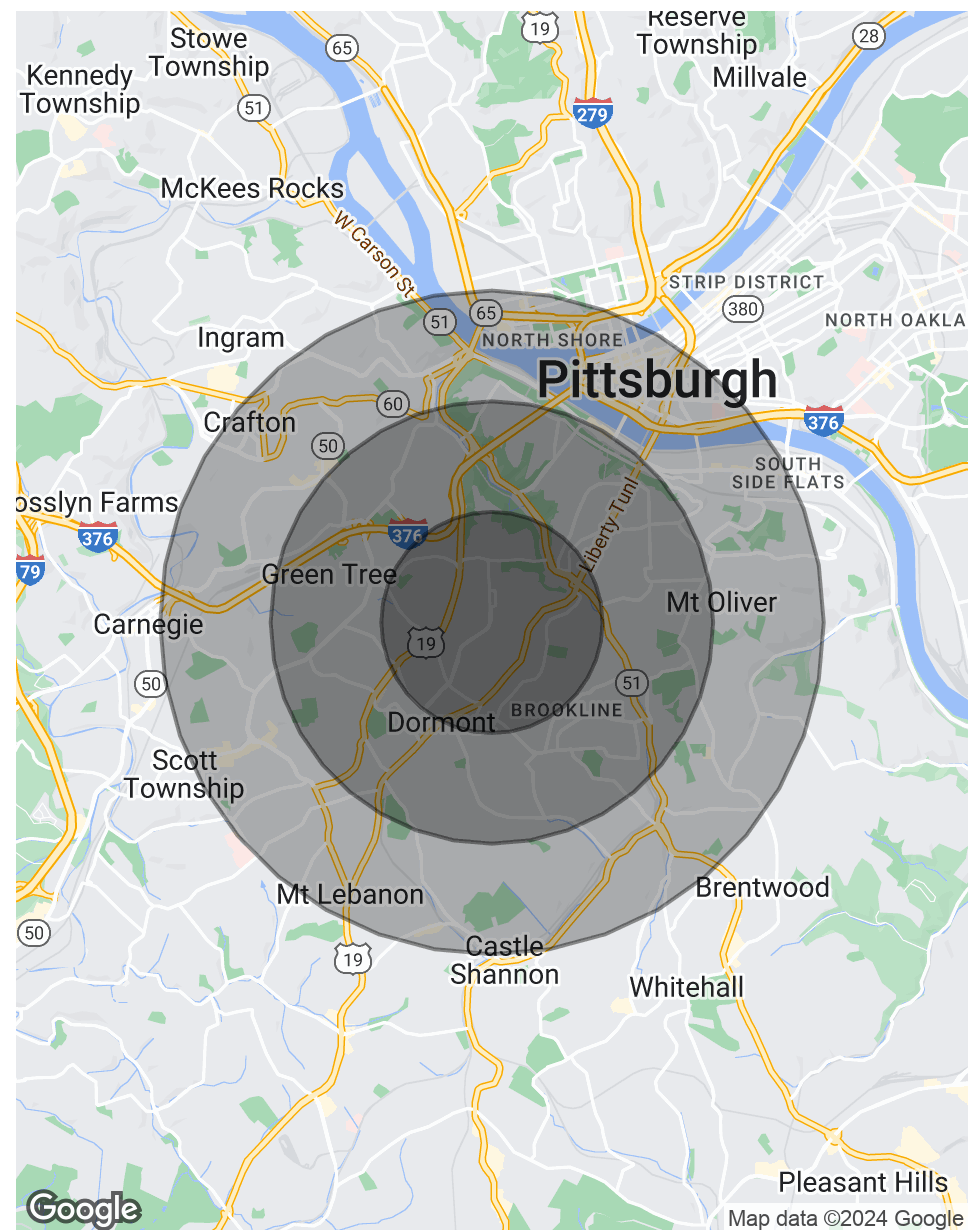
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POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	18,271	71,949	152,310
AVERAGE AGE	37.3	39.3	39.2
AVERAGE AGE (MALE)	35.9	37.0	37.1
AVERAGE AGE (FEMALE)	39.3	41.4	40.7

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	8,054	32,021	66,535
# OF PERSONS PER HH	2.3	2.2	2.3
AVERAGE HH INCOME	\$48,792	\$57,633	\$61,275
AVERAGE HOUSE VALUE	\$116,387	\$124,602	\$143,047

* Demographic data derived from 2020 ACS - US Census



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