

2101 Centre Ave

2101 Centre Ave, Pittsburgh, PA 15219

Retail Property For Sale



PROPERTY DESCRIPTION

A 2-story mixed-use building accompanied by an adjacent lot, located at a busy intersection in the heart of Pittsburgh's Historic Hill District. The ground floor hosts two thriving retail spaces, while the second floor awaits your vision—be it commercial expansion or a apartment conversion.

This offering, presenting a building footprint of 2,674 SF and an additional lot of 1,672 SF, is a canvas for a multitude of opportunities. The adjacent lot amplifies the potential, offering space for further commercial ventures, parking, or outdoor amenities. Seize this unique chance to own a piece of Pittsburgh's vibrant urban narrative, in a locale where history meets modern-day potential.

OFFERING SUMMARY

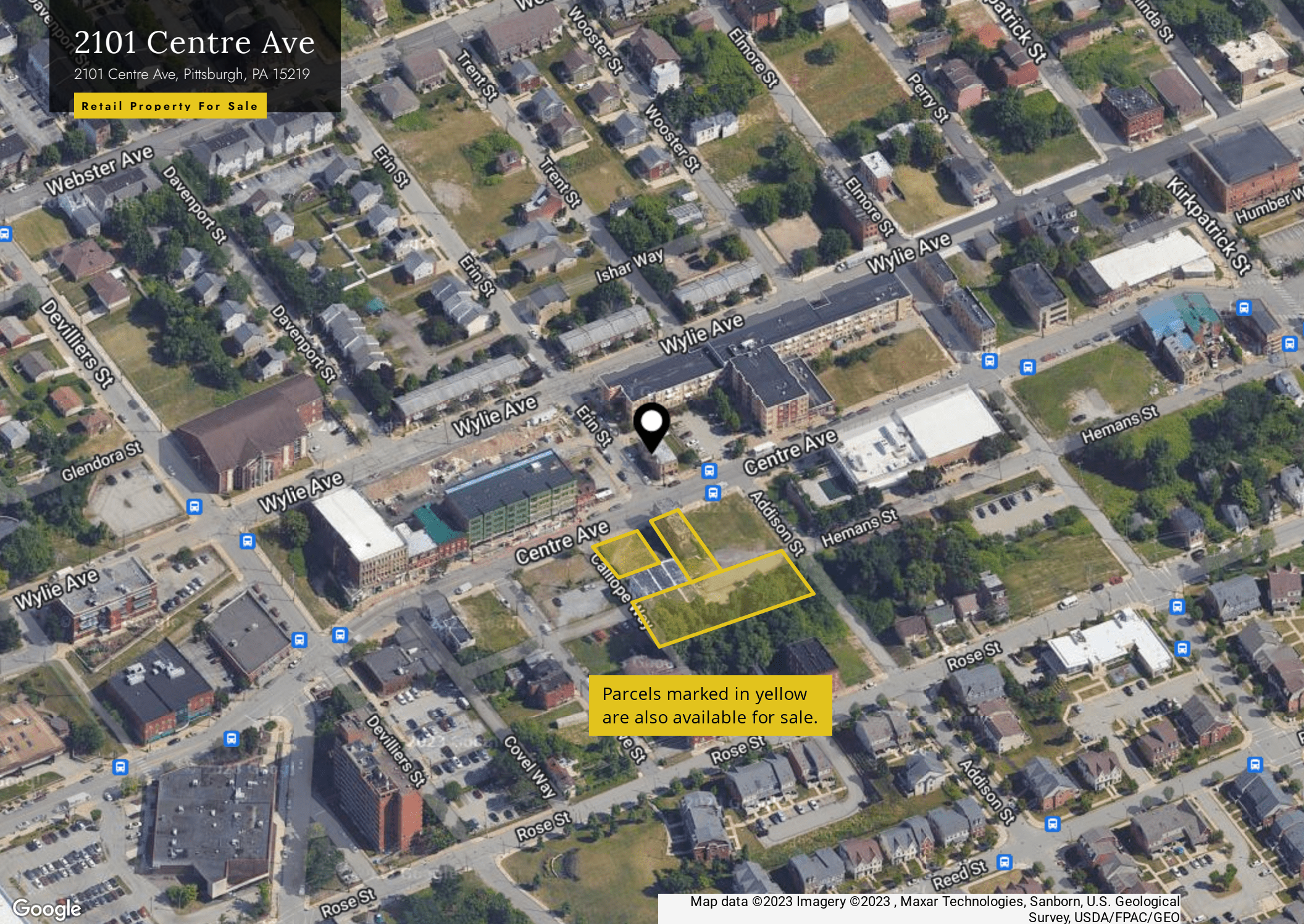
Sale Price:	\$225,000
Number of Units:	2
Lot Size:	3,496 SF
Building Size:	2,674 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	8,758	201,374	446,387
Total Population	20,427	380,196	875,156
Average HH Income	\$50,138	\$65,458	\$73,471

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Parcels marked in yellow
are also available for sale.

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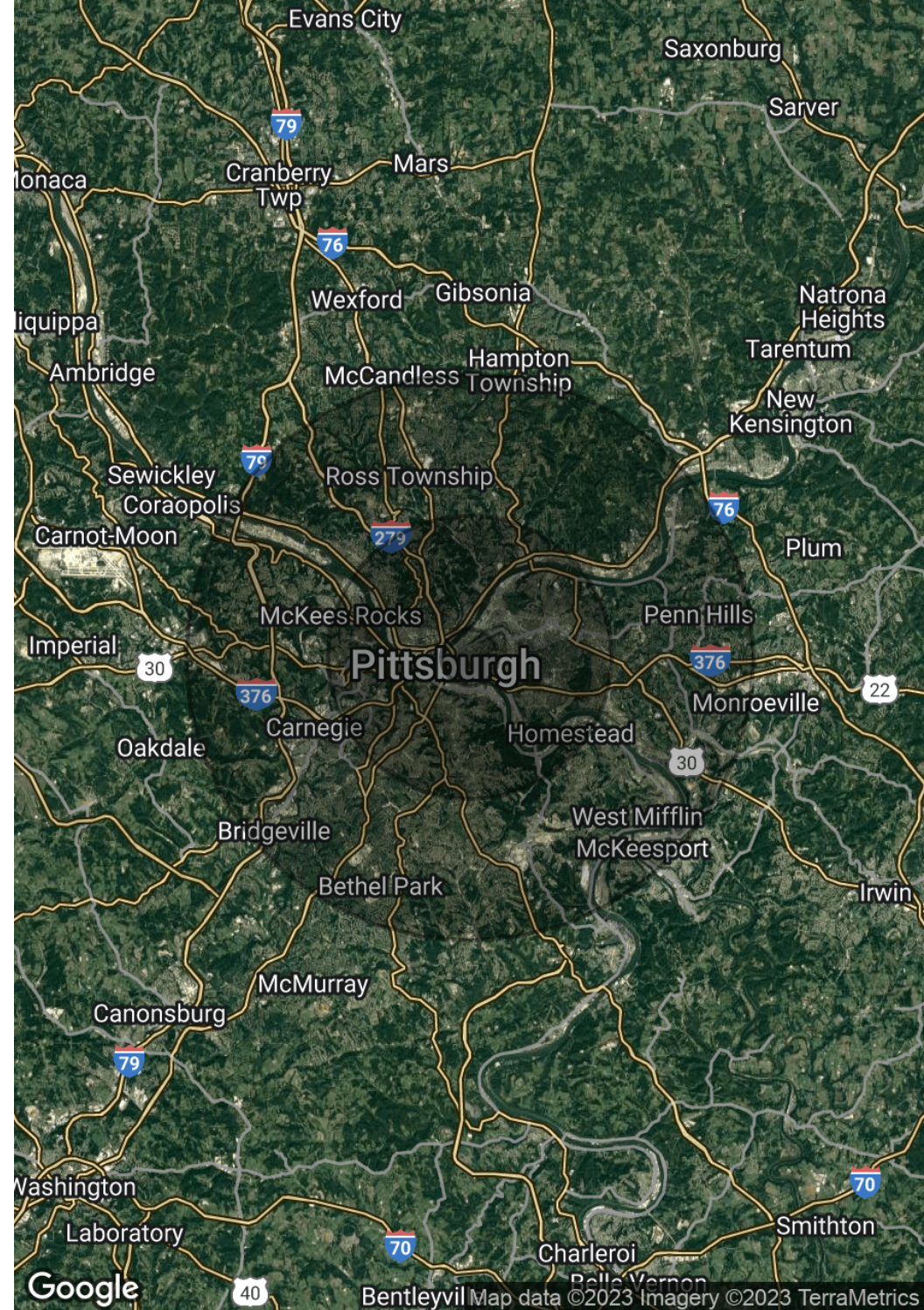
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	20,427	380,196	875,156
Average Age	29.1	37.1	41.1
Average Age (Male)	25.5	35.4	39.4
Average Age (Female)	32.2	38.7	42.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	8,758	201,374	446,387
# of Persons per HH	2.3	1.9	2.0
Average HH Income	\$50,138	\$65,458	\$73,471
Average House Value	\$171,791	\$176,851	\$175,280

* Demographic data derived from 2020 ACS - US Census



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2nd Floor

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JESSE CORTEZ

Investment Sales & Acquisitions

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PROFESSIONAL BACKGROUND

Jesse is a highly skilled and versatile Investment Sales & Acquisitions broker at Harvest Commercial Real Estate in Pittsburgh, PA. Known for his ability to blend analytical thinking with creative problem-solving, he brings a fresh and innovative approach to every transaction.

With a proven track record in facilitating a wide range of transactions, including investment sales, ground lease and land sales, developments, owner-occupied investments, and leasing, Jesse's dynamic skills set him apart in the industry. Prior to joining Harvest, Jesse served as an Advisor at SVN Three Rivers Commercial Advisors, where he successfully guided clients through challenging market conditions during the Covid-19 pandemic.

Drawing upon over a decade of diverse marketing and sales experience across multiple industries, Jesse's background also includes extensive involvement in the food & beverage sector. This unique combination of analytical expertise and creative thinking enables him to provide comprehensive insights and innovative strategies tailored to the needs of investors and business owners in the dynamic commercial real estate market.

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