



ENCORE

RETAIL SPACE FOR LEASE

2,126 & 2,432 SF
MOVE-IN READY

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100 7th Street, Pittsburgh PA 15222

McCAFFERY

Ideally Located at 7th & Fort Duquesne





Two retail spaces available: 2,126 and 2,432 SF

Move-in ready with HVAC and dedicated built bathrooms

Captive audience: Ground floor of 151-unit luxury residential building

Outdoor dining opportunity along Fort Duquesne Blvd.

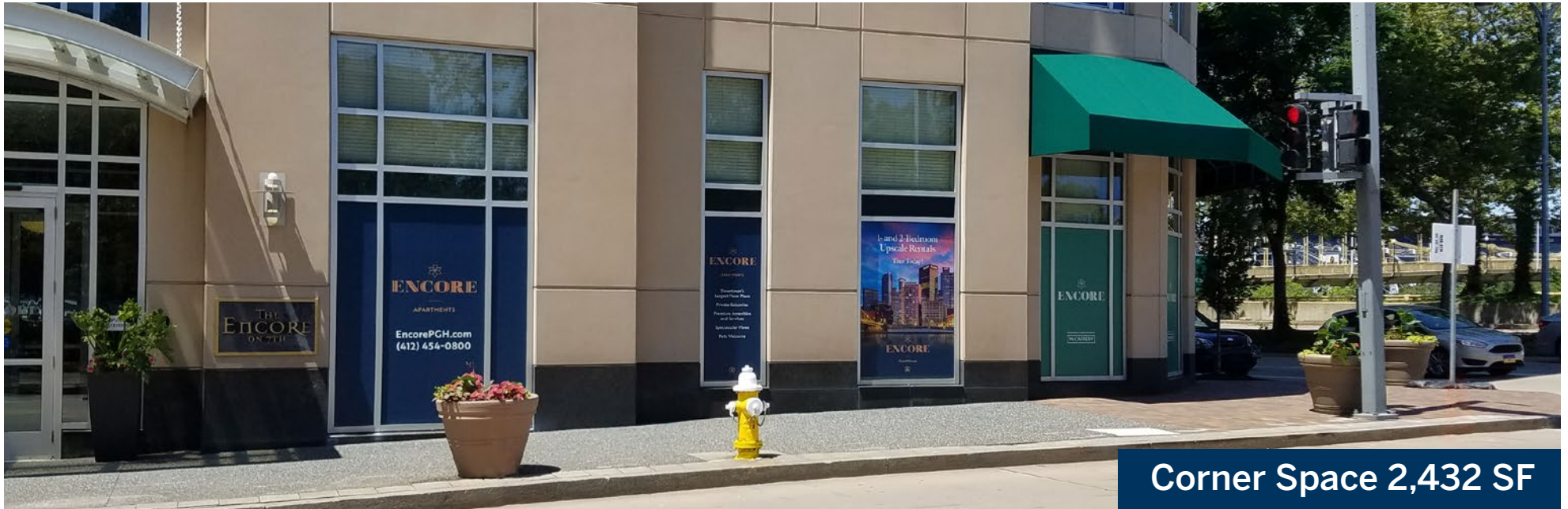
Adjacent parking garage

Exceptional visibility: 50-100 linear feet of frontage per space

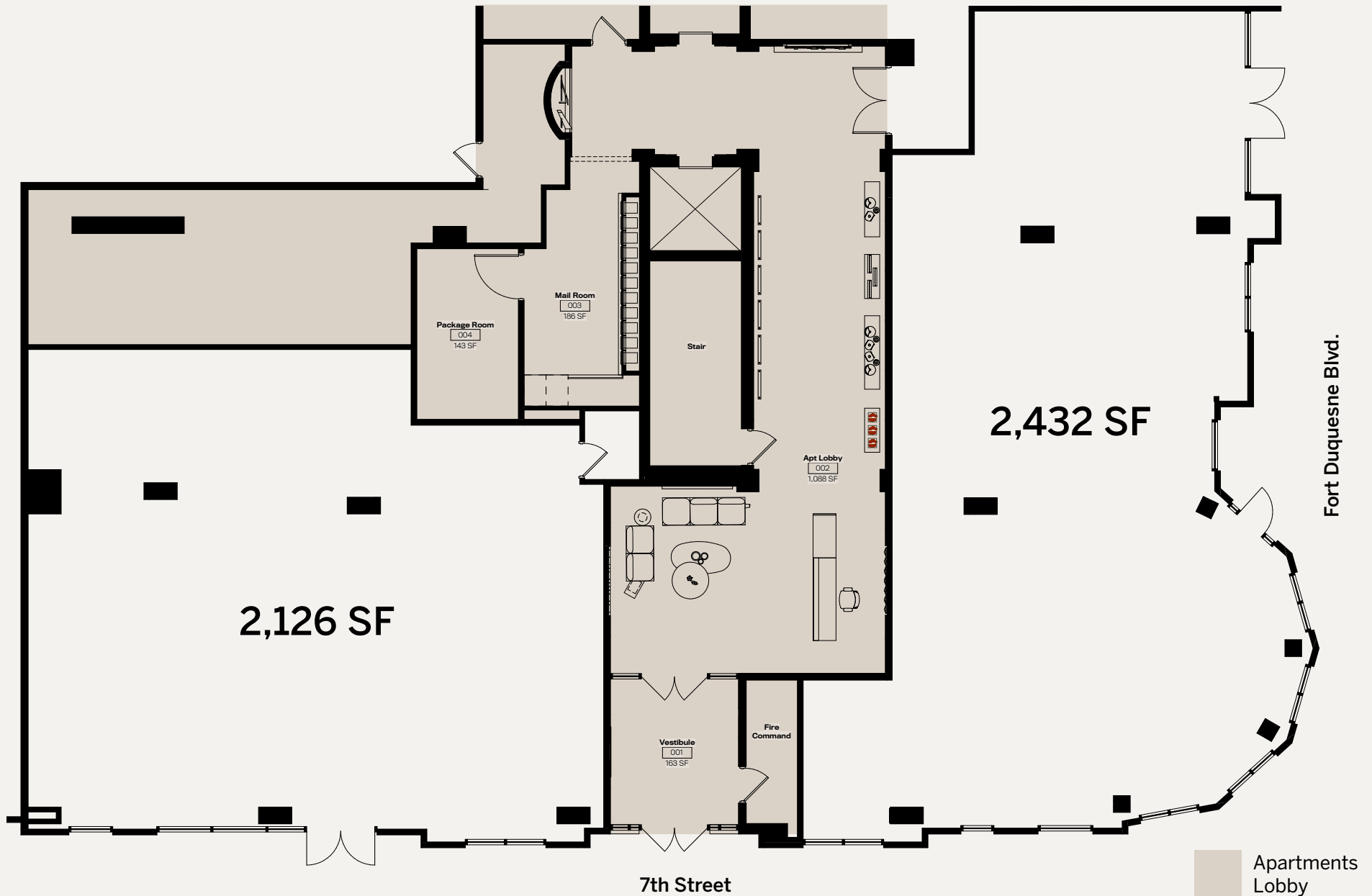
**Direct access to the 6th, 7th and 9th Street Bridges
and I-279, I-579, I-376**

**Walking distance to Three Rivers Heritage Trail, Point State Park,
PNC Park and Andy Warhol Museum**

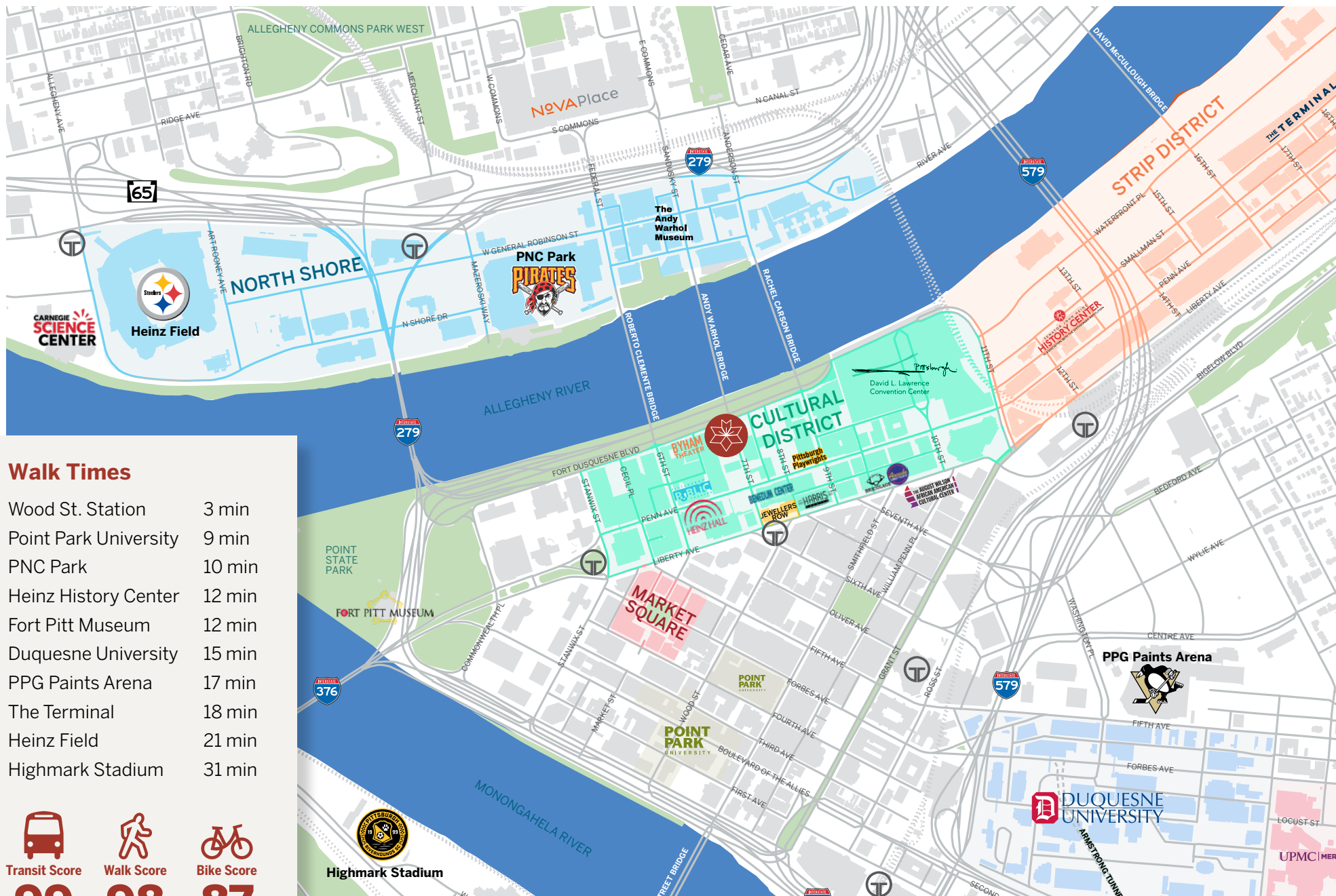
Two Exceptional Spaces



Ground Level Floor Plan



Walking Distance To It All!



The Cultural District

The Cultural District is the center of arts and entertainment in the city of Pittsburgh. The district spans a fourteen-block area that includes art galleries, world-class theaters, public parks, retail shops and a variety of dining options that are all within walking distance of Encore.

Every year, millions of visitors travel to the neighborhood to take part in and enjoy a host of live entertainment options and events within Cultural District.



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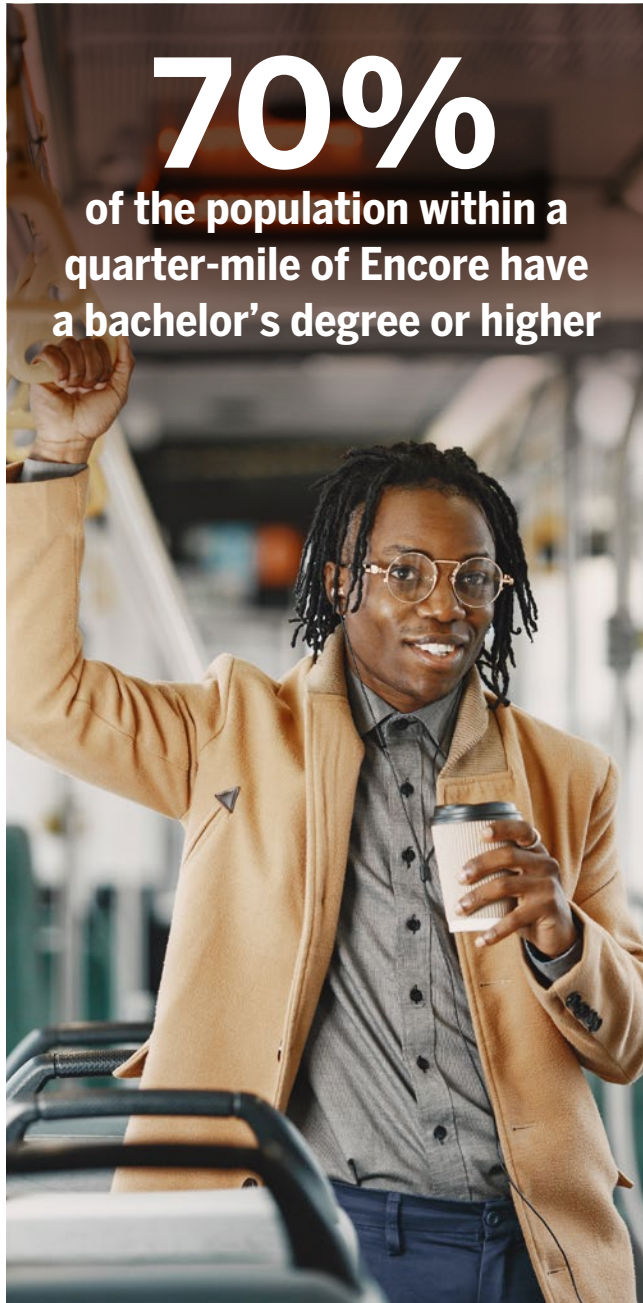
Noteworthy Neighbors



Find Your Audience at Encore

70%

of the population within a
quarter-mile of Encore have
a bachelor's degree or higher



92%

of the population within a
quarter-mile of Encore have
white-collar jobs



Strong Demographics



	5-min Walk	Trade Area	Downtown
Population	1,395	2,771	4,649
Daytime Population	13,630	25,406	42,777
Household Population	1,394	2,753	3,556
Median age (years)	42.1	38.8	32.3
Bachelor's degree or higher	70.8%	65.8%	69.0%
Avg. Household Income	\$101,742	\$115,969	\$115,382
Avg. Disposable Income	\$73,369	\$82,495	\$81,511
Avg. Home Value	\$272,266	\$275,631	\$312,401
Owner-occupied	11.9%	10.0%	9.7%
Renter-occupied	88.1%	89.9%	90.3%
EXPENDITURES			
Food away from home	\$5.0M	\$10.5M	\$13.8M
Food at home	\$7.0M	\$14.4M	\$18.8M
Entertainment & Recreation	\$3.8M	\$8.0M	\$10.6M
Apparel & Services	\$2.9M	\$6.0M	\$7.9M
ETHNICITY			
White	69.4%	71.7%	70.5%
Black	14.1%	12.0%	15.4%
Asian	12.3%	12.4%	8.8%
Other	0.6%	0.5%	1.9%
Two or more	3.4%	3.2%	3.2%
Hispanic origin (any race)	4.5%	4.7%	5.3%

Data Note: Income is expressed in current dollars. Source: Esri, Esri and Bureau of Labor Statistics.

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Bring your business to Encore in the heart of
Pittsburgh's vibrant Cultural District. Tour Today!

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