

# RETAIL SPACE FOR LEASE | ADJACENT TO HEINZ HALL

545-547 LIBERTY AVENUE & 226 SIXTH STREET | Pittsburgh, PA 15222 | Cultural District





# PROPERTY OVERVIEW

Core Downtown location in the Cultural District at the base of the Sixth Penn Parking Garage directly across from Heinz Hall. This is a corner location in one of Downtown's busiest intersections with three contiguous retail storefronts containing up to 10,300 SF and over 200' of combined frontage. Join neighbors Starbucks, Gaucho, Redbeard's, and Con Alma and be a part of Downtown's most active restaurant scene! Mezzanine and basement space also available. Immediate access to 500-car parking garage.

Transit oriented location with multiple Port Authority bus stations and the proposed \$230 million Downtown-Uptown-Oakland-East End Bus Rapid Transit (BRT).

<b>SPACE</b>	Up to 10,300 SF <ul style="list-style-type: none"><li>• 545 Liberty Ave - 2,710 SF</li><li>• 547 Liberty Ave - 1,580 SF</li><li>• 226 Sixth St - 6,000 SF</li></ul>
<b>RENT</b>	Call for details
<b>DELIVERY</b>	Immediate

## DEMOGRAPHICS

	0.5 MILE	1 MILE	1.5 MILE
<b>EST POPULATION</b>	9,579	17,958	45,811
<b>EST HOUSEHOLDS</b>	1,668	6,409	20,628
<b>EST AVG HH INCOME</b>	\$57,870	\$52,699	\$55,797
<b>EST MEDIAN HH INCOME</b>	\$35,477	\$30,753	\$34,484



## PITTSBURGH'S CULTURAL DISTRICT

≈ Heart of the city's art and entertainment scene ≈

≈ Five major performing arts theaters, and other significant venues including galleries, nightclubs, and the David Lawrence Convention Center ≈

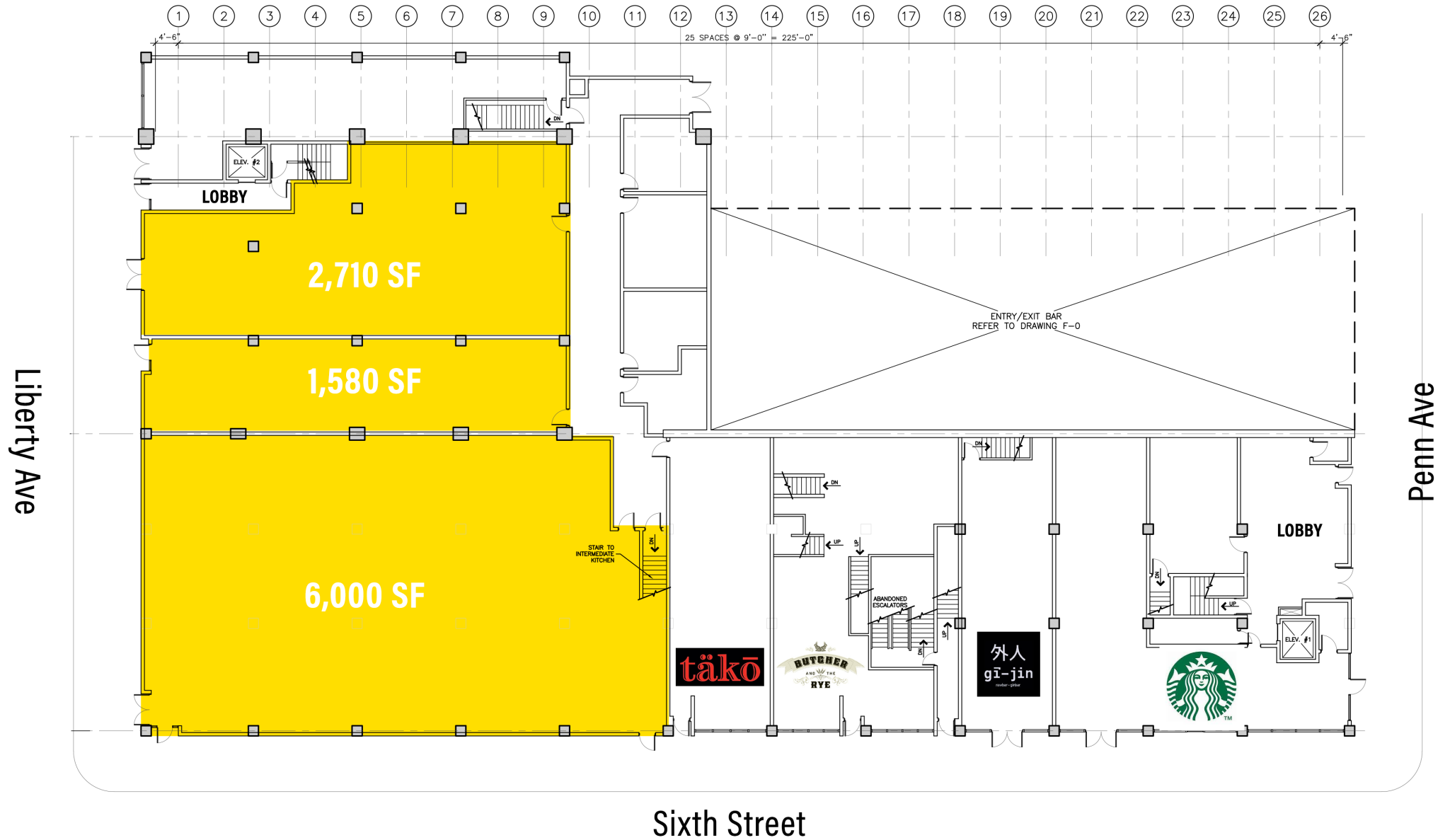
≈ "Penn Avenue Corridor" is downtown Pittsburgh's nightlife center ≈

≈ 2M Patrons annually visit the Cultural District ≈

≈ Walking distance to Pittsburgh's three professional sports teams ≈

≈ Part of the Greater Downtown Pittsburgh area, walking to all of CBD within 10 min. ≈

# FLOORPLAN





The map illustrates the Centre District in Pittsburgh, highlighting a proposed new development site. The site is located in the central part of the district, surrounded by existing commercial and residential buildings. Key landmarks and streets shown include:

- Streets:** 7th St, 6th St, 5th St, 4th St, 3rd St, 2nd St, 1st St, Liberty Ave, Penn Ave, Wood St, Smithfield St, Grant St, and Boulevard of the Allies.
- Rivers:** Allegheny River and Monongahela River.
- Landmarks:** Heinz Hall, Benedum Center, PPG Place, PNC Visionworks, Crystal River Gems, Freix Corner, PNC, SoFresh, PNC, PPG Place, Point State Park, Wyndham Grand, PNC Bank, and PNC Visionworks.
- Hotels:** Westin, AC Hotels, Marriott, and Drury Hotels.
- Other:** David L. Lawrence Convention Center, Steel City, and various retail and office buildings.

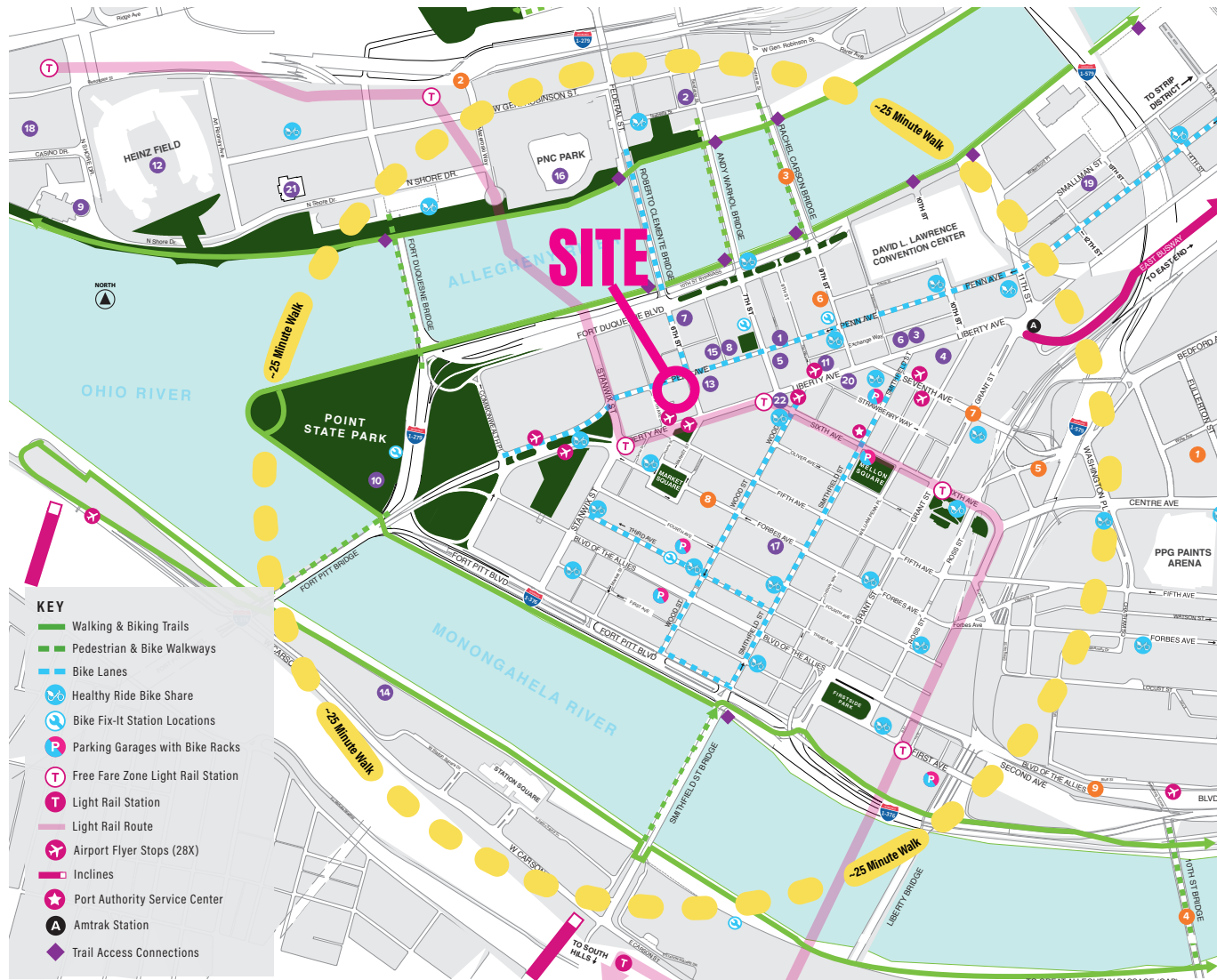
A large pink 'SITE' label is placed in the center of the development area, indicating the location of the proposed new development. The map also shows the surrounding infrastructure, including bridges and highways.



**HANNA**  
LANGHOLZ WILSON ELLIS



# WALKING MAP



## DOWNTOWN DESTINATIONS

- For shops, restaurants, events, and more, go to [DowntownPittsburgh.com/Visit](http://DowntownPittsburgh.com/Visit)
- |                                 |                           |  |
|---------------------------------|---------------------------|--|
| 1 707-709 Penn Avenue Galleries | 9 Carnegie Science Center | 18 Rivers Casino   |
| 2 Andy Warhol Museum            | 10 Fort Pitt Museum       | 19 Senator John Heinz Pittsburgh Regional History Center |
| 3 Arcade Comedy Theater         | 11 Harris Theater         | 20 SPACE Gallery   |
| 4 August Wilson Center          | 12 Heinz Field            | 21 Stage AE  |
| 5 Benedum Center                | 13 Heinz Hall             | 22 Wood Street Galleries                                 |
| 6 Bricolage Production Company  | 14 Highmark Stadium       |  |
| 7 Byham Theater                 | 15 O'Reilly Theater       |  |
| 8 Cabaret at Theater Square     | 16 PNC Park               |  |
|                                 | 17 Pittsburgh Playhouse   |  |

## DOWNTOWN CONSTRUCTION

- For current info, go to [DowntownPittsburgh.com/Construction](http://DowntownPittsburgh.com/Construction)
- |   |   |   |
|---|---|---|
| 1 Lower Hill Redevelopment Project (Ongoing) Predevelopment work  | 5 I-579 "Cap" Urban Connector Project (2019-2021) Park connector project linking Downtown & the lower Hill District     | 8 Forbes Avenue Sidewalk Extension Project (2019) Sidewalk extension between Market Square and Wood Street.                             |
| 2 I-279 Parkway North Improvement Project (2017-2019) Northbound ramp closures, mainline I-279 restrictions, crossovers | 6 9th and Penn Garage Redevelopment (Ongoing) Demolition & reconstruction of the public parking garage                  | 9 Boulevard of the Allies (2019-2020) Resurfacing, signal upgrades, ADA curb cut ramp installation, and pedestrian safety improvements. |
| 3 Rachel Carson Bridge Rehabilitation (9th Street Bridge) (2019-2020) Complete closure repair & rehabilitation.         | 7 Grant Street Reconstruction Project (2019-2020) Replacement of all bricks & damaged portions of the concrete subbase. |   |
| 4 10th Street Bridge Paving (2018-2019) Paving the bridge deck & completion of painting                                 |   |   |





# CONTACT

SANDY CIKOVIC

scikovic@HannaLWE.com

412.261.2200



All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental, or other conditions, prior sale lease, financing or withdrawal without notice. Hanna Langholz Wilson Ellis will make no representation, and assume no obligation, regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property.