

# RETAIL SPACE FOR LEASE | ADJACENT TO GRAND AT FIFTH

400-420 SMITHFIELD STREET | Pittsburgh, PA 15219 | Central Business District





# PROPERTY OVERVIEW

Core Downtown location in the Central Business District adjacent to the newly renovated Grand at Fifth Avenue at the base of the Forbes Garage. This is a corner location in one of Downtown's busiest intersections with two retail storefronts containing 1,710 and 2,440 SF. Join neighbors Target & Burlington Coat Factory (coming soon), H & R Block, Subway, 7-11, CVS and more. Walking distance to several Class A office buildings. Immediate access to 816-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).

## CLOSE PROXIMITY TO...



Kaufmann's Grand Apartments  
(311 Units)



Even Hotel



Target & Burlington (coming soon)



Point Park University



City-County Building



One Oxford Centre



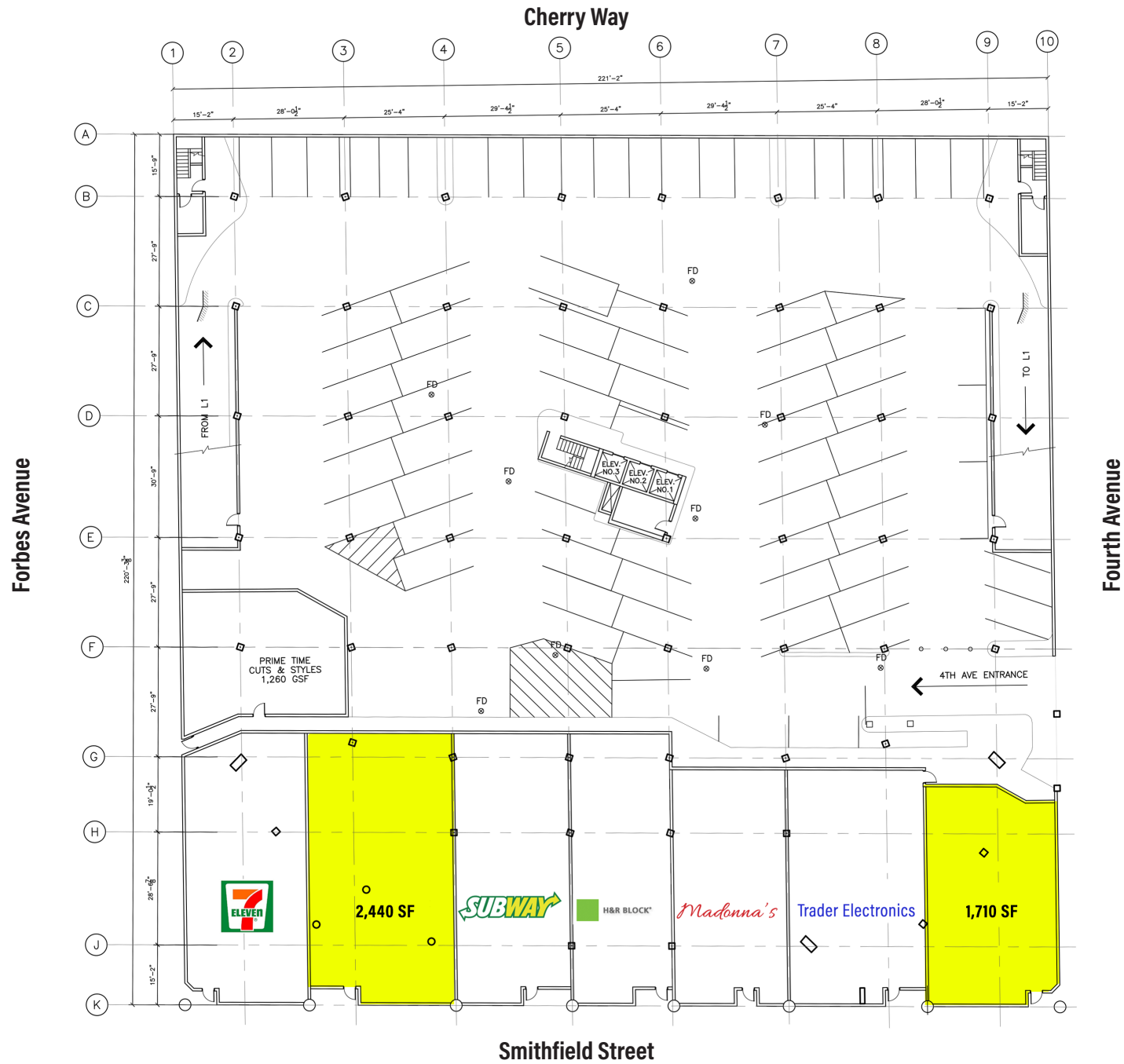
## AVAILABLE SPACE DETAILS

SPACE	<ul style="list-style-type: none"> <li>400 Smithfield Street - 1,710 SF</li> <li>416 Smithfield Street - 2,440 SF</li> </ul>
RENT	Call for details
DELIVERY	Immediate

## DEMOGRAPHICS

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

# FLOORPLAN





Allegheny River

Monongahela River

POINT STATE PARK

WYNDHAM GRAND

PPG PLACE

MARKET SQUARE

POINT PARK UNIVERSITY

BOULEVARD OF THE ALLIES

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6TH ST

7TH ST

8TH ST

9TH ST

10TH ST

11TH ST

12TH ST

13TH ST

14TH ST

15TH ST

16TH ST

17TH ST

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22ND ST

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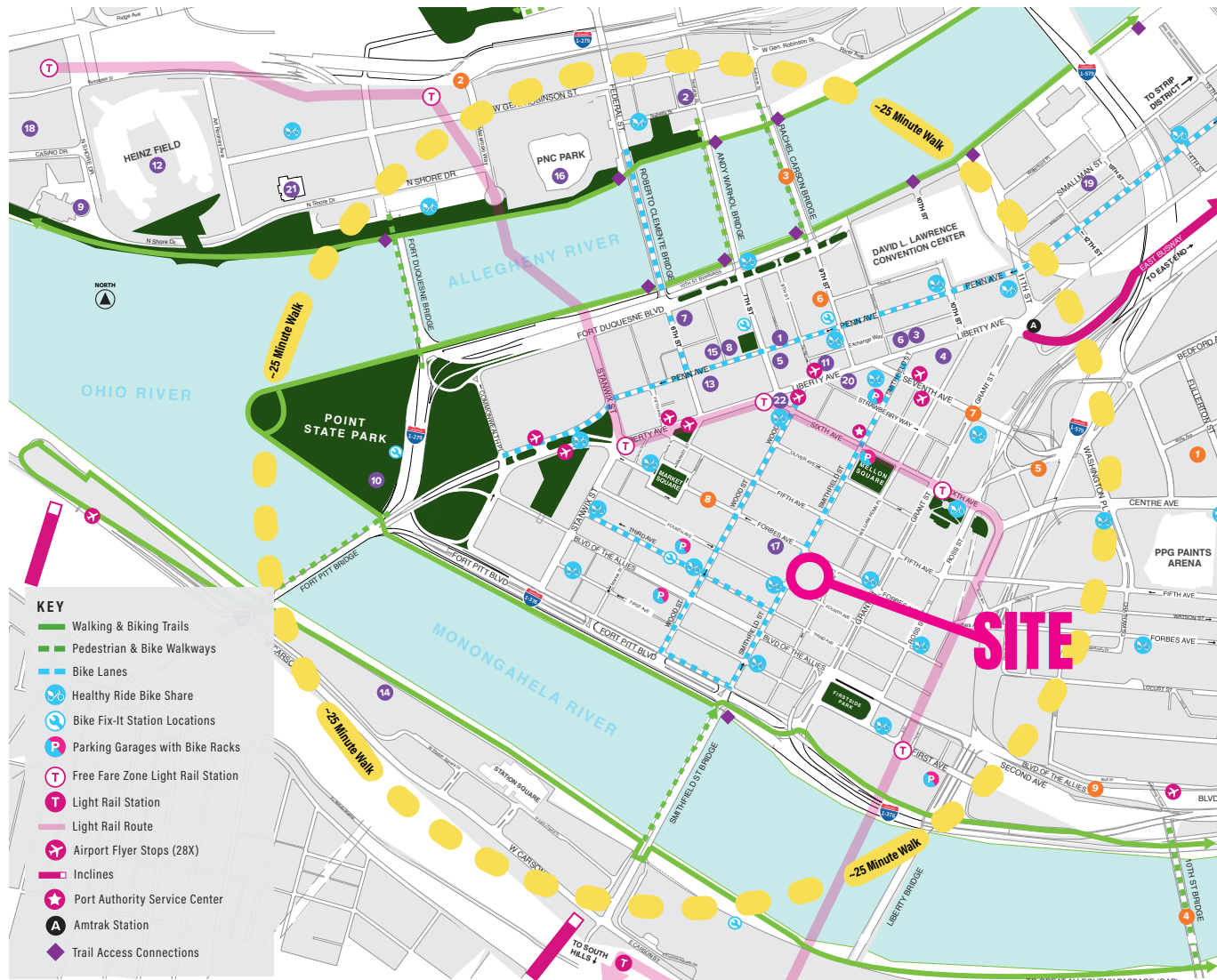
361ST ST

362ND ST





# 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

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