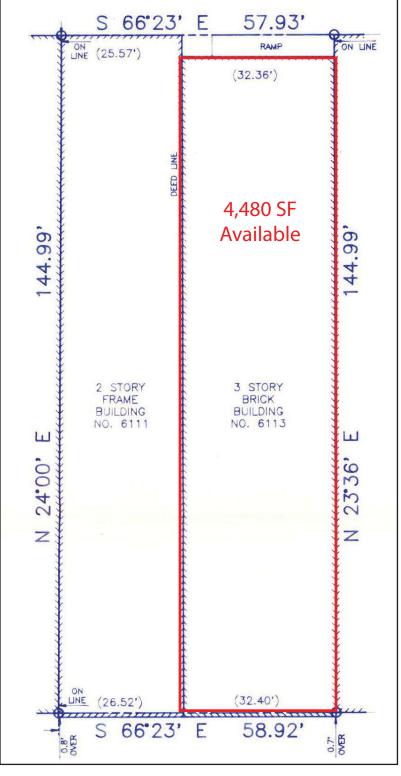
6113 Penn Avenue (East Liberty)





DEMOGRAPHICS

	1 mile	2 mile
Population	31,598	96,619
Avg. Household Income	\$65,782	\$67,817

For Lease

6113 Penn Avenue

Pittsburgh, Pennsylvania 15206 (East Liberty)



Premises

4,480 SF

Real Estate Tax & Insurance

Real Estate Tax: \$4,789/year Insurance: \$1,093/year

Features

- Ideally located on Penn Avenue in the heart of the rapidly growing and thriving East Liberty neighborhood
- East Liberty was named one of the ten best up and coming neighborhoods in the United States (Article in USA Today, June, 2014)
- Average daily traffic count on Penn Avenue is 18,231

Although all information furnished regarding this property is from sources deemed reliable, such information has not been verified, and no express representation is made nor is any to be implied as to its accuracy. This presentation is submitted subject to errors, omissions, change of price, rental or other conditions, or withdrawal without notice. Rental terms and all dimensions are approximate and specifications are subject to change without notice. Oxford Realty Services, Inc., an independent real estate services company.





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Aerial View (East Liberty)

East Liberty has gone through a dynamic transformation into a trendy urban community that is friendly to pedestrians, bicyclists, public transportation and commuters. It has truly become one of Pittsburgh's most walkable urban centers. Below is just a sample of the local amenities and shopping available within waling distance of 6113 Penn Avenue.

Restaurants

- BRGR

- Capri Pizza
- Paris 66 Bistro
- Plum Asian Kitchen
- Union Pig & Chicken
- Sharp Edge Beer

- And Many More!!

Theatres

- Kelly-Strayhorn Theatre

Retail

- Whole Foods
- Trader Joe's
- Target
- Walgreen's
- PetsMart
- CVS
- Market District
- GNC
- Staples
- Trek Bikes

Banks

- First Niagara
- PNC Bank
- Fifth Third Bank
- Citizen's Bank

- Dollar Bank

Private Parking Public Parking



Opening Summer, 2016. Will feautre 78 highend residential apartments above streel level retail of 16,000 square feet

Eastside III

O TARGET

A 3 building, mixed use project with 364 residential units and approximately 43,000 sq. ft. of retail

East Liberty Transit Center

New multi mode transportaion hub with 200 plus car public parking structure with easy 10-15 minute access to downtown Pittsburgh or 15-20 minute access to the eastern suburbs

BAKERY SQUARE

UPMC __

Express \

Google

Bakery Living

STAPLES'

PERFORMANCE

This complex has approximately 400 residential units and 400,000 sq. ft. of office space.



- Dinette
- Starbuck's
- Spoon

- Casbah
- Salt of the Earth
- Mad Mex

- Quantum Theatre
- Steel City Improv Theatre

Fitness

- Club One
- Chris Anthony Fitness • LA Fitness (Urban Active)
- ShadySide Spin
- Fitness Factory