

INVESTMENT OFFERING

four apartments and a retail/bar space

Full Occupancy for 10+ Years



2204 East Carson Street, South Side

As exclusive agents, we are pleased to offer the following property for sale:



One of Pittsburgh's Top Destinations and Strongest Apartment Markets

- Close to:**
- ◆ ALDI
 - ◆ Southside Works
 - ◆ LA Fitness
 - ◆ Oakland
 - ◆ Birmingham Bridge
 - ◆ Cheesecake Factory
 - ◆ Giant Eagle

Demographics:

Population

1 mile: 21,667
3 miles: 172,866
5 miles: 399,960

Average Household Income

1 mile: \$43,702
3 miles: \$51,852
5 miles: \$54,875

**Newmark Grubb
Knight Frank**

David Glickman Director **412.434.1065** dglickman@ngkf.com

Retail

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Procuring broker shall only be entitled to a commission calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing 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 the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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Top 10 Reasons to Locate on the SouthSide

1. Within less than five miles are eight universities & colleges with over 75,000 students & 18,000 faculty.
2. American Eagle Outfitters' world headquarters is within short walking distance.
3. Quick drive from Downtown Pittsburgh, Station Square (South Shore), Oakland, Shadyside, Eastside, Squirrel Hill, the North Shore and many more of Pittsburgh's most active neighborhoods.
4. Ample public parking on street and in numerous parking garages.
5. Thousands of apartment units within a few miles.
6. A 17,000 SF Hofbrauhaus brewery and restaurant within blocks of this site.
7. Approximately 10,000 people working within walking distance of this site, and the daytime worker population within 3 -5 miles is greater than 200,000 people.
8. Neighboring retailers include REI, The Cheesecake Factory, LA Fitness, H&M, Urban Outfitters, American Eagle, Perlor furniture, McCormick & Schmick's restaurant, several hotels and many more.
9. The SouthSide Works Cinema is a walker-friendly three blocks away.
10. Constant vehicle traffic.

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