

5th Avenue Retail

Across from PPG Arena | Pittsburgh, PA 15219

Retail Property For Lease



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Property Information

Property Summary



PROPERTY DESCRIPTION

Discover an exceptional opportunity at 1016 5th Ave in Pittsburgh, 2,500 SF of retail space featuring a brand-new steel and glass bay window façade and handmade Chevron Parquet flooring. Centrally located within the bustling Uptown neighborhood, surrounded by Duquesne University and establishments like Moonlit Burger, Social Circle Bar & Bistro, and Crafted North. Duquesne University covers the majority of the west section of the neighborhood, offering a captive customer base from the universities students, faculty and staff. Uptown boasts one of the city's best entertainment options located directly across the street, PPG Paints Arena - where you can catch a Penguins hockey game or a live concert.

PROPERTY HIGHLIGHTS

- Build-to-Suit available
- Permitted By Right: Sidewalk Café and Outdoor Retail Sales and Service
- Situated on 5th Ave, one of the main routes for the transit authorities new Bus Rapid Transit (BRT) system, "The University Line."

VIDEO

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	
Building Size:	8,400 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	3 MILES
Total Households	1,996	9,675	71,252
Total Population	8,469	23,271	156,842
Average HH Income	\$83,809	\$90,146	\$87,155

Additional Photos





Nearby Developments



UPMC Vision Institute

UPMC VISION AND REHABILITATION TOWER AT UPMC MERCY

Located on the UPMC Mercy Campus in Pittsburgh's Uptown neighborhood, this new facility includes a nine-story tower that houses research, office and conference areas and a four-story building that is home to hospital functions including surgery, clinical and pharmacy spaces.

- * 410,000 square feet of clinical and research space.
- * A dedicated clinical trials center.
- * Cutting-edge biotherapy treatments.
- * Patient-centered resources, including a life skills apartment, street lab, and rooftop sensory garden.
- * Complete low-vision rehab technologies and services.
- * Enhanced and proactive screening and care for underserved populations.



\$240 million headquarters tower for First National Bank (FNB)

28-ACRE LEED GOLD CERTIFIED, MIXED-USE NEIGHBORHOOD

7+ acres of urban open space development including pedestrian and bicycle paths, rain gardens, and an amphitheater — extending to Downtown Pittsburgh via the new 3-acre public CAP Park crossing I-579. 1,000 on-site parking spaces, Electric vehicle charging station, Protected bike paths as part of the forthcoming BRT Line, and less than a 5 minute walk to the Steel Plaza T Station

In total, the development plans include:

- * 1,200 Residential Units
- * 1M SF of Office Space
- * 1M SF of Entertainment & Retail
- * 400 Hotel Rooms
- * 3 Acre public park



11-story student apartment building on Forbes Avenue

DUQUESNE UNIVERSITY STUDENT HOUSING

The 556-bed facility will include amenity spaces, bicycle parking, a fitness area and outdoor courtyards available to residents, students and others in the community located next to the university's Power Center, is slated to include 216 apartments to house upper-class and graduate students.



Location Information

Retailer Map



Nearby Multifamily Properties



P: Centre District Apartments | 288-Units

City View Apartments | 390-Units

P: City's Edge | 110-Units

P: Fifth & Dinwiddie | 171-Units

1709 Fifth | 51-Units

Uptown Flats | 26-Units

Union on 5th | 94-Units

Union on 5th Annex | 10-Units

Duquesne University Student Housing | 556 Beds

P: Apex on 5th | 240-Units

Capitol Suites | 29-Units

STATUS	# OF UNITS
Existing	600
Under construction	216
Proposed	593
TOTAL	1,409

Employees and Visitors*



QUARTERLY SNAPSHOT: 4Q 2023

RESIDENTS



89.2%

Golden Triangle residential occupancy rate



6,882

apartments



1,080

condos

EMPLOYEES



116,634

workers



23M SF

Class A & B
rentable office space

HOSPITALITY



55.6%

Q4 2023 average hotel occupancy rate



5,263

hotel rooms in the Central Business District

RETAIL



20 new businesses

opened in the Golden Triangle in 2023



6.1%

Direct retail vacancy in the Central Business District

Demographics

POPULATION	0.5 MILES	1 MILE	3 MILES
Total Population	8,469	23,271	156,842
Average Age	31	36	37
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	3 MILES
Total Households	1,996	9,675	71,252
# of Persons per HH	4.2	2.4	2.2
Average HH Income	\$83,809	\$90,146	\$87,155
Average House Value	\$343,011	\$340,695	\$293,420

Demographics data derived from AlphaMap





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PROFESSIONAL BACKGROUND

Jesse is a highly skilled and versatile Investment Sales & Acquisitions broker at Harvest Commercial Real Estate in Pittsburgh, PA. Known for his ability to blend analytical thinking with creative problem-solving, he brings a fresh and innovative approach to every transaction.

With a proven track record in facilitating a wide range of transactions, including investment sales, ground lease and land sales, developments, owner-occupied investments, and leasing, Jesse's dynamic skills set him apart in the industry. Prior to joining Harvest, Jesse served as an Advisor at SVN Three Rivers Commercial Advisors, where he successfully guided clients through challenging market conditions during the Covid-19 pandemic.

Drawing upon over a decade of diverse marketing and sales experience across multiple industries, Jesse's background also includes extensive involvement in the food & beverage sector. This unique combination of analytical expertise and creative thinking enables him to provide comprehensive insights and innovative strategies tailored to the needs of investors and business owners in the dynamic commercial real estate market.

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