

900 MAIN

PITTSBURGH, PA 15215 (SHARPSBURG)



There's a buzz in Sharpsburg - be a part of it!

900 Main Street is a 3,200 sq ft store front immediately available for your dream business – restaurant, retail, office, showroom, makerspace, yoga studio, or more.

Sharpsburg continues to celebrate new businesses, projects, public art, and crosswalks, as well as the long-standing places, people, and traditions that make the borough unique.

Here's your chance to join newer neighbors like Dancing Gnome and Hitchhiker breweries, Ketchup City Creative, Deep Local, Sugar Spell Scoops., and Zynka Gallery (fine art). Others moving into the neighborhood include Redhawk Coffee, Pittsburgh Winery, a new restaurant, and a yet to be named third brewery.



Exterior

900 MAIN

PITTSBURGH, PA 15215 (SHARPSBURG)

For more details, contact Jeff Jarzynka
412-951-5788
zynka@hotmail.com



Wide open space welcomes you through the front doors

900 MAIN

PITTSBURGH, PA 15215 (SHARPSBURG)



Interior detail 1

For more details, contact Jeff Jarzynka
412-951-5788
zynka@hotmail.com



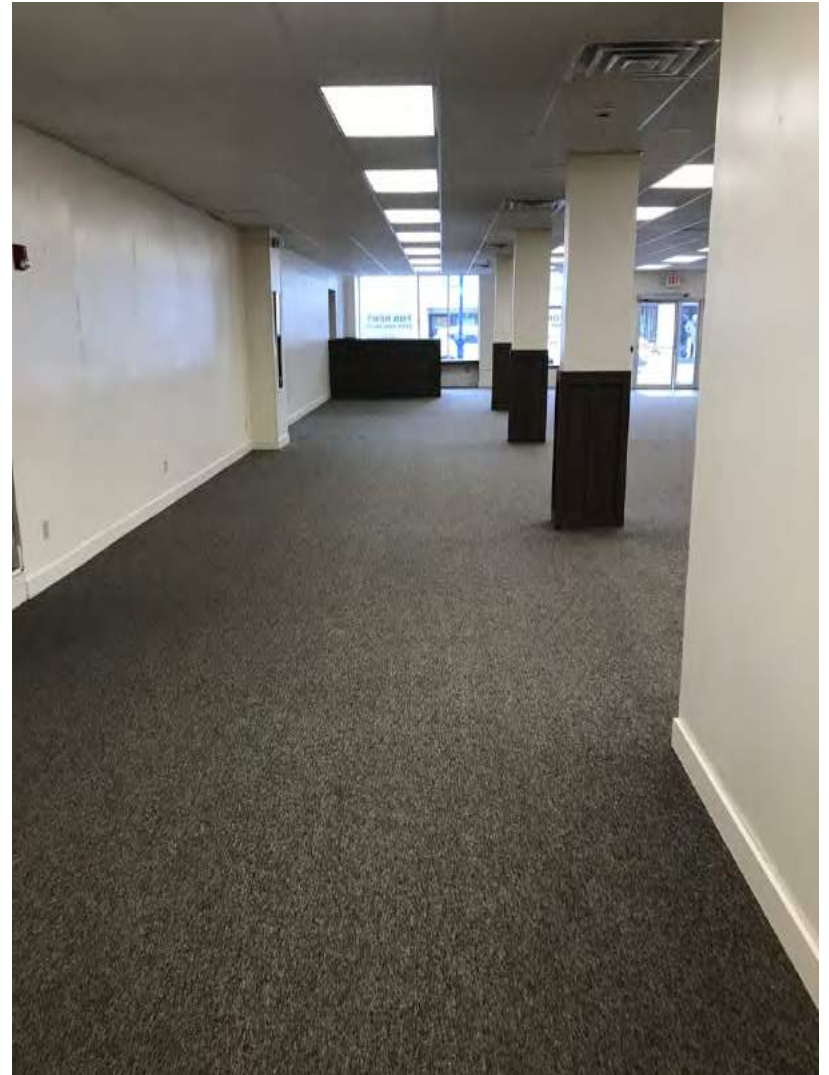
Interior detail 2

900 MAIN

PITTSBURGH, PA 15215 (SHARPSBURG)



Looking forward



For more details, contact Jeff Jarzynka
412-951-5788
zynka@hotmail.com

900 MAIN

PITTSBURGH, PA 15215 (SHARPSBURG)



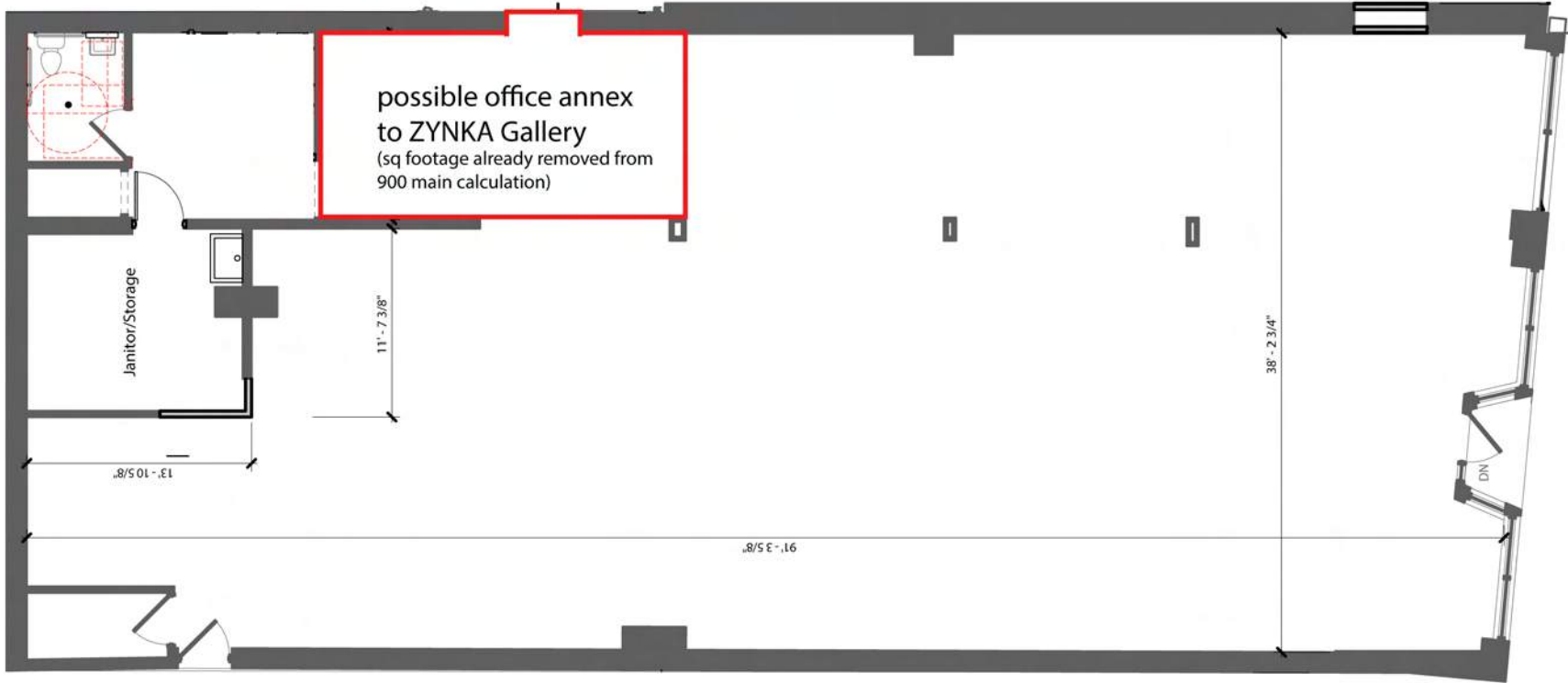
Interior panorama

For more details, contact Jeff Jarzynka
412-951-5788
zynka@hotmail.com

FLOOR PLAN

900 MAIN

PITTSBURGH, PA 15215 (SHARPSBURG)



MAIN STREET

9TH STREET

900 MAIN

PITTSBURGH, PA 15215 (SHARPSBURG)



OFFERING SUMMARY

Available SF: 3,200 SF

PROPERTY OVERVIEW

SVN | Three Rivers Commercial Advisors is pleased to present street retail space available for lease at 900 Main Street. The space has an open concept, drop ceiling, 1 bathroom, storage room, and office. Located in the heart of Sharpsburgh, this space is your opportunity to join newer neighbors like Dancing Gnome and Hitchhiker breweries, Ketchup City Creative, Deep Local, and Sugar Spell Scoops. Others moving into the neighborhood this year include Zynka Gallery (fine art), Redhawk Coffee, Pittsburgh Winery, 4Four6 Distillery, and more. Bring your concept to this desirable location on Main Street and participate in the culture of a neighborhood on the rise.

Lease Rate: \$13.50 SF/yr (MG)

PROPERTY HIGHLIGHTS

- Desirable corner Location on Main Street
- Neighboring retailers, restaurants, and award winning breweries
- Space available as vanilla box
- 12,300 vehicles per day
- Option to remove drop ceiling for additional three feet ceiling height and original tin ceiling

For more details, contact Jeff Jarzynka
412-951-5788
zynka@hotmail.com

900 MAIN

PITTSBURGH, PA 15215 (SHARPSBURG)

Street Photos

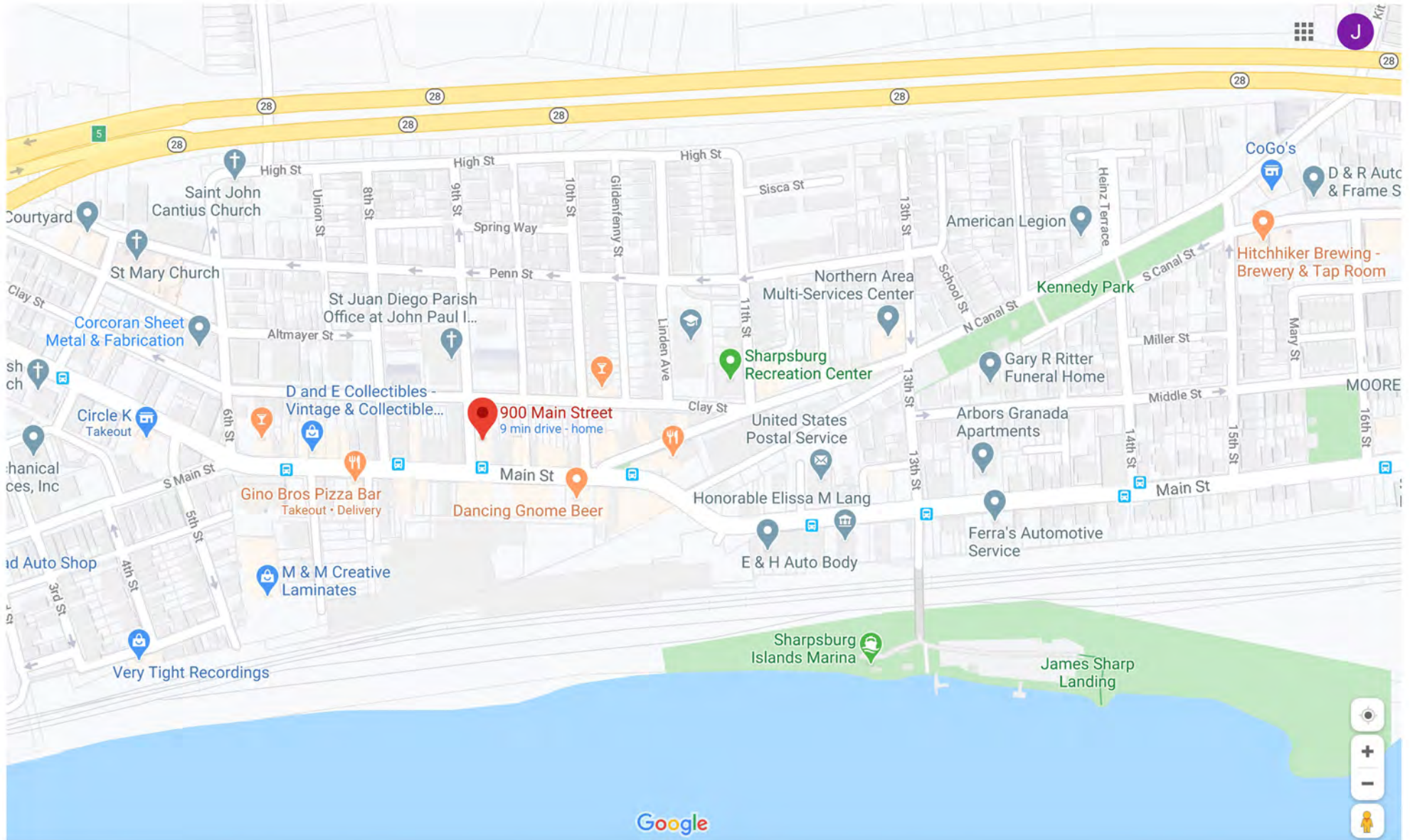


For more details, contact Jeff Jarzynka
412-951-5788
zynka@hotmail.com

900 MAIN

PITTSBURGH, PA 15215 (SHARPSBURG)

Location Map



For more details, contact Jeff Jarzynka
412-951-5788
zynka@hotmail.com

Location Overview



PENNSYLVANIA

Pennsylvania is officially a Commonwealth, a word which comes from Old English and means the "common weal" or well-being of the public. In Pennsylvania, all legal processes are carried out in the name of the Commonwealth, although the word does not appear on the State Seal. The commonwealth borders Delaware to the southeast, Maryland to the south, West Virginia to the southwest, Ohio to the west, Lake Erie and the Canadian province of Ontario to the northwest, New York to the north, and New Jersey to the east. It is also one of the 13 original founding states.

ALLEGHENY COUNTY

Allegheny County is a county in the southwestern part of Pennsylvania [PA]. It is the second most populous county in PA followed by Philadelphia County. Allegheny County was the first in PA to be given a Native American name, being named after the Allegheny River. Allegheny County was created in September of 1788 from parts of Washington and Westmoreland counties and originally extended all the way north to the shores of Lake Erie and became the "Mother County" for most of northwestern PA before the counties current borders were set. The area developed rapidly throughout the 19th century to become the center of steel production in the nation. The county is known for the three major rivers that flow through it, the Allegheny, the Monongahela, and the Ohio Rivers. Allegheny county is home to three National Sports Teams, multiple major top ten companies as well as various colleges and universities. The county consists of 4 cities, 84 boroughs and 42 townships.

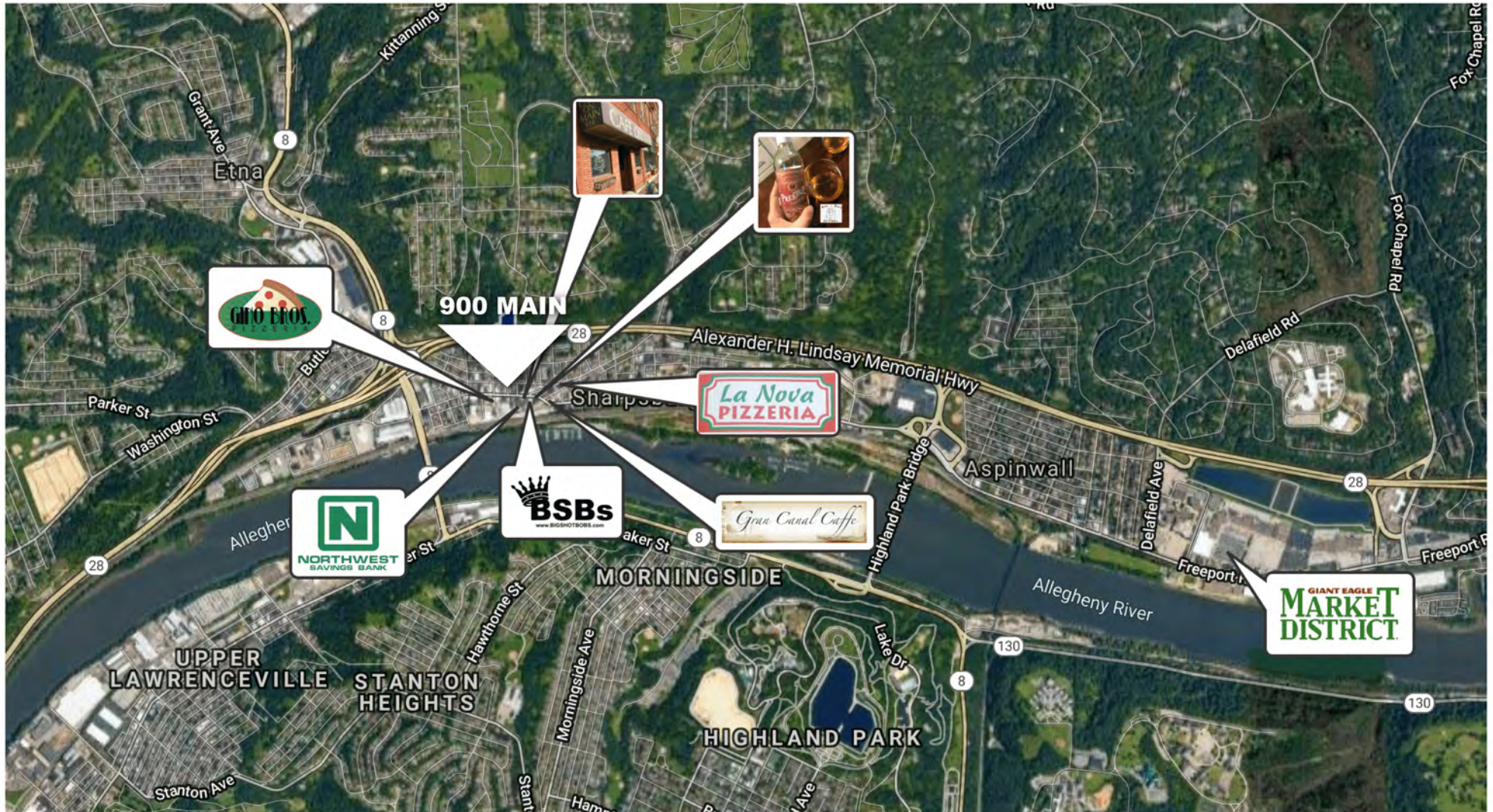
SHARPSBURG

Sharpsburg is a borough in Allegheny County, PA, 5 miles northeast of Downtown Pittsburgh along the Allegheny River. It is bordered by Etna to the west, Shaler Township and O'Hara Township to the north, and Aspinwall to the east. To the south, across the Allegheny River are Morningside and Upper Lawrenceville. Sharpsburg has a rich history dating back to the 18th century when the Seneca Indians settled into the area. One of the most well-known industries that had its beginnings in Sharpsburg was the H. J. Heinz Company. The Heinz glass works in Sharpsburg once manufactured all of the glassware for Heinz products. Today, Sharpsburg continues to boast pride of its industrial past while looking forward to the opportunities of economic growth within the business district, and its residents enjoy being a part of this unique riverfront community.

900 MAIN

PITTSBURGH, PA 15215 (SHARPSBURG)

Retailer Map

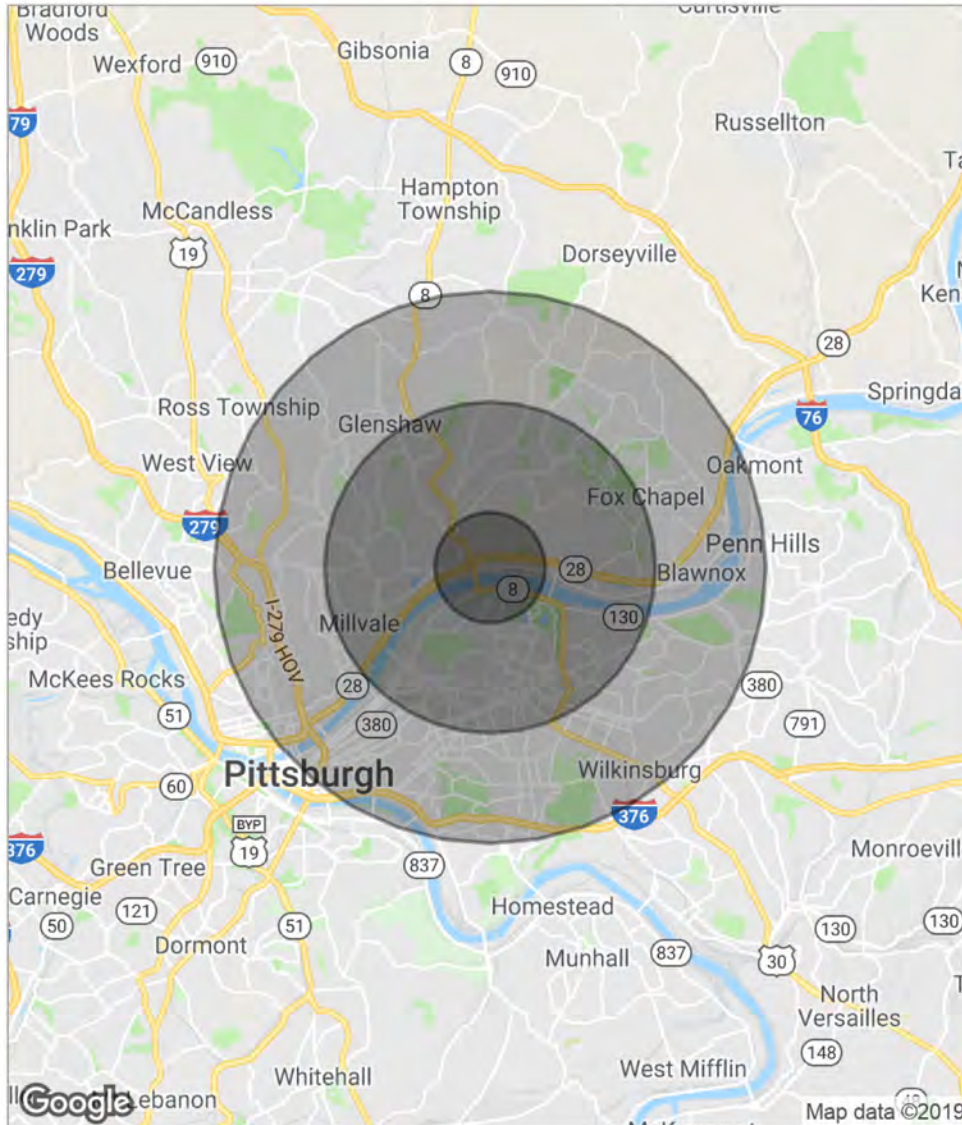


For more details, contact Jeff Jarzynka
412-951-5788
zynka@hotmail.com

900 MAIN

PITTSBURGH, PA 15215 (SHARPSBURG)

Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,766	109,115	276,627
Median age	38.7	38.1	37.3
Median age [Male]	37.3	37.2	35.9
Median age [Female]	41.5	39.5	38.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,207	52,138	122,172
# of persons per HH	2.3	2.1	2.3
Average HH income	\$51,066	\$56,010	\$62,974
Average house value	\$104,156	\$148,471	\$190,280

* Demographic data derived from 2010 US Census

For more details, contact Jeff Jarzynka
 412-951-5788
 jzynka@hotmail.com