

HAMILTON MIDTOWN

7119 HAMILTON AVE
PITTSBURGH, PA 15208

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HAMILTON PLACE-Historic Reuse-Transit Oriented Development-Transit Revitalization Investment District-Qualified Opportunity Zone

Property Summary



SUMMARY

Lot Size:	9,720 SF
Building Size:	12,000 SF
Market:	Pittsburgh
Submarket:	Homewood South

PROPERTY OVERVIEW

Beautiful, 3-story, brick building in the heart of Homewood. Located next to the Carnegie Library and African American Music Institute and 2 Blocks from the East Busway @Homewood Station, featuring a ground floor chapel/communal gathering space in the center of the building, a commercial kitchen, dining room, large conference room, 35 sleeping rooms on second and third floors, offices, fitness center, laundry room and computer lab. Potential uses include communal living residence, adult dorm, living quarters or residence halls for training academies, colleges, universities, religious or educational institutions, offices, medical clinic, artist commune, youth hostel, senior living facility and more.

PROPERTY HIGHLIGHTS

- Excellent Location in Heart of Transit Revitalization Investment District (TRID)-Homewood Station-Zoning RM-M
- 35 Sleeping Rooms/12 Bathrooms
- 7 Furnaces/ Air Conditioning Units
- Federal Qualified Opportunity Zone
- 6 Parking Spaces in Rear. City Parking Lot to be built across the street.
- New Sprinkler System (2009)
- Elevator From First Floor to Basement
- One Block from Homewood Swimming Pool, Playground and Westinghouse Park
- 3 Blocks to 5th Ave, 2 Blocks to Wheel Mill and health clinic, 1 Block to Humane Animal Rescue League, PNC Bank and YMCA

Additional Photos



Additional Photos



Additional Photos



Additional Photos



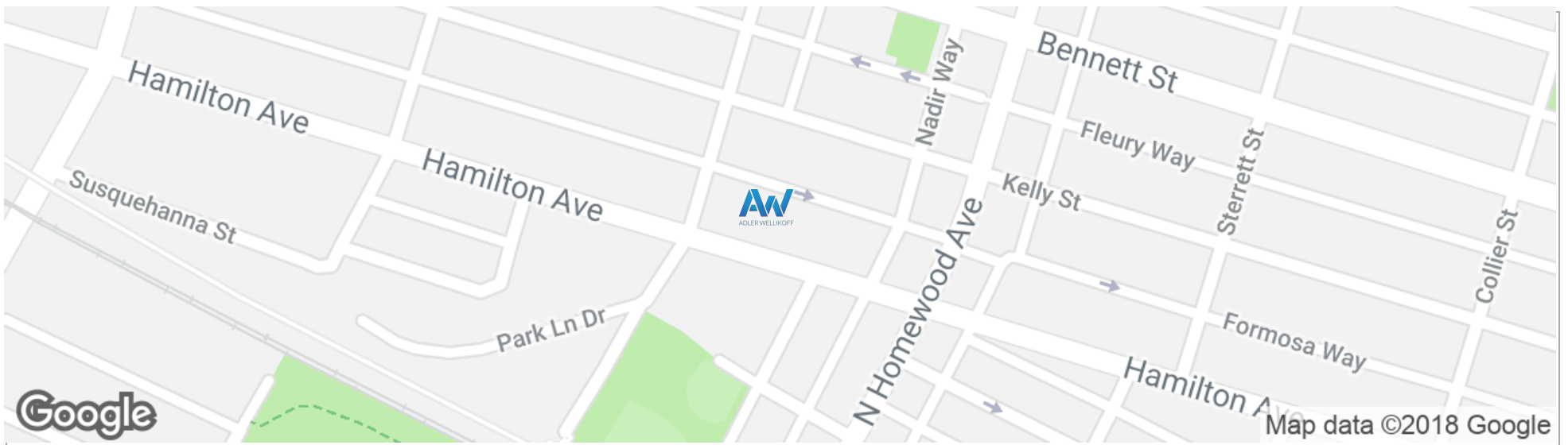
Additional Photos



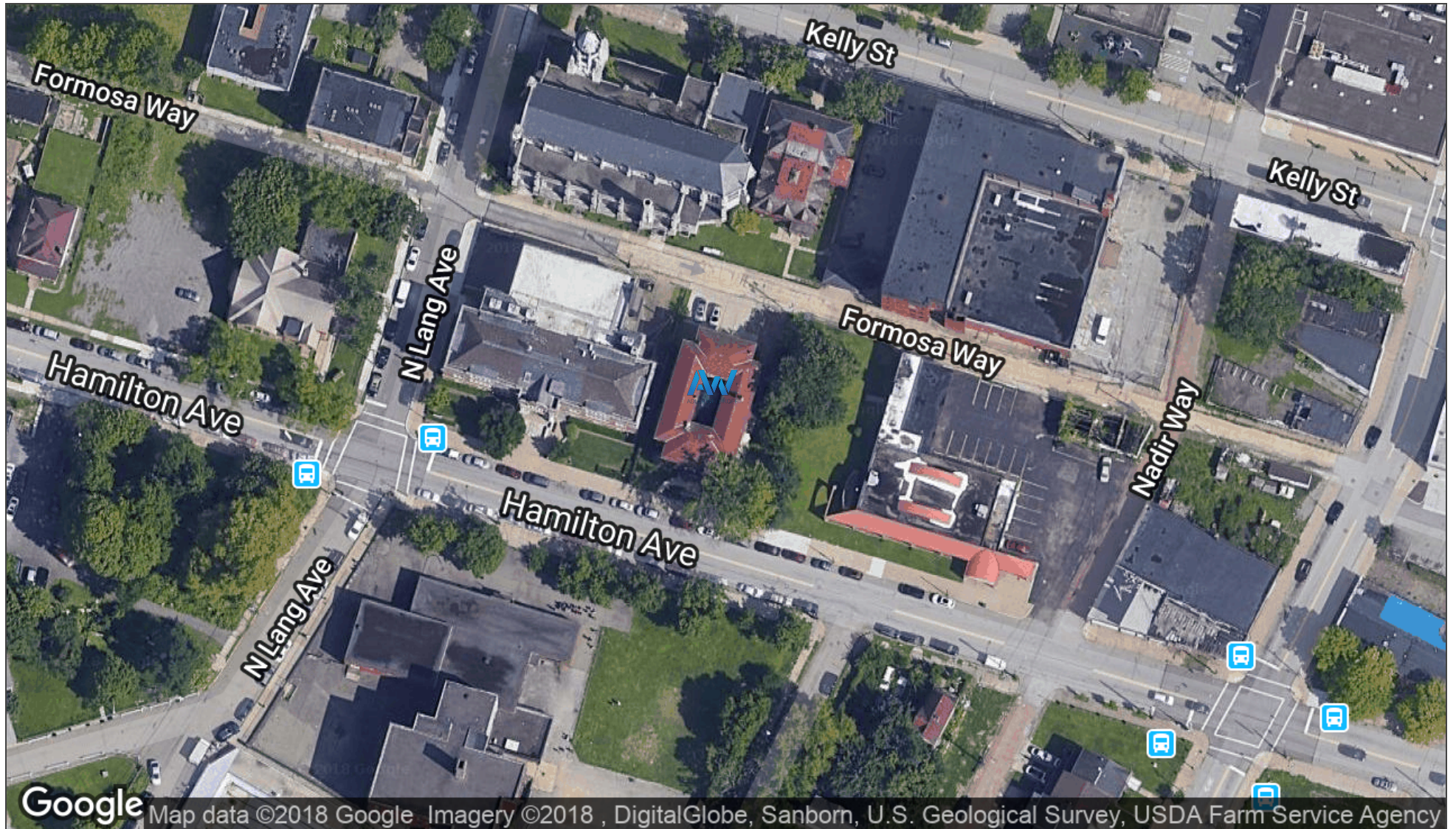
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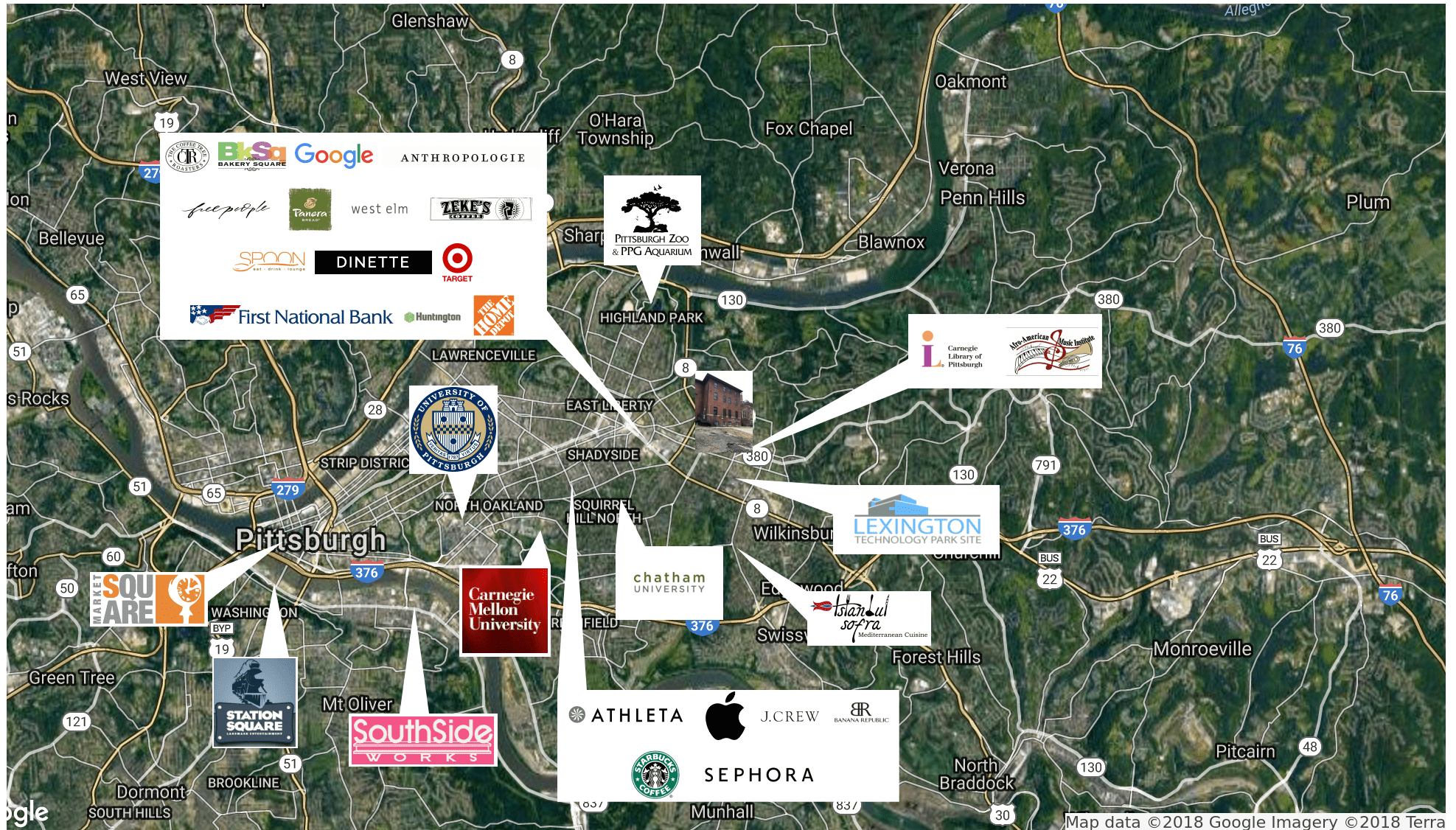
Location Maps



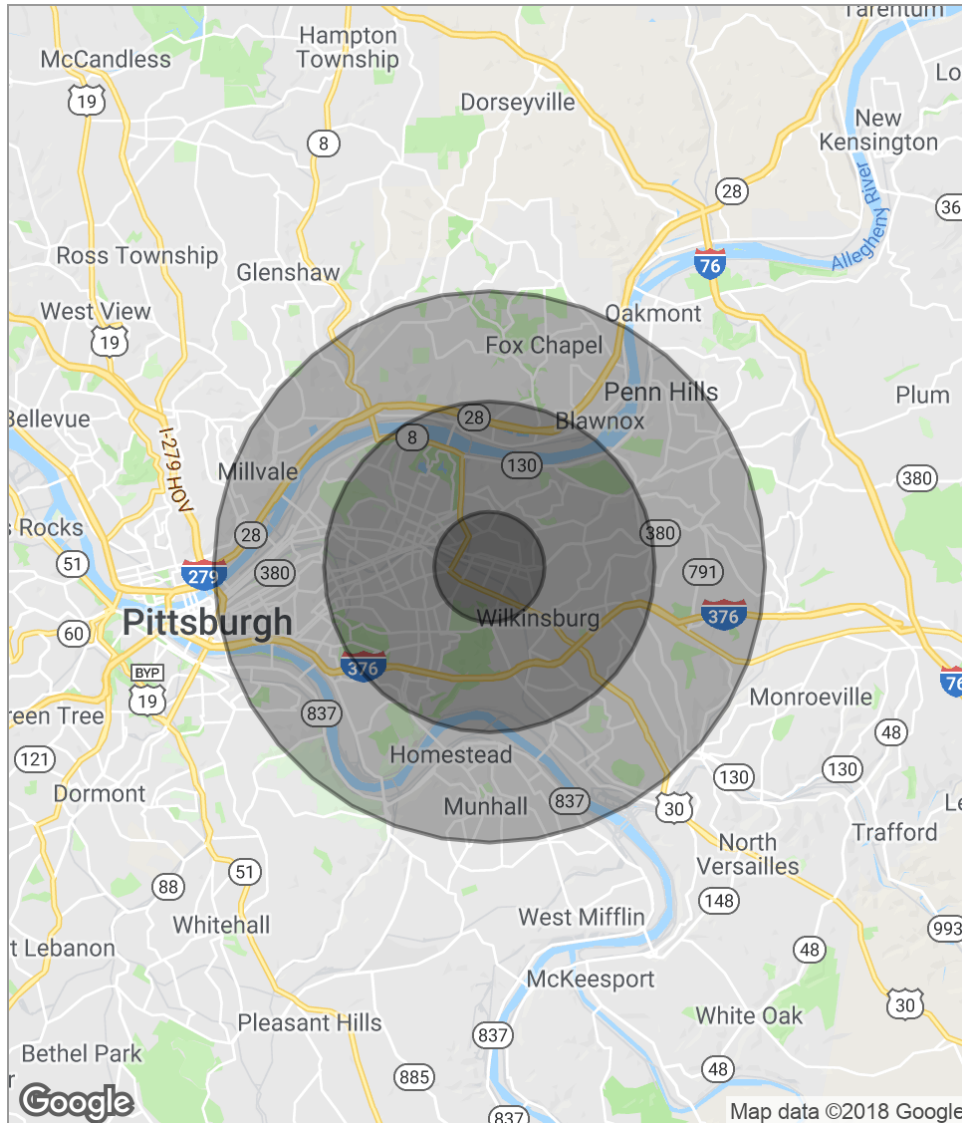
Aerial Map



Retail Map

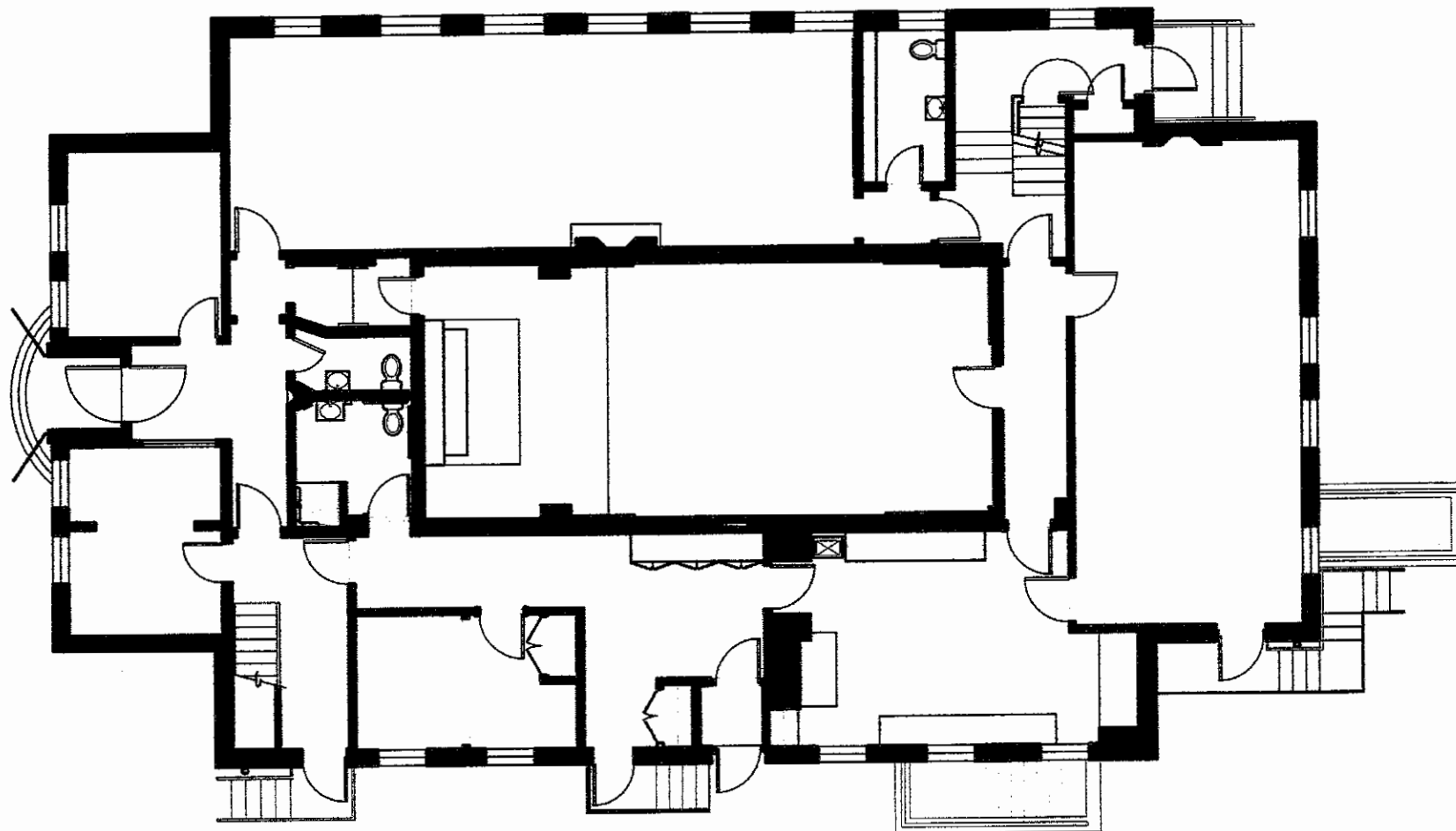


Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	18,664	155,855	329,972
Median age	42.0	38.1	37.8
Median age [male]	38.7	36.5	36.2
Median age [Female]	43.4	39.4	39.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	8,639	72,948	149,326
# of persons per HH	2.2	2.1	2.2
Average HH income	\$50,760	\$62,523	\$58,038
Average house value	\$101,720	\$185,517	\$166,546

** Demographic data derived from 2010 US Census*



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1 FIRST FLOOR PLAN

SCALE: NOT TO SCALE

PROJECT
NORTH



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M

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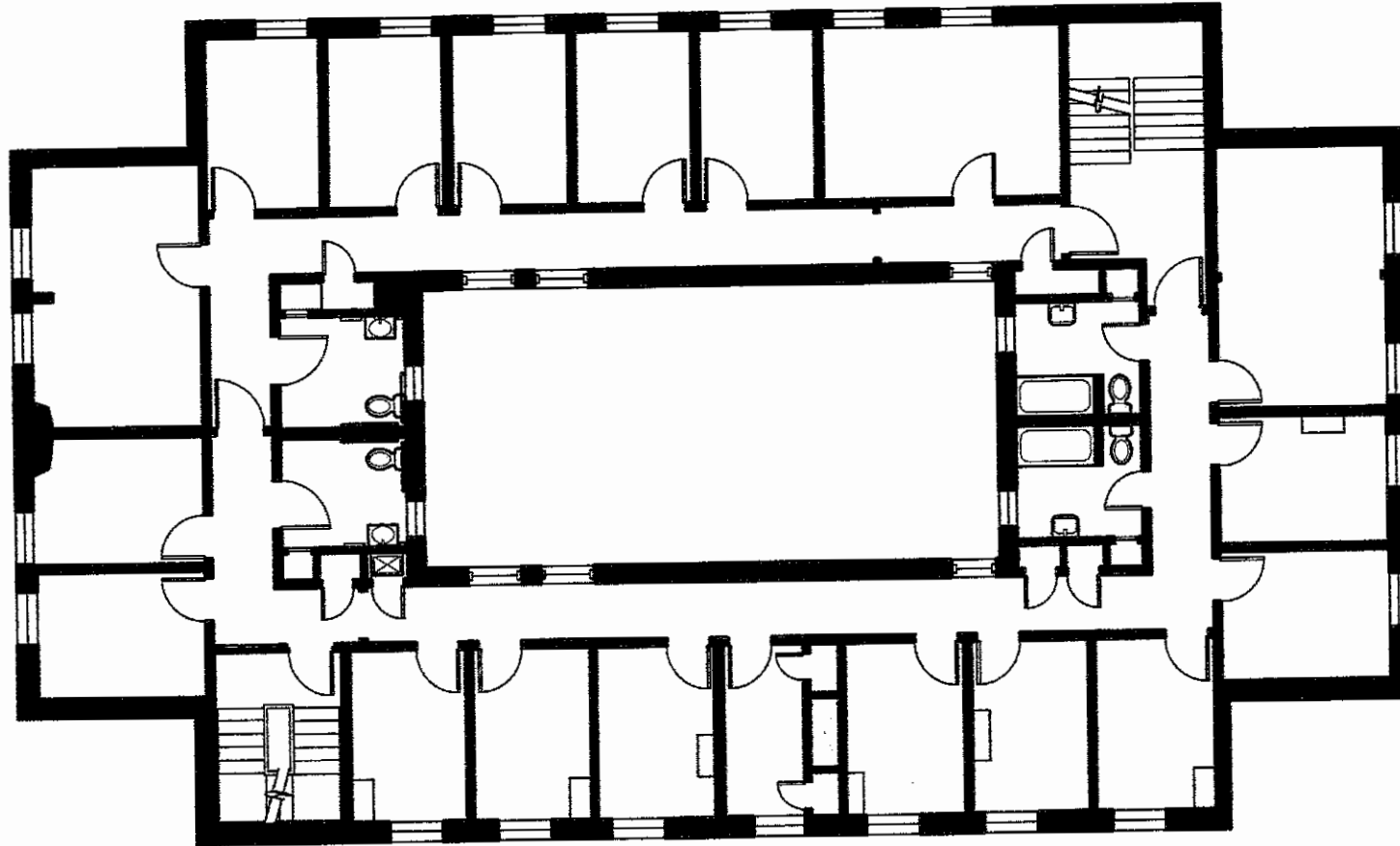
2110 Sarah Street
Pittsburgh, PA 15203
Phone: 412-488-3809
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Base Plans to
Center for Spirituality
7119 Hamilton Avenue
Pittsburgh, PA 15208

Project No. 0905.00

22 February 2010

EV-2



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1 SECOND FLOOR PLAN
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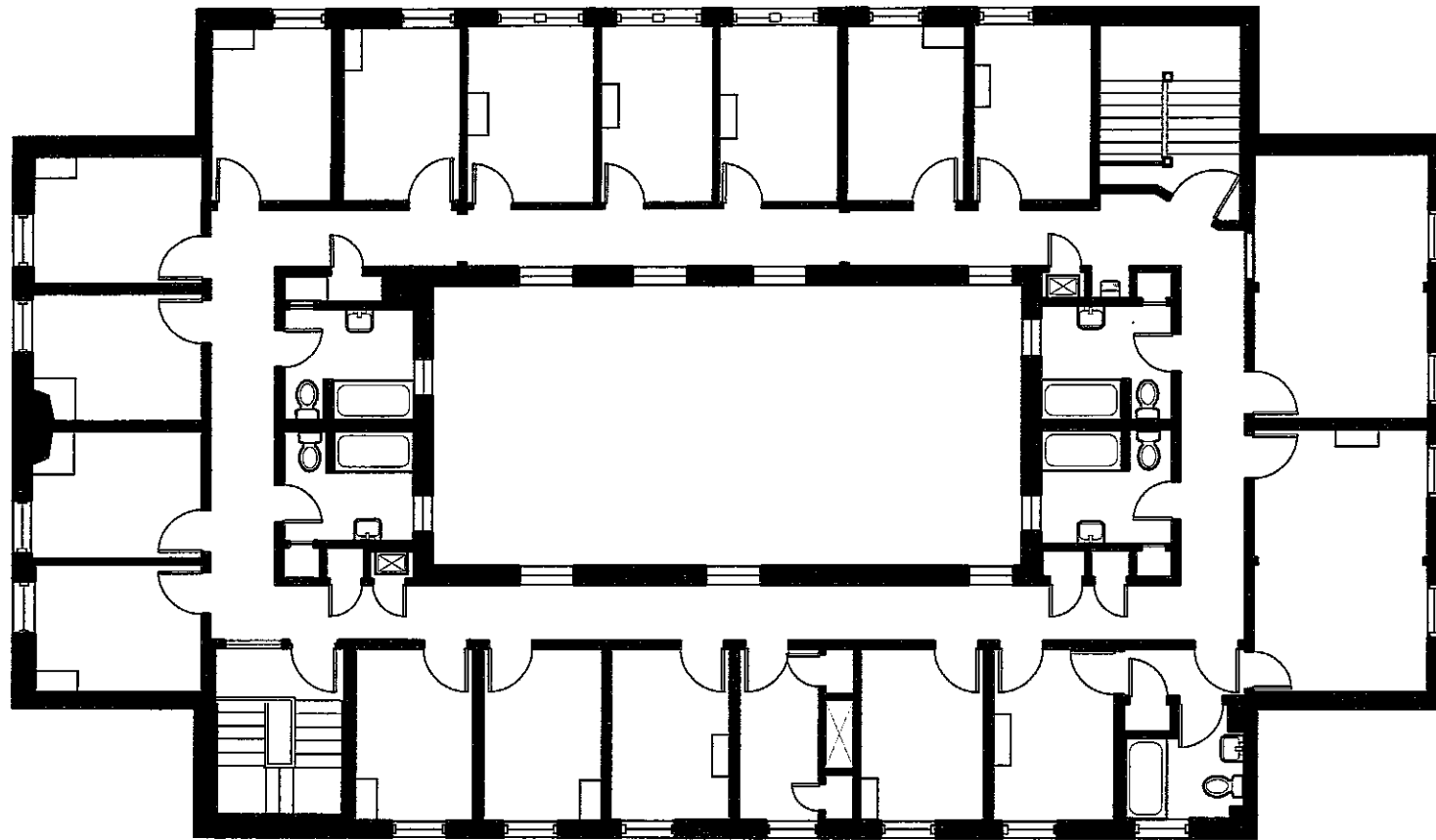
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1 THIRD FLOOR PLAN

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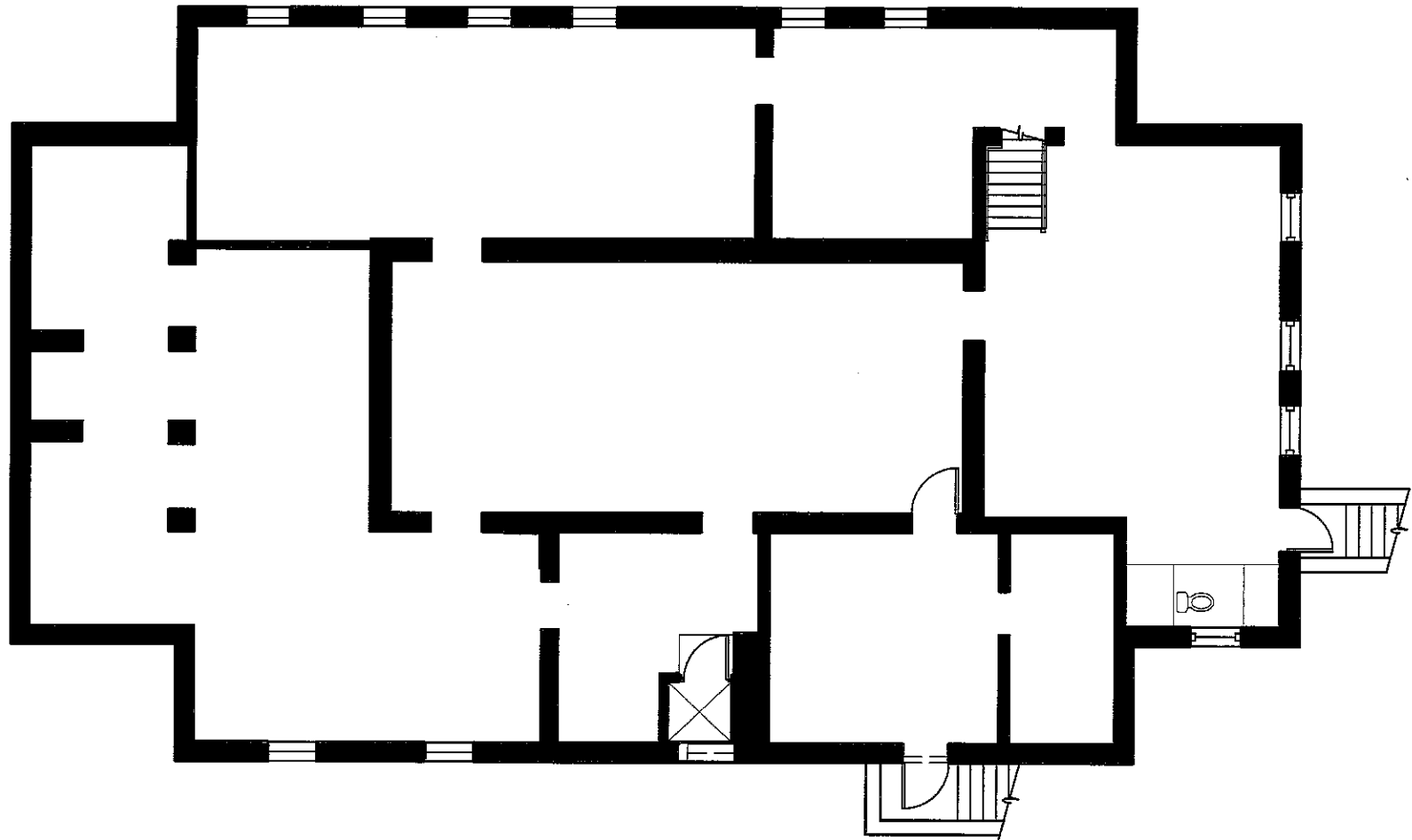
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1 BASEMENT FLOOR PLAN

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