

**5876 FORBES AVENUE
PITTSBURGH, PA 15217**



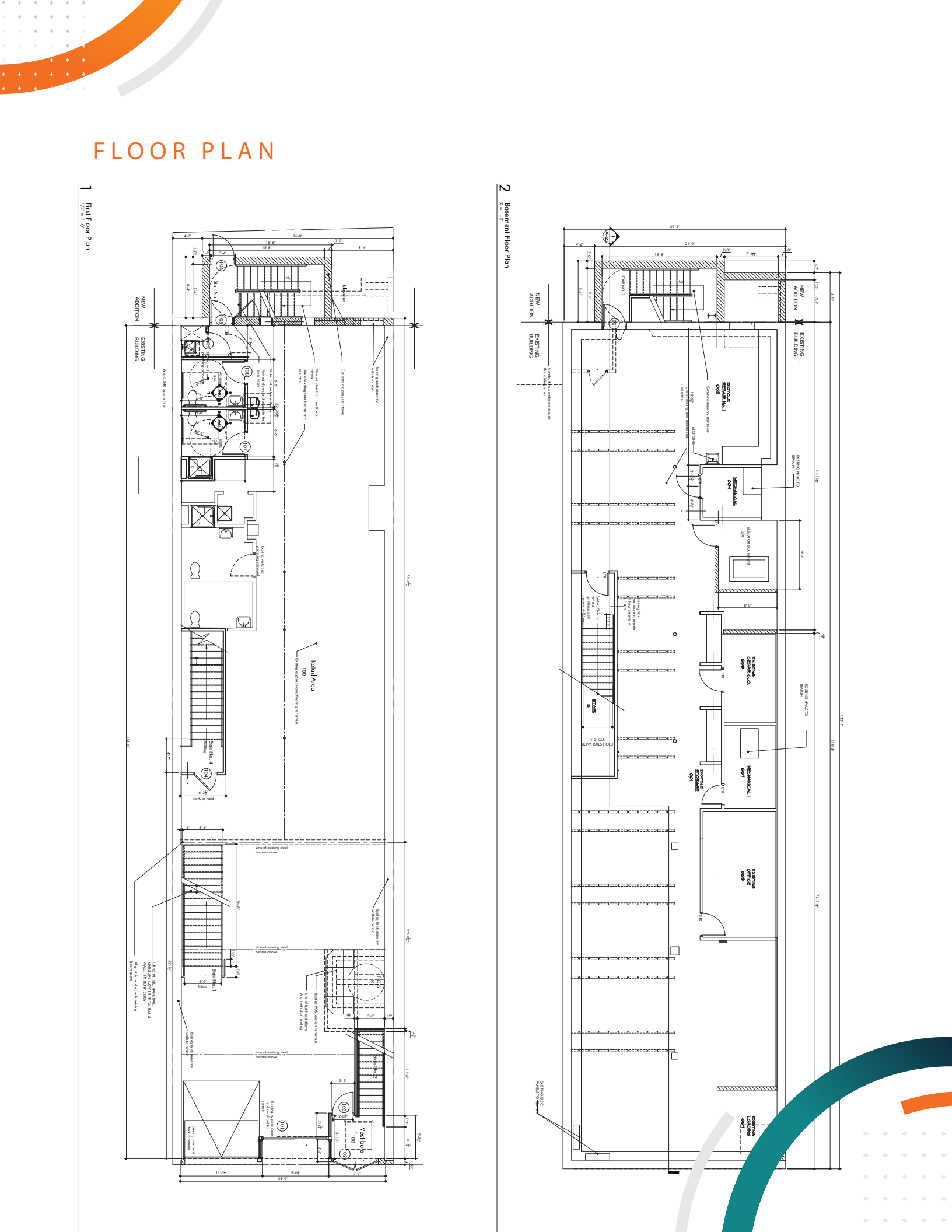
FOR SALE OR LEASE (PRO BIKE + RUN)

5876 FORBES AVENUE | SQUIRREL HILL

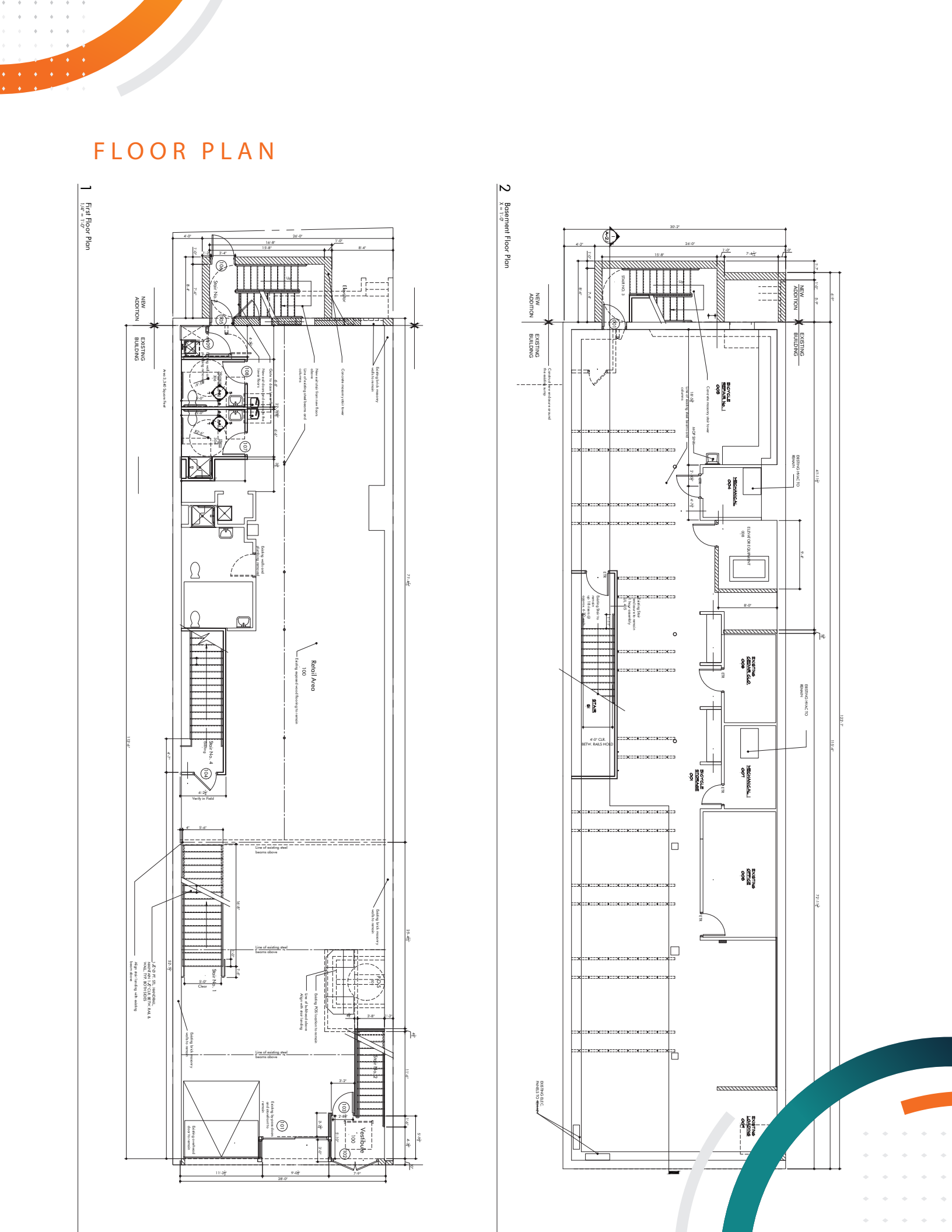
- 10,200 square foot Forbes Avenue building available for sale or lease
- Three-stories with each floor being 3,340 square feet (28' x 113')
- High ceilings
- ADA compliant restrooms on each floor
- newer mechanicals and elevator
- Usable basement
- Building signage available
- Located in the heart of the Squirrel Hill retail district
- Area retailers include Starbucks, S&T Bank, Independent Brewing Company, Orr's Jewelers, First Commonwealth Bank, Commonplace Coffee, Massage Envy, Bruegger's Bagels, Rite Aid, Eat'n Park, Fine Wine & Good Spirits, Giant Eagle and many more
- Area attractions include Manor Theatre, Carnegie Library of Pittsburgh, Frick and Schenley Parks

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1000 JOURNAL OF CLIMATE

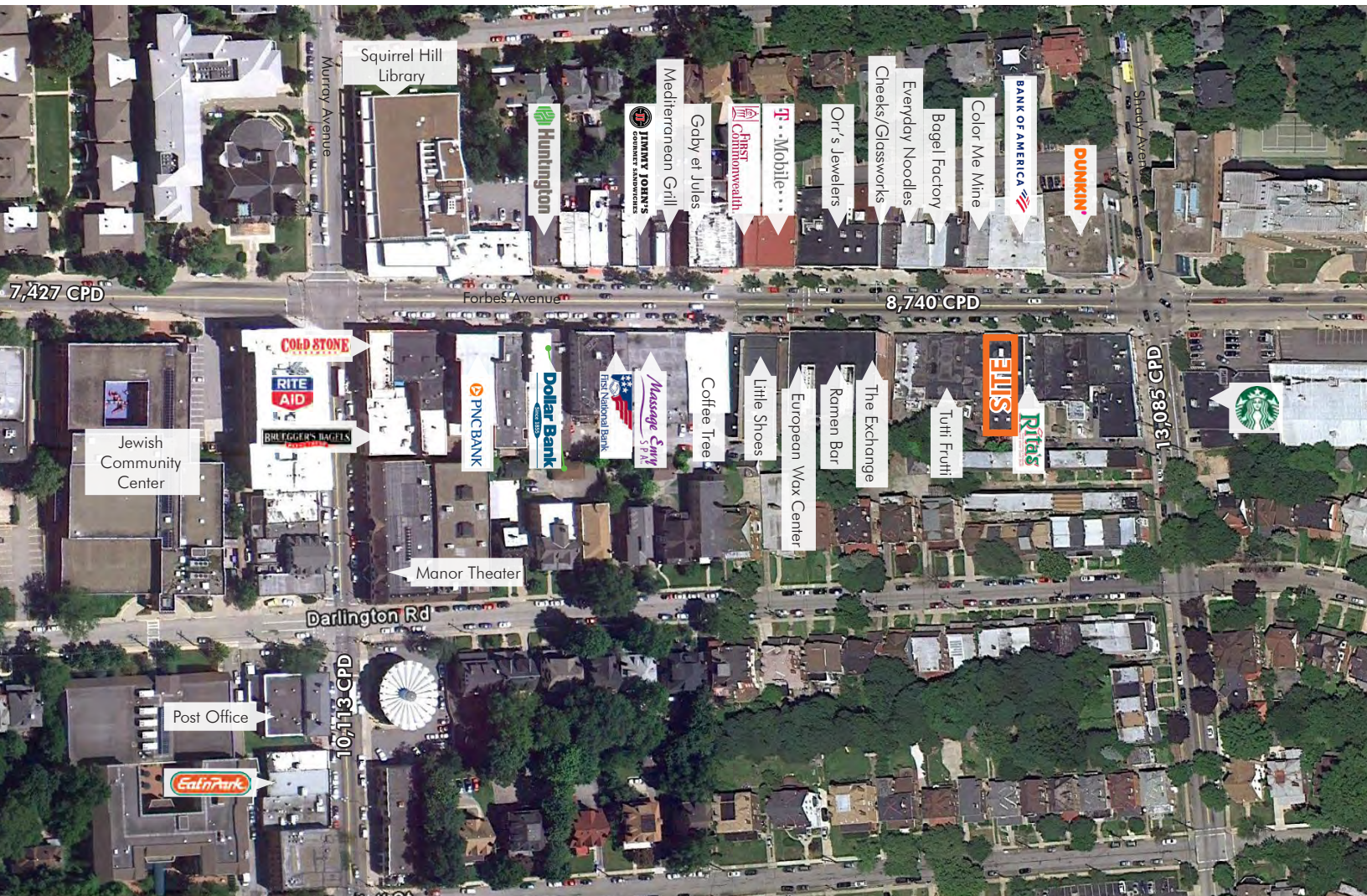


2 Basement Floor Plan



DEMOGRAPHICS (2019 ESTIMATED)

	THREE MILES	FIVE MILES	SEVEN MILES
POPULATION	183,935	358,941	551,253
DAYTIME POPULATION	230,326	479,330	661,084
HOUSEHOLDS	85,387	164,679	251,399
AVERAGE HOUSEHOLD INCOME	\$73,515	\$71,397	\$71,593





FOR SALE OR LEASE

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