



6018 BROAD STREET

PITTSBURGH PA 15206

TURNKEY BAR / RESTAURANT FOR LEASE

PROPERTY HIGHLIGHTS

- 3,100 sf bar / restaurant space for lease - turn key space
- \$30.00 / per SF MG - Taxes Est. at \$0.60 psf
- MUST SEE, fabulous bar/restaurant space, with large patio, newly built out (2 years old) with 47' restored tiger wood bar (said to be the longest bar in Pittsburgh!), wired sound system, stage (removable), lots of history. It's the former, completely restored "Walsh's Bar" which was the place to go for decades! Two full floors renovated for event space and fun - for a total of 6,200 sf of finished space (rent based upon 3,100 sf).

- Centrally located in East Liberty, in the East End of Pittsburgh
- 1 minute from Duolingo headquarters
- 2 minutes from Google's Pittsburgh headquarters
- 5 minutes to Oakland, CMU, Highland Park and Shadyside
- 10 minutes to Downtown Pittsburgh
- Next to high grossing Target
- Close to major universities, hospitals and cultural institutions,
- Indigo Square is situated in an area that is highly conducive to business development
- Within walking distance to hotels, restaurants, apartments, entertainment, and Whole Foods



CONTACT

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MORE INTERIOR PHOTOS



LOCATION



- MINUTES FROM:**
- The headquarters for Google, Duolingo, and Phillips
 - Carnegie Mellon, University of Pittsburgh, Carlow University, and Chatham Univeristy
 - Hundreds of high-end apartment units
 - A vast collection of wide ranging restaurants
 - Target
 - Whole Foods

2023 DEMOGRAPHICS			
	1 mile	3 miles	5 miles
Population	35,017	173,764	327,504
Households	18,637	82,103	155,376
Average HH Income	\$104,800	\$99,093	\$95,410
Daytime Population	33,678	257,829	479,772

