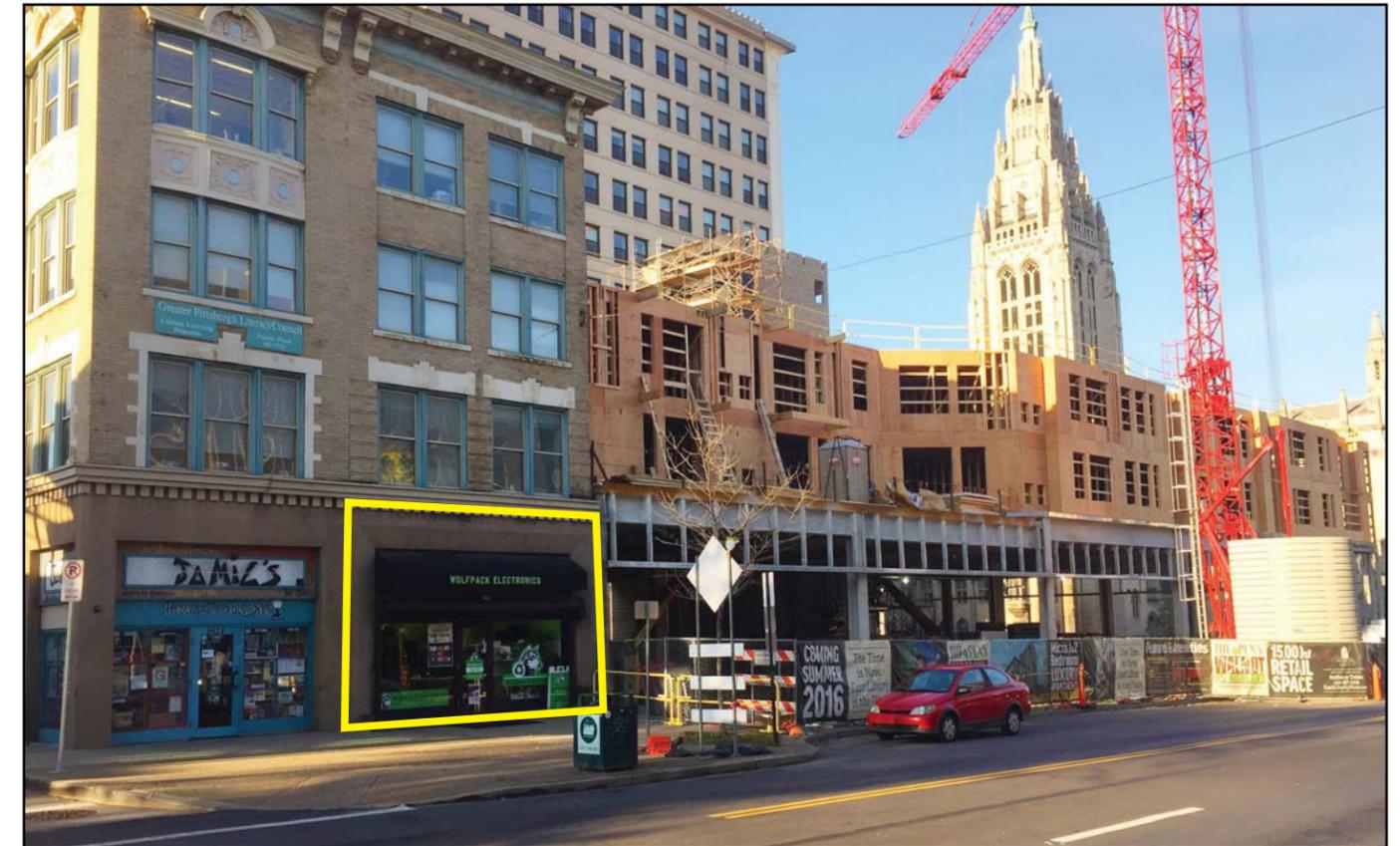


Real Estate Brokerage Services

Office | Industrial | Retail | Investing | Consulting

# 6022 Penn Avenue - East Liberty

Pittsburgh, Pennsylvania 15206



Available

2,000 SF

### Property Highlights

- Ideally located on Penn Avenue in the heart of the rapidly growing and thriving East Liberty Neighborhood
- Located adjacent to The Penn at Walnut on Highland - a 78 high-end luxury apartment complex opening soon
- Within walking distance to Whole Foods, Market District, Bakery Square, Trader Joe's and specialty retail and restaurants

For more information please contact:

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### DEMOGRAPHICS

	1-MILE	3-MILES
<b>Population:</b>	32,914	176,412
<b>Avg. HH Income:</b>	\$66,533	\$63,144

Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, such information has not been verified, and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Rental terms and all dimensions are approximate and specifications are subject to change without notice. Oxford Realty Services, Inc., an independent real estate services company.

East Liberty has gone through a dynamic transformation into a trendy urban community that is friendly to pedestrians, bicyclists, public transportation and commuters. It has truly become one of Pittsburgh's most walkable urban centers. Below is just a sample of the local amenities and shopping available within waling distance of 6113 Penn Avenue.



Restaurants

- BRGR
- Dnette
- Starbuck's
- Capri Pizza
- Paris 66 Bistro
- Spoon
- Plum Asian Kitchen
- Union Pig & Chicken
- Sharp Edge Beer
- Casbah
- Salt of the Earth
- Mad Mex
- And Many More!!

Retail

- Whole Foods
- Trader Joe's
- Target
- Walgreen's
- PetsMart
- CVS
- Market District
- GNC
- Staples
- Trek Bikes

Banks

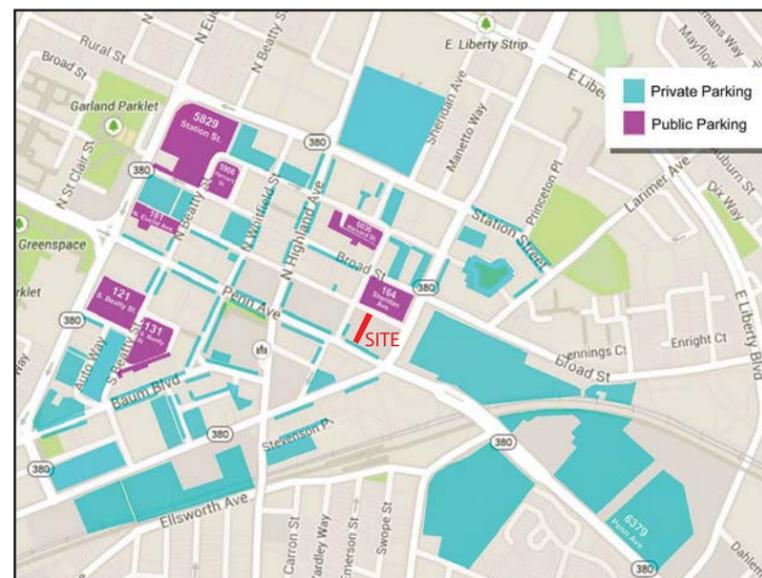
- First Niagara
- PNC Bank
- Fifth Third Bank
- Citizen's Bank
- Dollar Bank

Theatres

- Quantum Theatre
- Kelly-Strayhorn Theatre
- Steel City Improv Theatre

Fitness

- Club One
- Chris Anthony Fitness
- LA Fitness (Urban Active)
- ShadySide Spin
- Fitness Factory



- 1 The Penn at Walnut on Highland**  
The Penn at Walnut on Highland will feature 78 high-end residential apartments above street level retail of 16,000 square feet
- 2 Eastside III**  
A 3 building, mixed use project with 364 residential units and approximately 43,000 sq. ft. of retail

- 3 East Liberty Transit Center**  
New multi mode transportation hub with 200 plus car public parking structure with easy 10-15 minute access to downtown Pittsburgh or 15-20 minute access to the eastern suburbs
- 4 Bakery Living**  
This complex has approximately 400 residential units and 400,000 sq. ft. of office space.