



For Lease

6113 Penn Avenue

Pittsburgh, Pennsylvania 15206 (East Liberty)

DEMOGRAPHICS

	1 mile	2 mile
Population	31,598	96,619
Avg. Household Income	\$65,782	\$67,817

Premises

4,480 SF

Real Estate Tax & Insurance

Real Estate Tax: \$4,789/year
Insurance: \$1,093/year

Features

- Ideally located on Penn Avenue in the heart of the rapidly growing and thriving East Liberty neighborhood
- East Liberty was named one of the ten best up and coming neighborhoods in the United States (Article in USA Today, June, 2014)
- Average daily traffic count on Penn Avenue is 18,231

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For more information, please contact:

Arthur J. DiDonato, Jr.
Sr. Vice President/Retail Brokerage

412.261.0200 ext. 3436
adidonato@oxfordrealtyservices.com



Aerial View (East Liberty)

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
- Dinette
- 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
Opening Summer, 2016. 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.



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