

OFFERING MEMORANDUM

**1,800 SF Retail + 900 SF
Garage/Storage | Shadyside**

236 SHADY AVE
Pittsburgh, PA 15206

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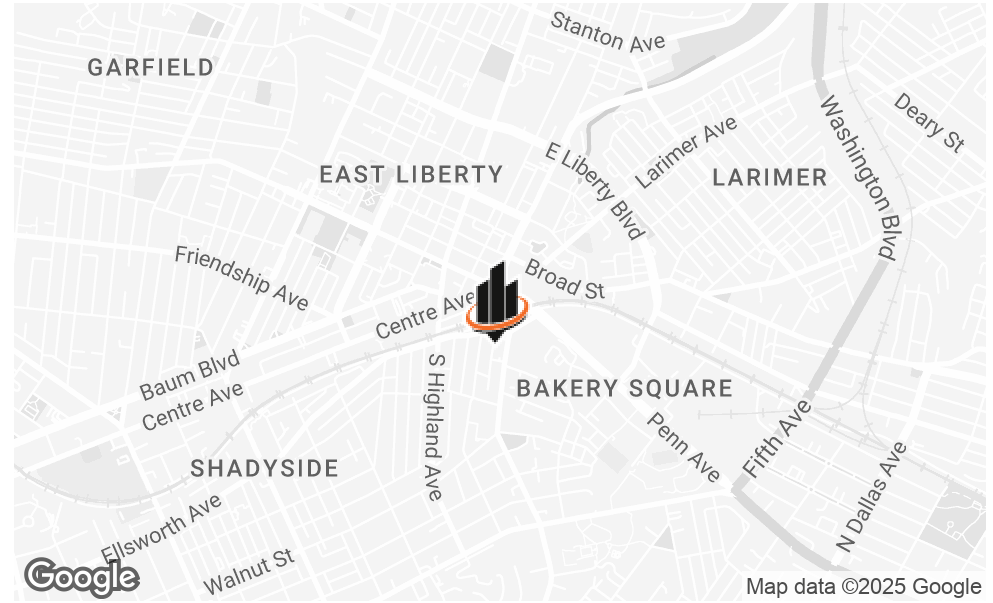
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SECTION 1
Property
Information

EXECUTIVE SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable
BUILDING SIZE:	4,857 SF
AVAILABLE SF:	1,800 SF + 900 SF Garage
LOT SIZE:	0.08 Acres
YEAR BUILT:	1900
ZONING:	LNC Local Neighborhood Commercial
MARKET:	Pittsburgh
SUBMARKET:	Shadyside

PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present 236 Shady Ave, a prime retail opportunity in the heart of Shadyside. This 1,800 SF space boasts a convenient location, 2 off-street parking spaces, and a 900 SF storage garage with a walk-in cooler. Plus, it's perfectly positioned across from the new Giant Eagle Market District Development, drawing in traffic from 231 apartments, 10 retail & restaurant storefronts, and a parking garage. With 5,670+ average daily traffic on Shady Ave, this property offers excellent visibility and potential foot traffic, making it an ideal location for your business.

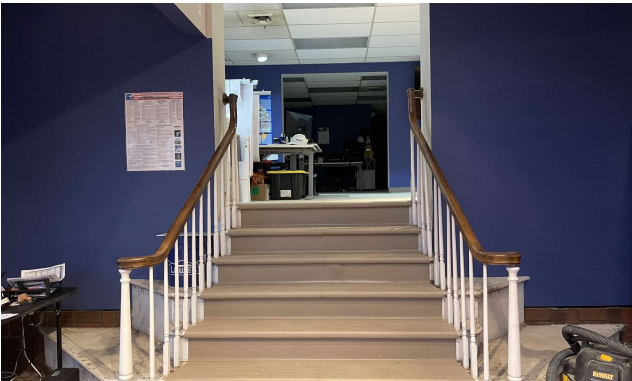
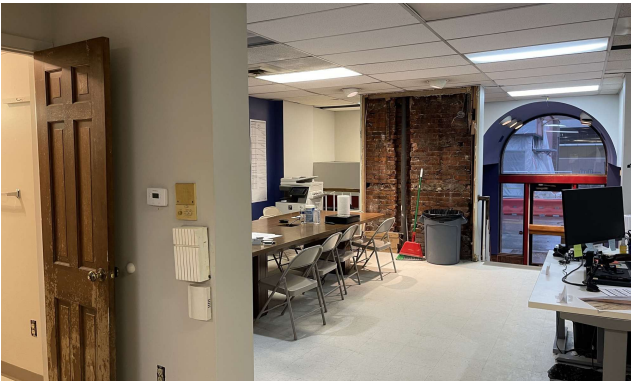
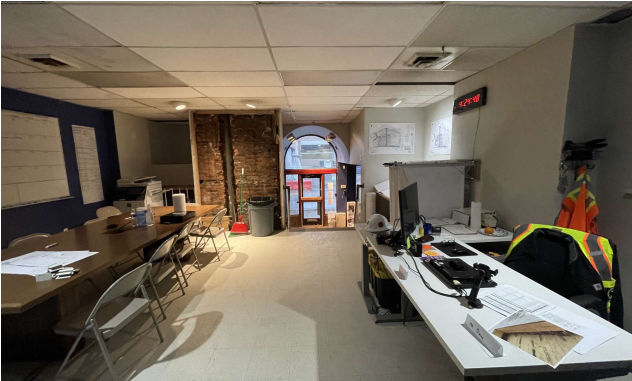
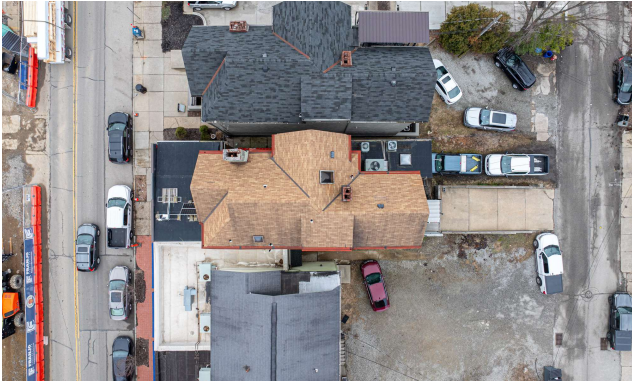
PROPERTY HIGHLIGHTS

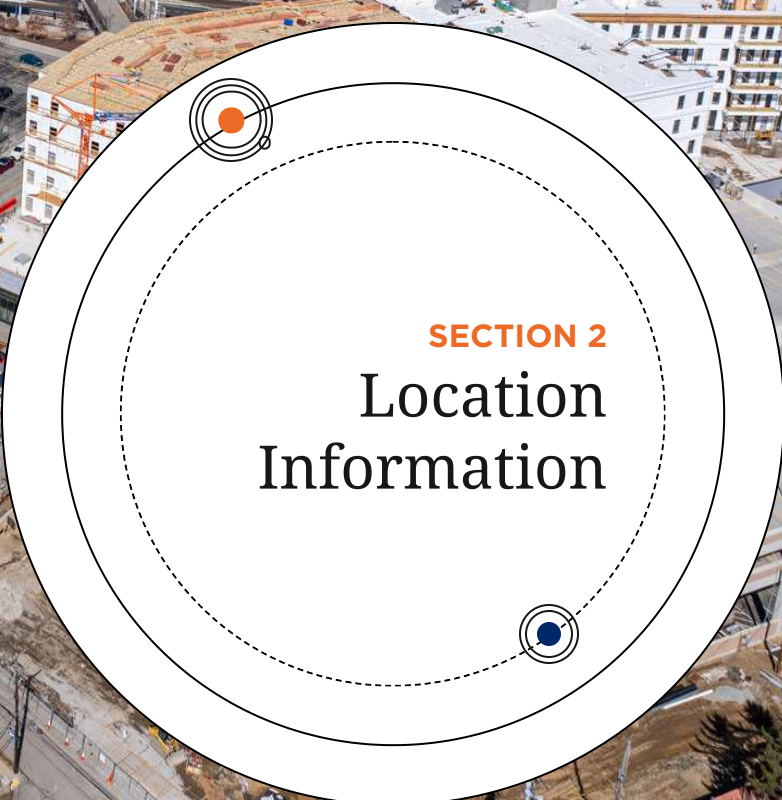
- 1,800 SF retail space in prime Shadyside Location
- 2 off-street parking spaces in the rear
- 900 SF storage garage with walk-in cooler built in
- Located directly across the street from the new Giant Eagle Market District Development which features 231 apartments, 10 retail & restaurant storefronts and a parking garage
- 5,670+ ADT on Shady Ave

AERIAL VIEW - RETAILERS & POINTS OF INTEREST



ADDITIONAL PHOTOS





SECTION 2
Location
Information

RETAILER MAP



Map data ©2025 Google

DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

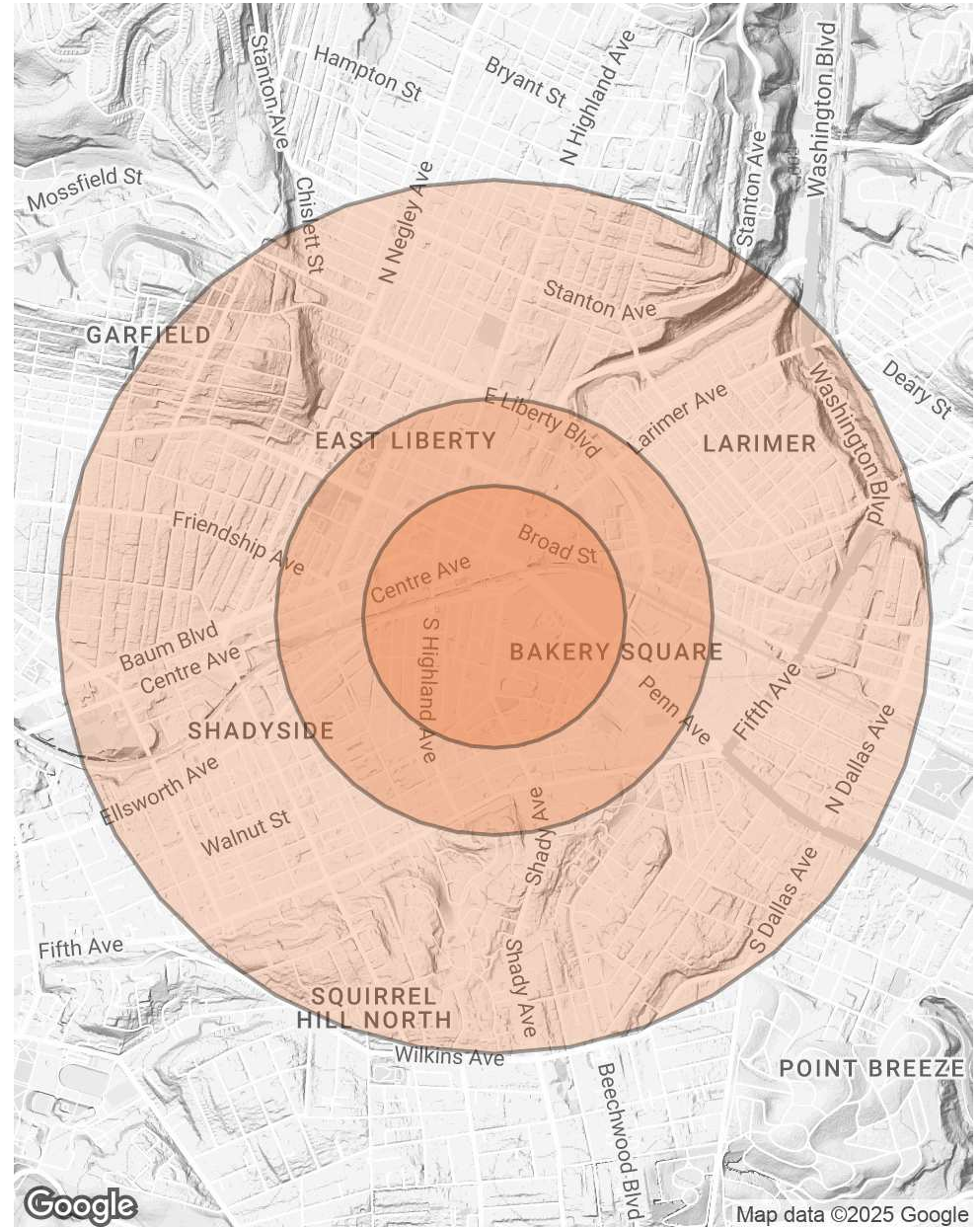
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	3,986	9,810	32,842
AVERAGE AGE	37	37	38
AVERAGE AGE (MALE)	0	0	0
AVERAGE AGE (FEMALE)	0	0	0

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	2,320	5,625	17,188
# OF PERSONS PER HH	1.7	1.7	1.9
AVERAGE HH INCOME	\$107,987	\$100,720	\$106,165
AVERAGE HOUSE VALUE	\$524,245	\$472,930	\$510,046

Demographics data derived from AlphaMap



LOCATION DESCRIPTION



ALLEGHENY COUNTY

Allegheny County is a county in the southwestern part of Pennsylvania (PA). It is the second most populous county in PA following Philadelphia County. Allegheny County was the first in PA to be given a Native American name, being named after the Allegheny River. Allegheny County was created in September of 1788 from parts of Washington and Westmoreland counties and originally extended all the way north to the shores of Lake Erie and became the “Mother County” for most of northwestern PA before the counties current borders were set. The area developed rapidly throughout the 19th century to become the center of steel production in the nation. The county is known for the three major rivers that flow through it, the Allegheny, the Monongahela, and the Ohio Rivers. Allegheny County is home to three National Sports Teams, multiple major top ten companies as well as various colleges and universities. The county consists of 4 cities, 84 boroughs and 42 townships.

SHADYSIDE

Shadyside is a neighborhood in the East End of Pittsburgh, Pennsylvania. It has two zip codes, 15213 and 15323 and is centrally located, close to Oakland, Bloomfield, Squirrel Hill, and East Liberty. Shadyside has three different business districts, Ellsworth Avenue, Walnut Street, and South Highland Avenue. Almost everything in the neighborhood is within walking distance, from boutiques, shops and national retailers, to galleries hip events and distinctive restaurants that are situated along tree-lined streets, historic homes, and beautifully restored Victorian mansions. The Pittsburgh Center for the Arts is in Shadyside, as well as the Summer Jam on Walnut. The neighborhood is also said to have the only street in the country to use wood as a paving material on Roslyn Street.

With a vibrant mix of shopping, dining, and entertainment options, including Walnut Street, Ellsworth Avenue, and Shadyside Hospital, the location is primed for business success. The area’s lively atmosphere, blend of local boutiques, and national retailers create an inviting environment for businesses to thrive and engage with the vibrant community. With its proximity to esteemed cultural institutions and a strong residential base, the location presents a prime opportunity for Retail tenants to establish a prominent presence in this coveted neighborhood.



NEIGHBORING DEVELOPMENT | THE MERIDIAN



THE MERIDIAN

The Meridian, developed by ECHO Realty, is an upcoming mixed-use development poised to become East Pittsburgh's premier destination for shopping, dining, and living. Strategically situated at the bustling intersection of Shady and Penn Avenue, this project is set to invigorate the East Liberty neighborhood with a blend of retail and residential offerings. The Meridian features a 36,000 SF Market District Giant Eagle, 38,000 SF of retail and dining, and 231 modern apartments.

Retail highlights include a new Barnes & Noble, Shake Shack, Sushi Atarashi, and Wushiland Boba. Residents will enjoy amenities like a fitness center, co-working spaces, a pool, and a clubroom.

With direct access to the East Liberty Transit Center, The Meridian is set to become a vibrant live-work-play destination, opening in 2025.



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