

Prime Retail / Office Space in Squirrel Hill

Iconic location: 2242 Murray Avenue

2,635 SF for **Lease** or **Sale**



- High traffic location
- Modern space
- Well known property
- Ample street parking
- High traffic road
- Close to the Parkway and major roadways
- High population density
- Close to all Universities

love your eyes.

schedule your
eye exam:
412.422.5300
eyetique.com

eyetique.



eyetique

squirrel hill

drift
bookah • vintage

eyetique.

SCHEDULE
YOUR
EYE EXAM
TODAY!

With our Malware

Marquis graphic on
the side of the
building- facing
busy Murray Avenue

This prime, highly
visible graphic is a
major asset to this
property



W O N D E R F U L S Q U I R R E L H I L L





Demographics

within three miles:

Avg Household Income

\$91,330

Daytime Population

317,932

Population

197,355

Five minutes from downtown Pittsburgh, Squirrel Hill combines tree lined residential streets, a bustling business district, the famous Manor Theatre, Little's Shoes, the JCC, internationally recognized educational institutions, two large public parks, and much more.

Some of the best shopping, pizza, dining, and activities in Pittsburgh reside in Squirrel Hill



Squirrel Hill: A Unique Destination

Squirrel Hill draws from over ten surrounding neighborhoods and all Pittsburgh universities with over 65,000 students

"Popular neighborhood with an upbeat flavor featuring a variety of ethnic restaurants, taverns, upscale shops and trendy boutiques."



Walk Score: 95

Bike Score: 83

ECONOMY

Pittsburgh has shifted exceptionally well from its century-long steel and electronics industries to high technology, robotics, health care, nuclear engineering, tourism, biomedical technology, finance, education, services, and multiple world-class Universities.

IN GOOD COMPANY
IN PITTSBURGH:



CONSOL ENERGY



Google



facebook



the EAST END of PITTSBURGH

Boosted by strong demographics, the East End has attracted employers and employees within its technology hub, creating a dynamic and vibrant neighborhood and retail scene. Companies such as Google, Philips Respironics, and Duolingo have established local and corporate headquarters in the East End, contributing to an influx of residents over the last decade.

The area is also strongly enhanced by world class nationally ranked universities and hospital systems.



for more information, contact:

David Glickman

President

412.334.7157

david@keystoneadvisors.co

