

OFFERING MEMORANDUM
**Second-Generation
Restaurant Space**

5432 WALNUT ST

Pittsburgh, PA 15232

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

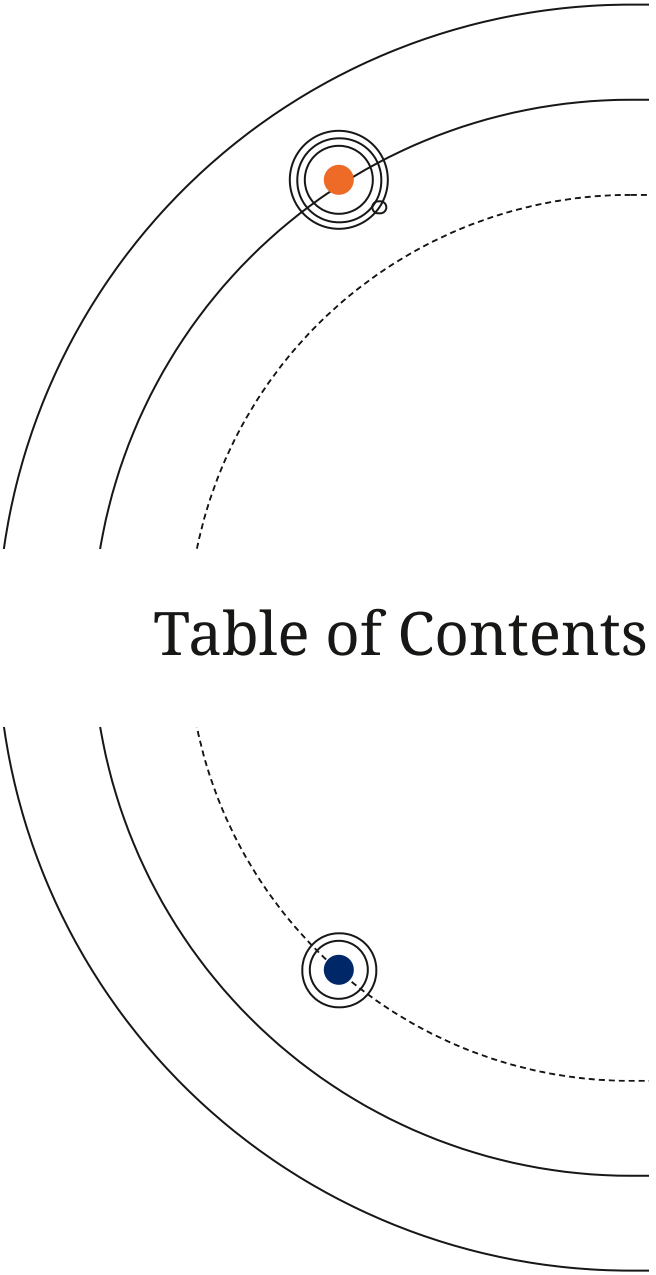


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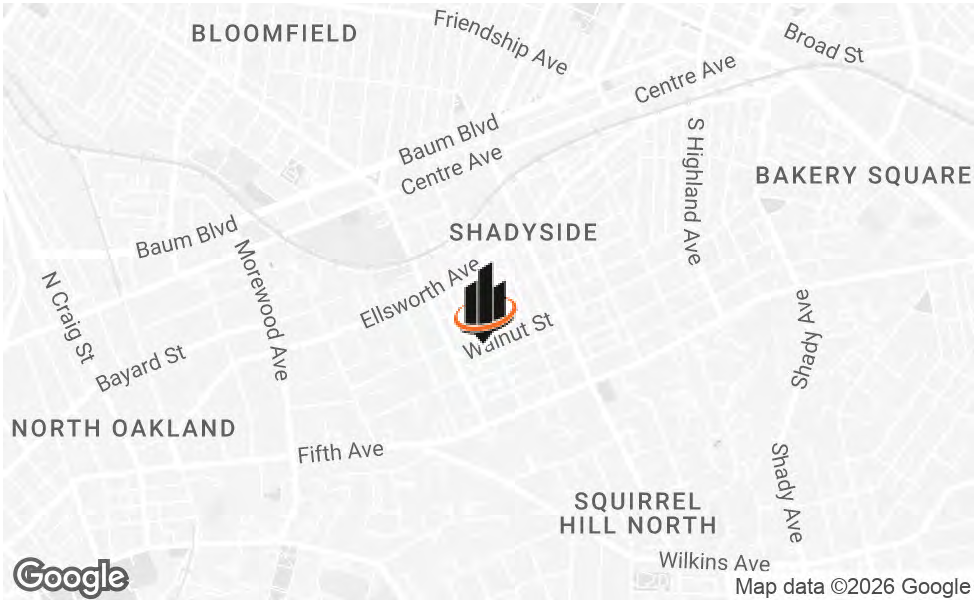
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SECTION 1
Property
Information

EXECUTIVE SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable
BUILDING SIZE:	4,092 SF
AVAILABLE SF:	4,092 SF
ZONING:	LNC
MARKET:	Pittsburgh
SUBMARKET:	Shadyside

PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present 5432 Walnut Street, located in the highly sought-after Shadyside neighborhood of Pittsburgh, for lease. This prime retail opportunity is positioned along Walnut Street, one of Pittsburgh’s premier shopping and dining corridors featuring a strong mix of national retailers, local boutiques, and high-traffic restaurants. The location benefits from exceptional visibility, consistent foot traffic, and a vibrant pedestrian-friendly environment. Surrounded by a dense and affluent residential population, as well as close proximity to major universities and medical institutions, the property provides access to a built-in and diverse customer base.

PROPERTY HIGHLIGHTS

- 3,196 SF Prime Restaurant Space + 896 SF Storage
- 2,303 SF first floor restaurant kitchen, bar and dining, 893 SF additional dining space and restrooms on second floor, 3rd floor storage area is 523 SF, and rear storage is 373 SF
- Second-generation restaurant space featuring a vestibule entrance
- Rare leasing opportunity in one of Pittsburgh’s most sought-after retail corridors
- Dense, affluent residential population in the immediate trade area
- Close proximity to major universities and medical institutions

ADDITIONAL PHOTOS



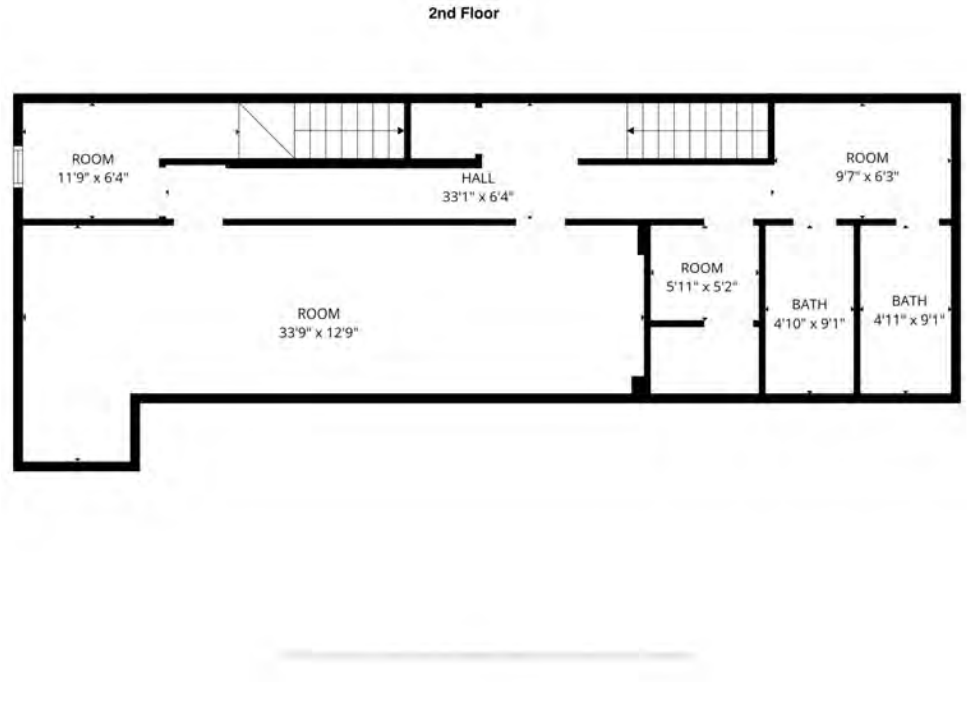
ADDITIONAL PHOTOS



FLOOR PLANS

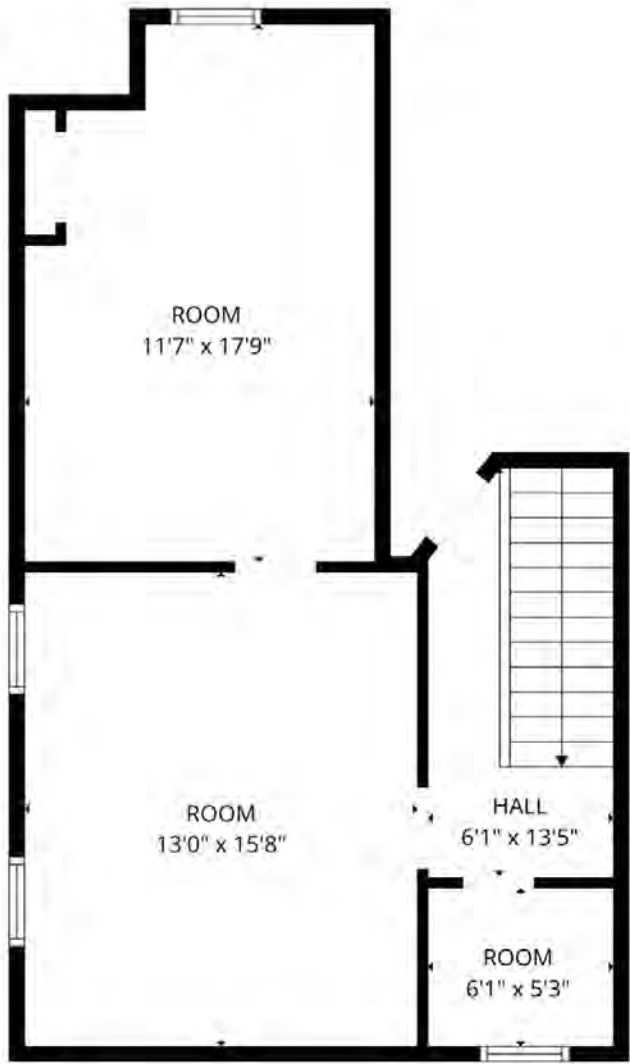


First Floor | Front and Back

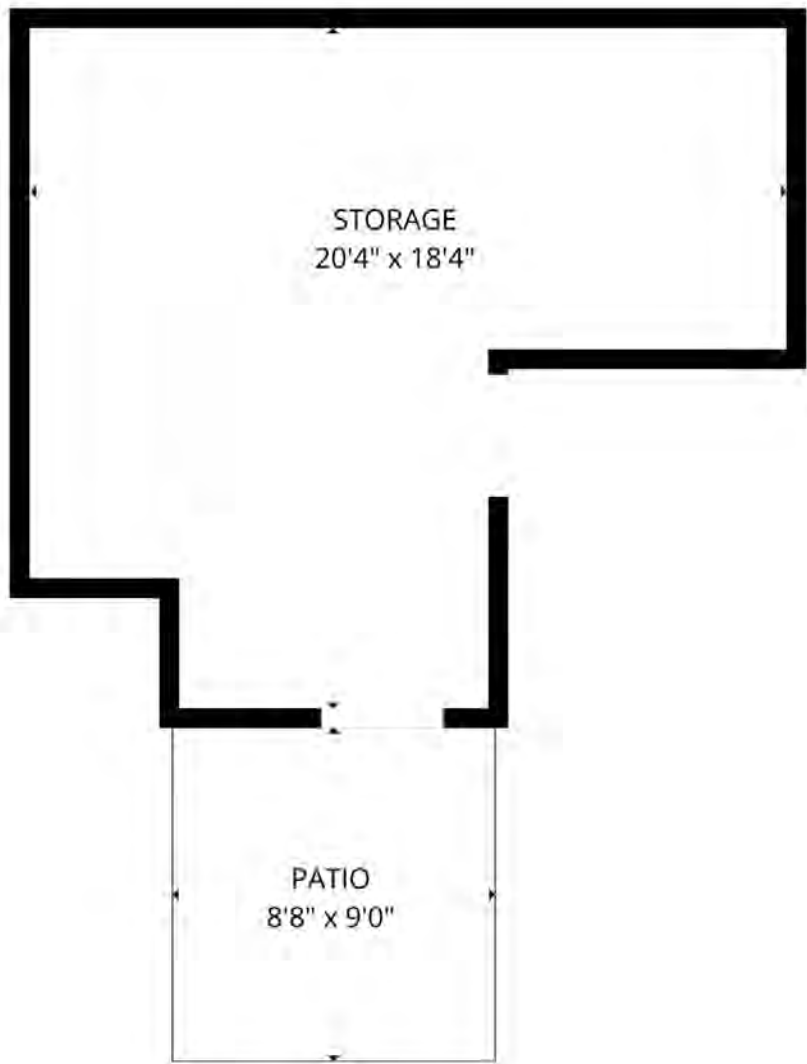


Second Floor

FLOOR PLANS



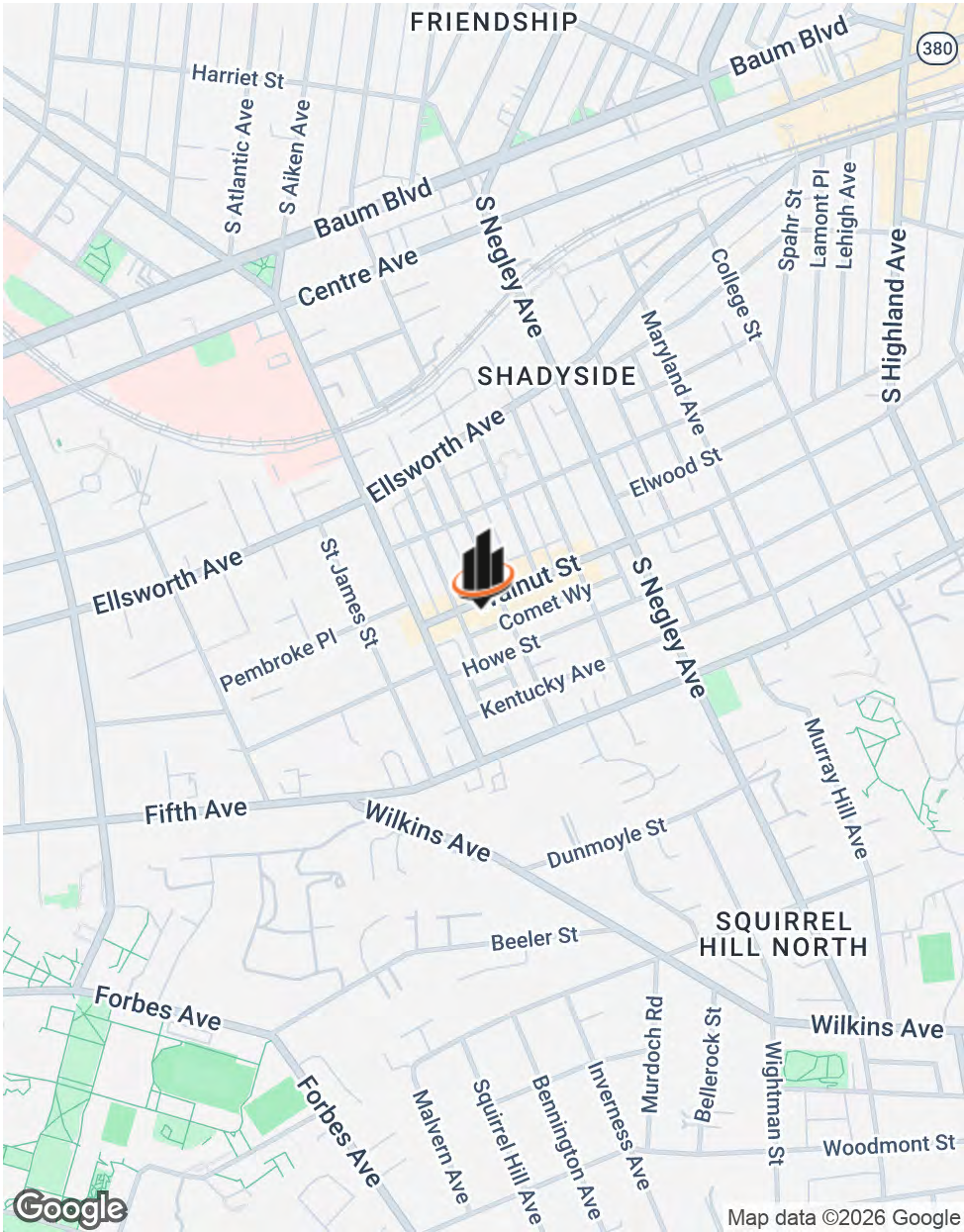
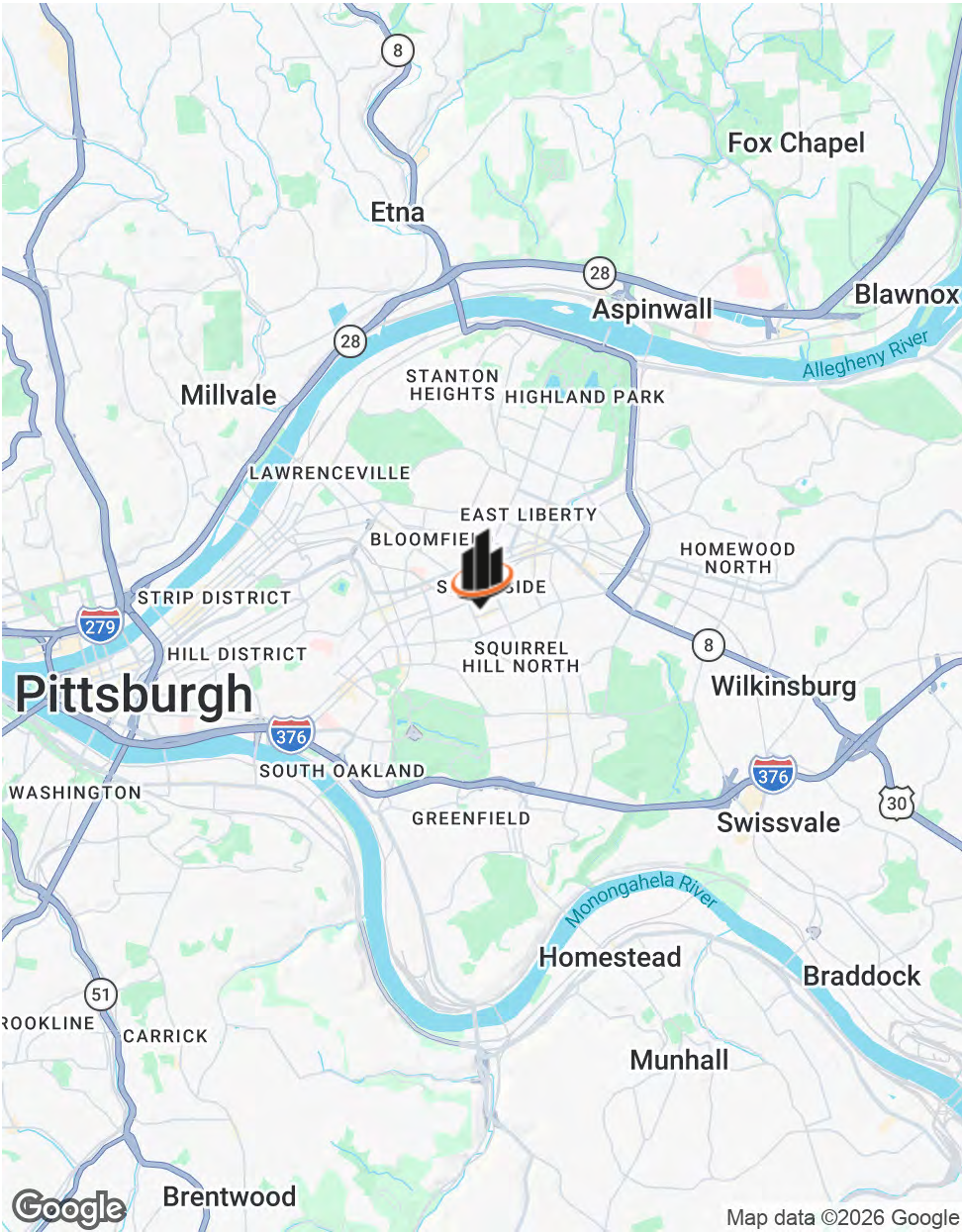
Third Floor



Rear Storage

SECTION 2
Location
Information

LOCATION MAPS



RETAILER MAP



PARCEL MAP



DEMOGRAPHICS MAP & REPORT

POPULATION

1 MILE 2 MILES 3 MILES

TOTAL POPULATION	37,941	111,213	179,408
AVERAGE AGE	30.8	32.9	34.8
AVERAGE AGE (MALE)	30.5	31.6	33.5
AVERAGE AGE (FEMALE)	30.7	33.8	36.0

HOUSEHOLDS & INCOME

1 MILE 2 MILES 3 MILES

TOTAL HOUSEHOLDS	18,026	49,221	82,695
# OF PERSONS PER HH	2.1	2.3	2.2
AVERAGE HH INCOME	\$122,950	\$107,259	\$101,146
AVERAGE HOUSE VALUE	\$524,846	\$391,013	\$323,654

2023 American Community Survey (ACS)



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.

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