

## SQUIRREL HILL PLAZA

**FOR LEASE**

826-830 Hazelwood Avenue  
Pittsburgh PA 15217

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# PROPERTY HIGHLIGHTS

## FEATURES:

- One Story Retail Strip Center within minutes of the Waterfront Development & Parkway East (Route 376)
- Ample free parking available in lot
- Traffic Count: 18,208 vehicles per day
- Current Tenants:
- Jewish Family & Children's Services of Pittsburgh, Brightside Academy (Daycare), To Life! Therapy and Wellness

## TOTAL SIZE OF PLAZA

25,051 +/- SQ FT.

## AVAILABLE SPACE:

### Retail Space:

2,051 square feet

### Lower Level:

1,000, 2,758, 3,038 square feet

## RENTAL RATE:

\$15.00 psf + utilities (retail level)

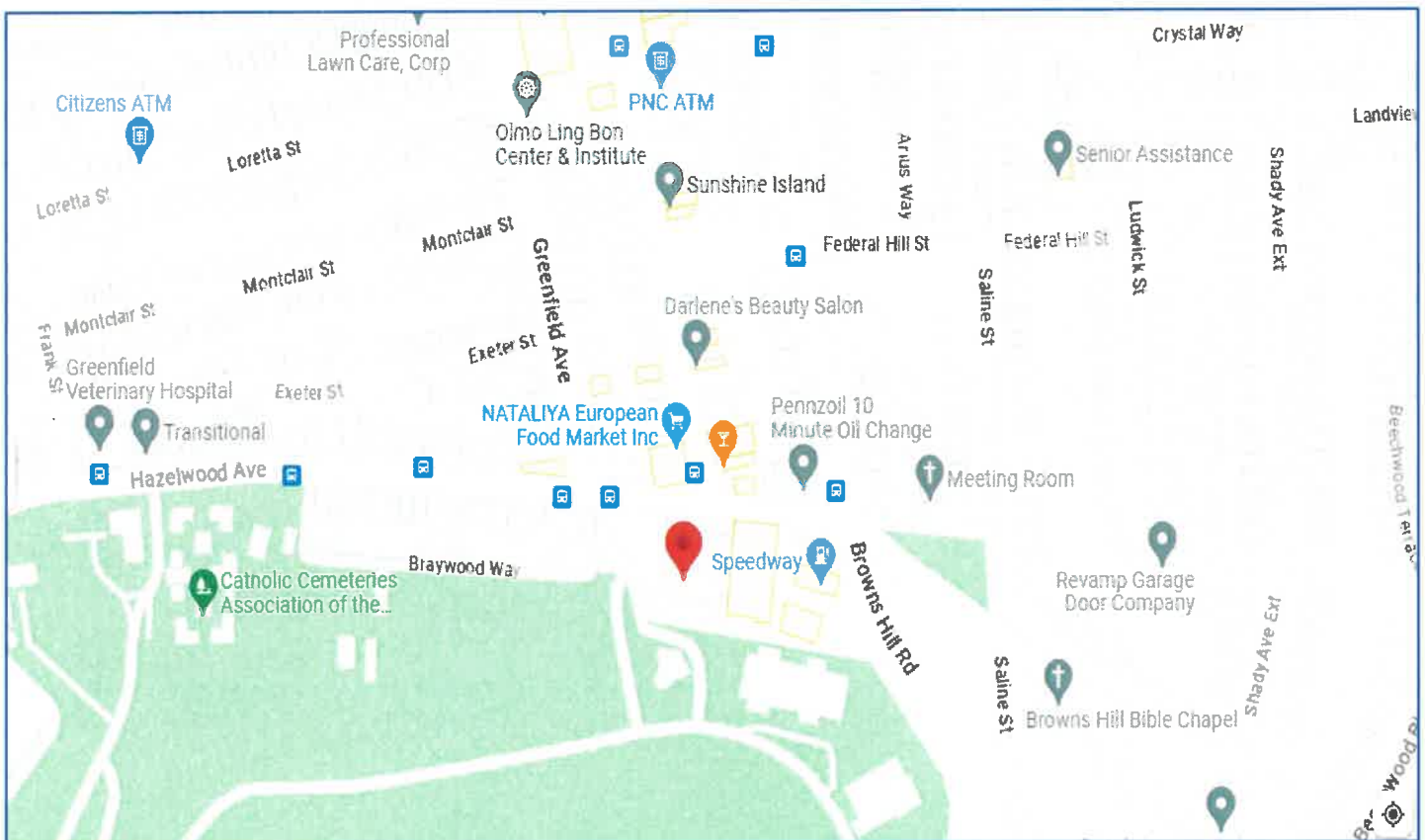
\$7.50 psf + utilities (lower level)



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# LOCATION & DEMOGRAPHICS

DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
2024 Population	18,661	157,013	365,655
Median HH Income	\$69,001	\$53,892	\$55,139



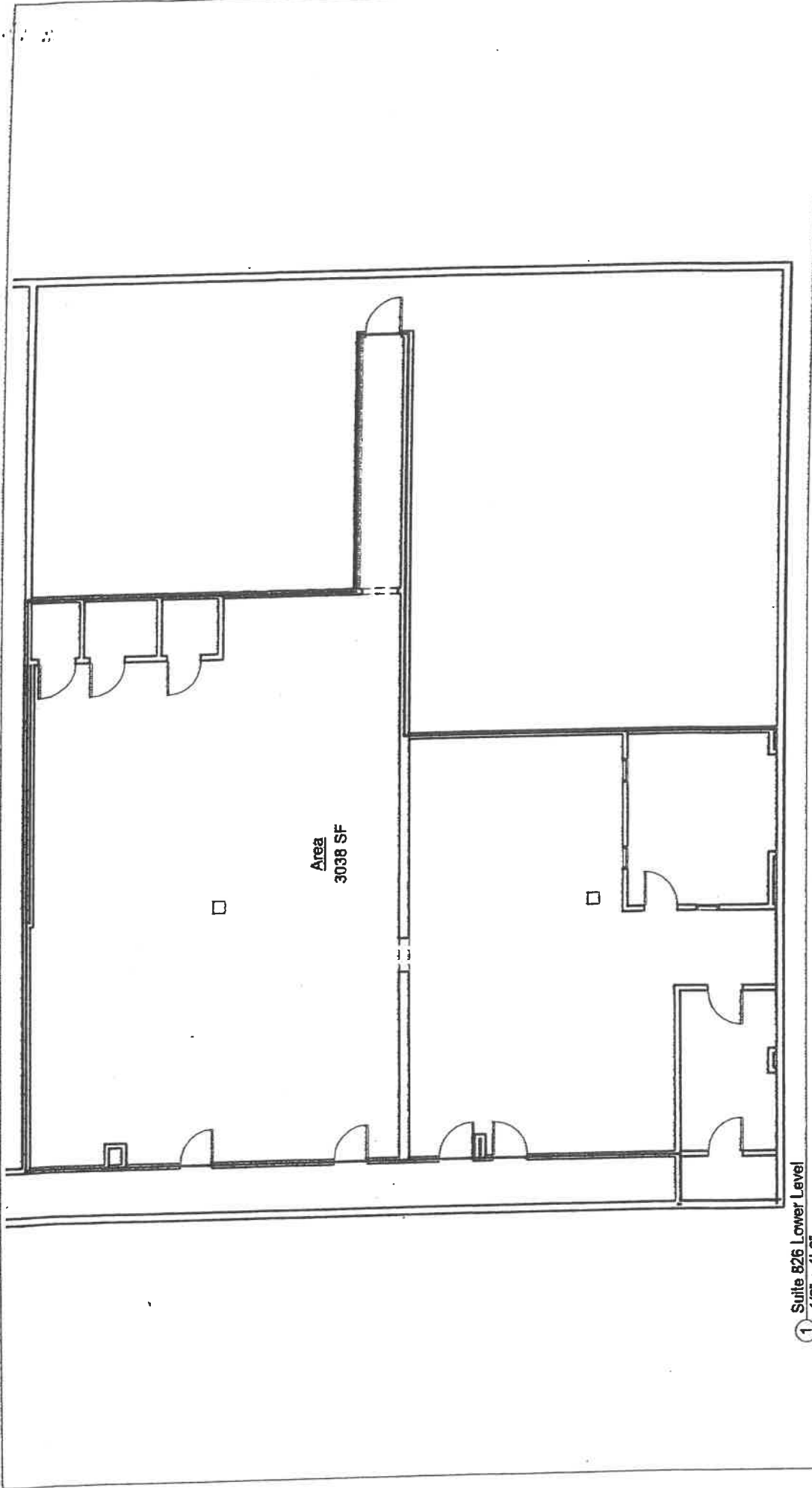
## FORMER PIZZA HUT



Lower Level Spaces







① Suite 826 Lower Level  
1/8" = 1'-0"

312 Providence Dr  
Wexford, PA 15090

*Studio 312*

INTERIORS

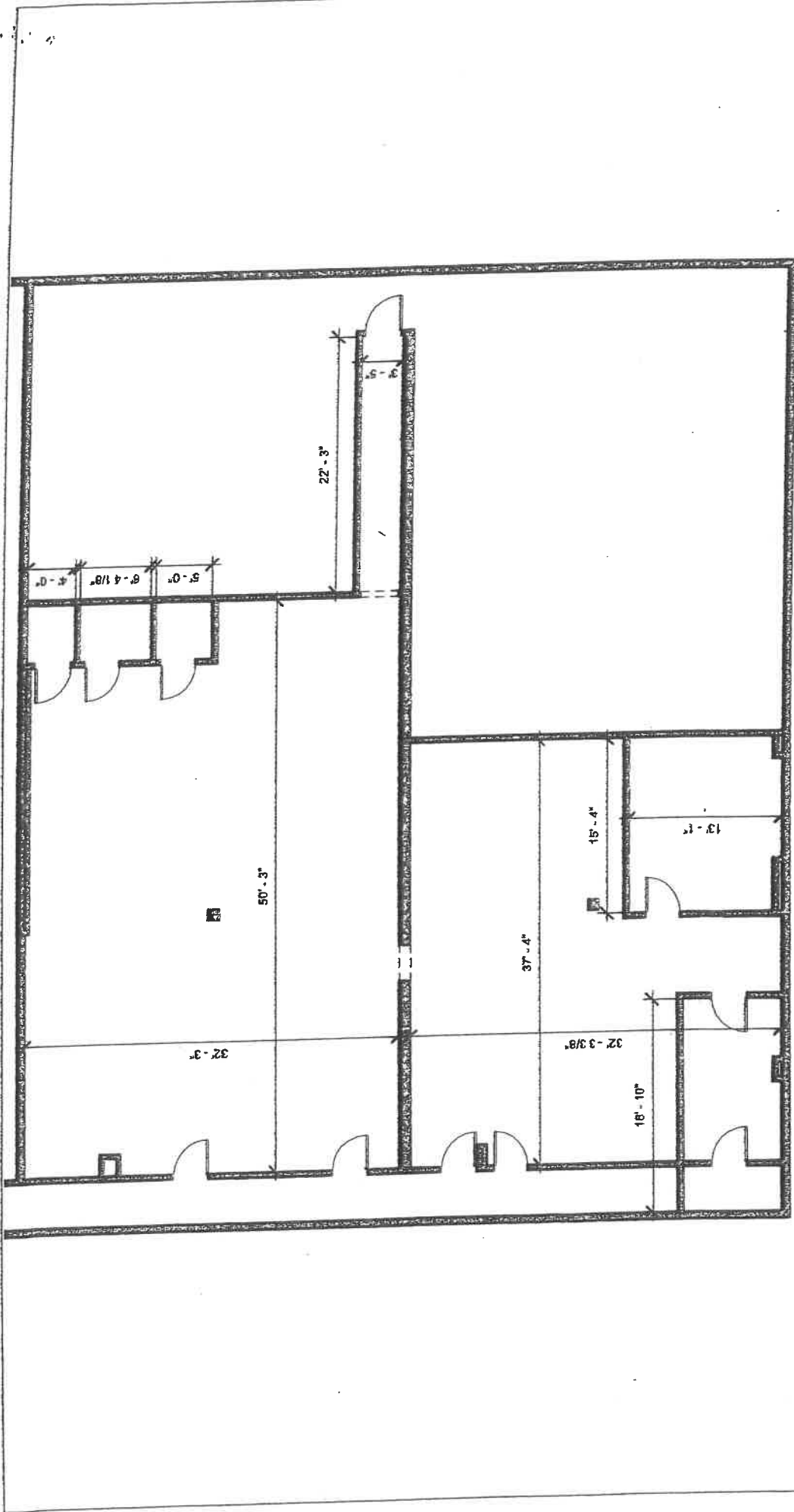
412-889-7738

**Squirrel Hill Plaza**

Hazelwood Ave Pittsburgh PA

**A7**

06/29/2021

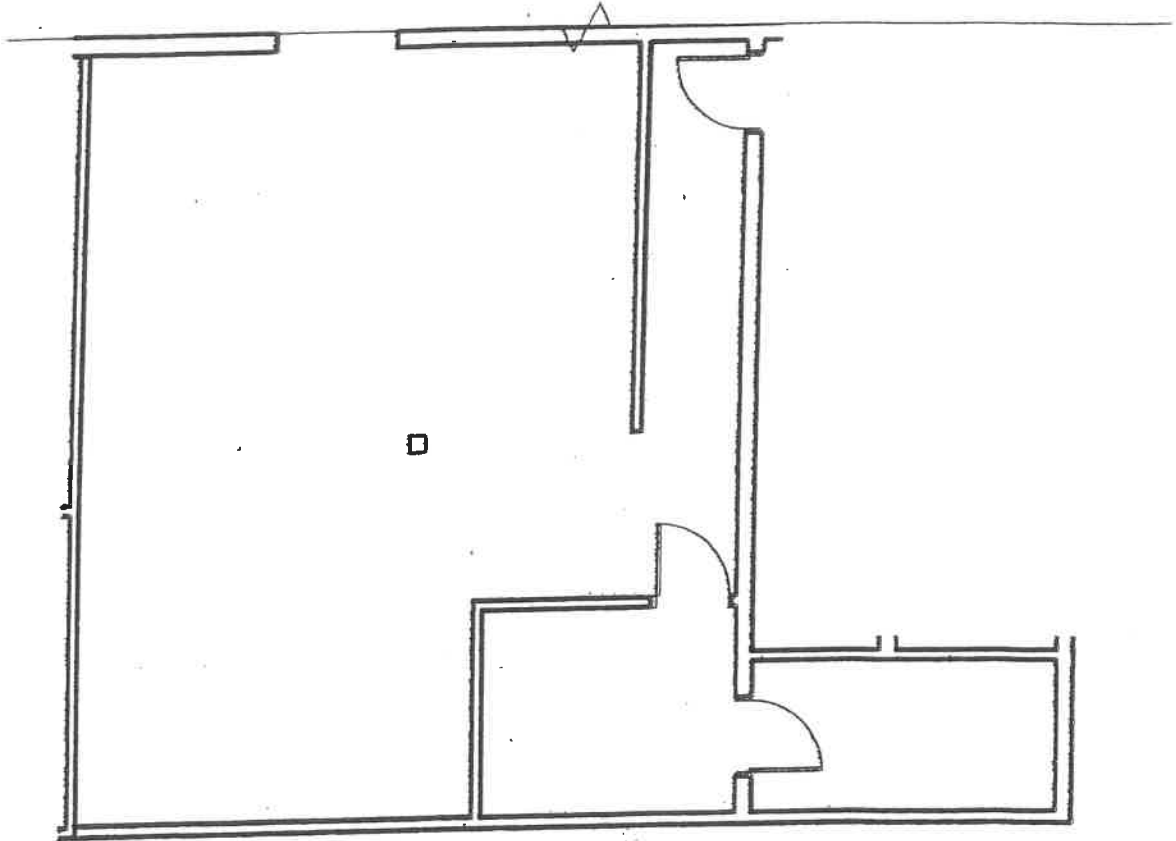


1 Suite 826 Lower Level  
1/8" = 1'-0"

<p><b>Studio 312</b></p> <p>INTERIORS</p>	<p><b>Squirrel Hill Plaza</b></p> <p>Hazelwood Ave Pittsburgh PA</p>	<p>312 Providence Dr Wexford, PA 15090</p> <p>412-889-7738</p>
<p>A5</p>		<p>06/29/2021</p>

EXHIBIT "A"

TOTAL RSF:  
1,000



1 FLOOR PLAN  
1/8" = 1'-0"

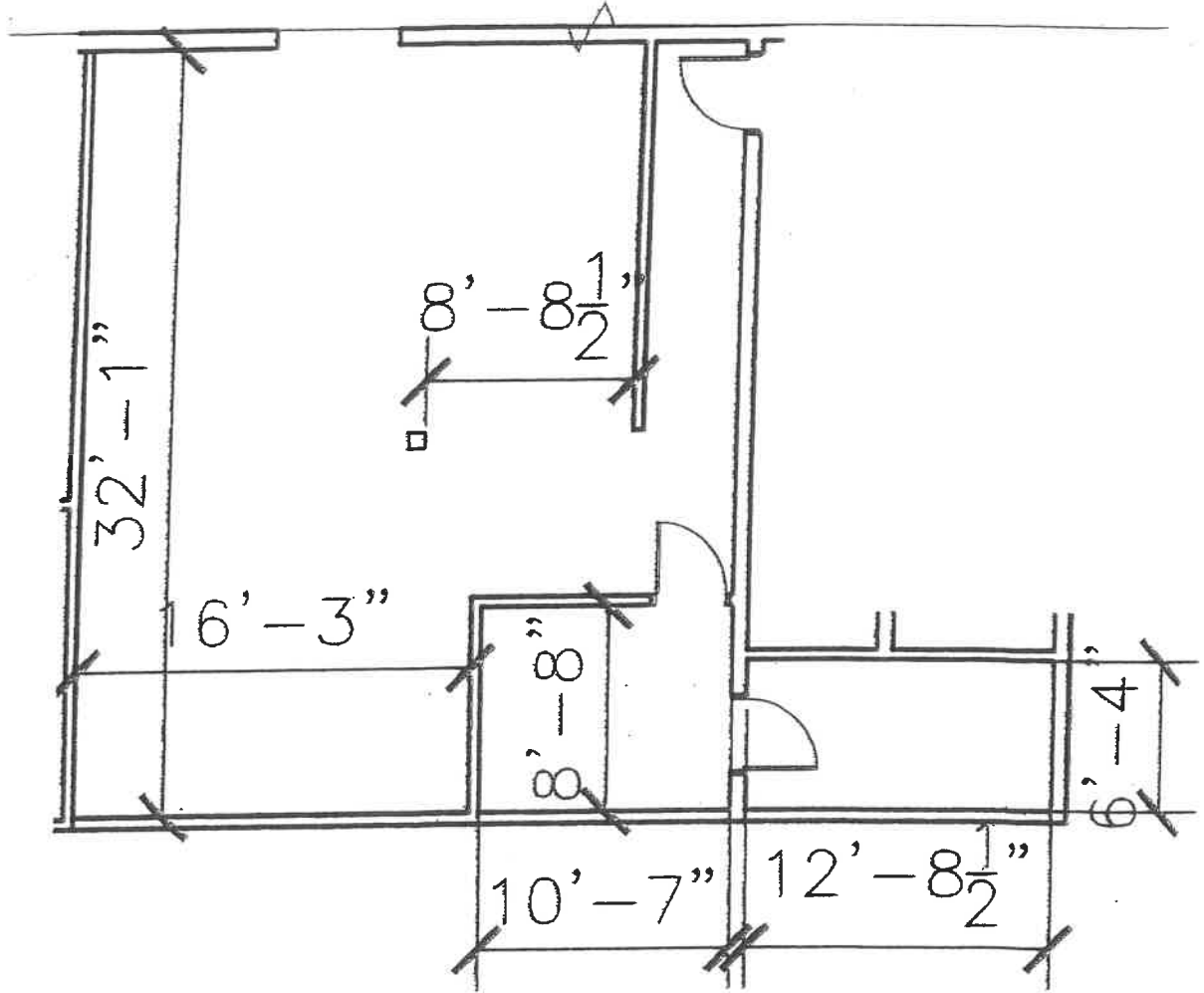


INTERIOR DESIGN FOR  
SQUIRREL HILL PLAZA  
PITTSBURGH, PA 15217

SCALE:  
1/8" = 1'-0"  
DATE:  
09/10-2005

EXHIBIT "A"

TOTAL RSF:  
1,000



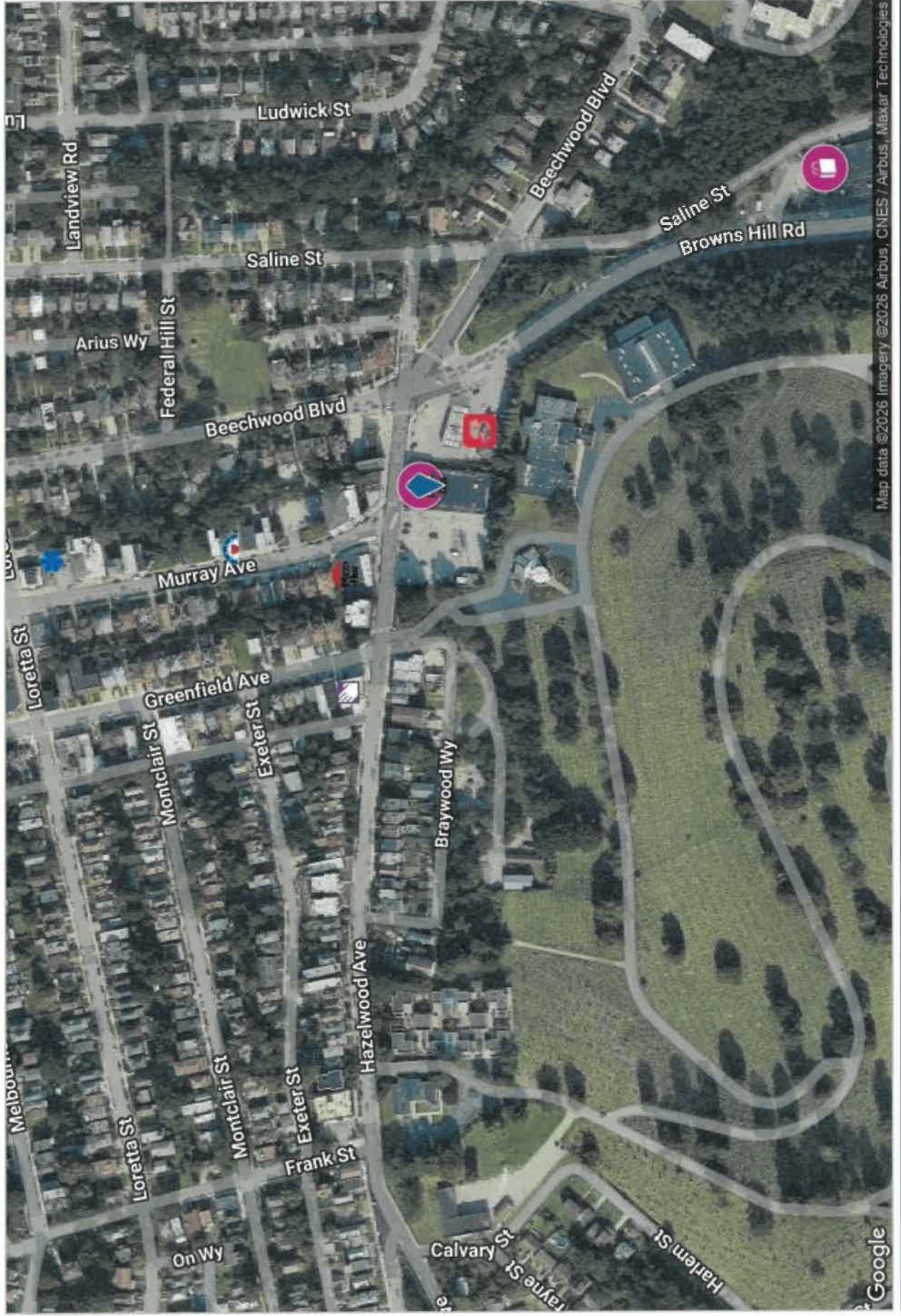
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PRC  
COMMERCIAL

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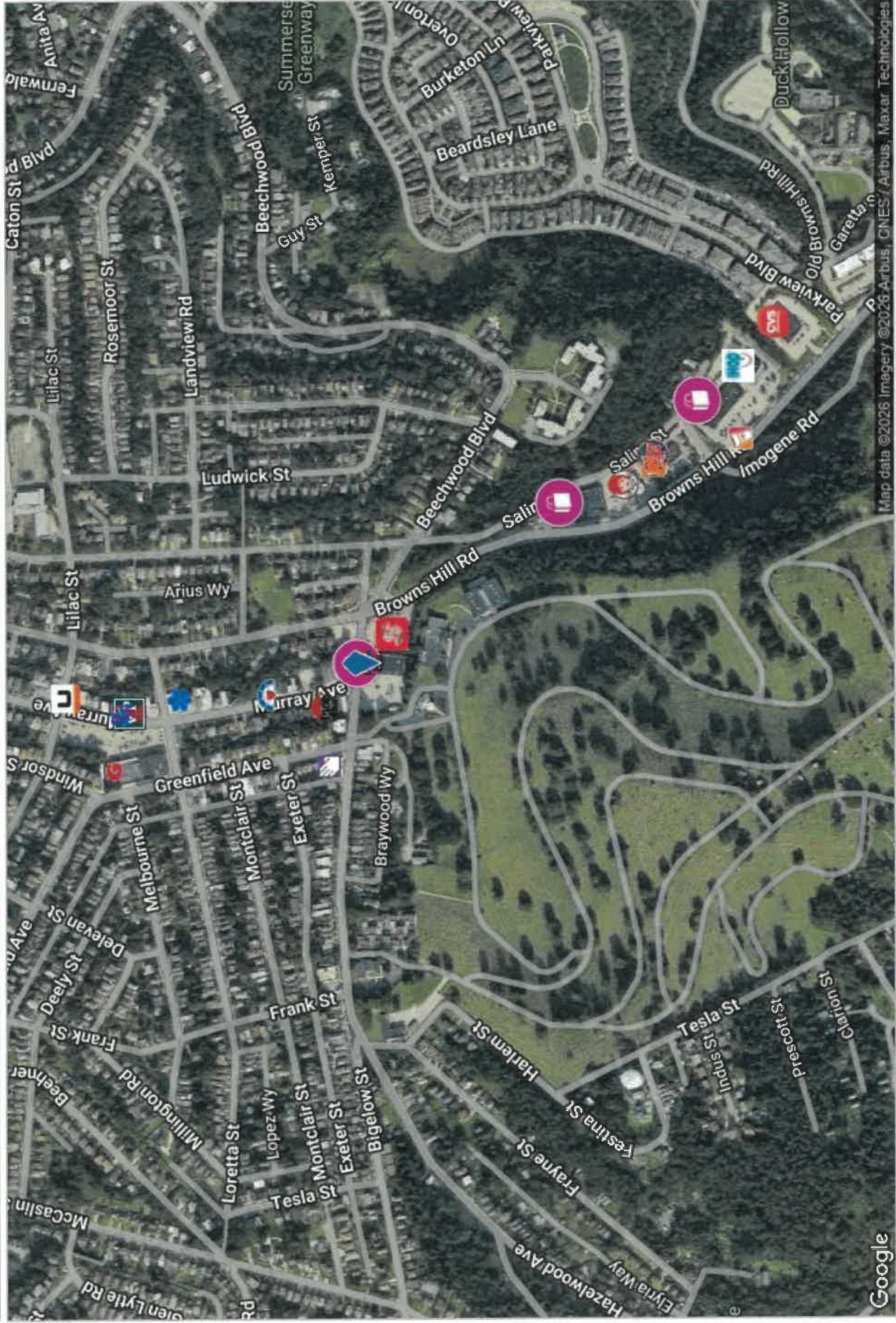


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3/17/26

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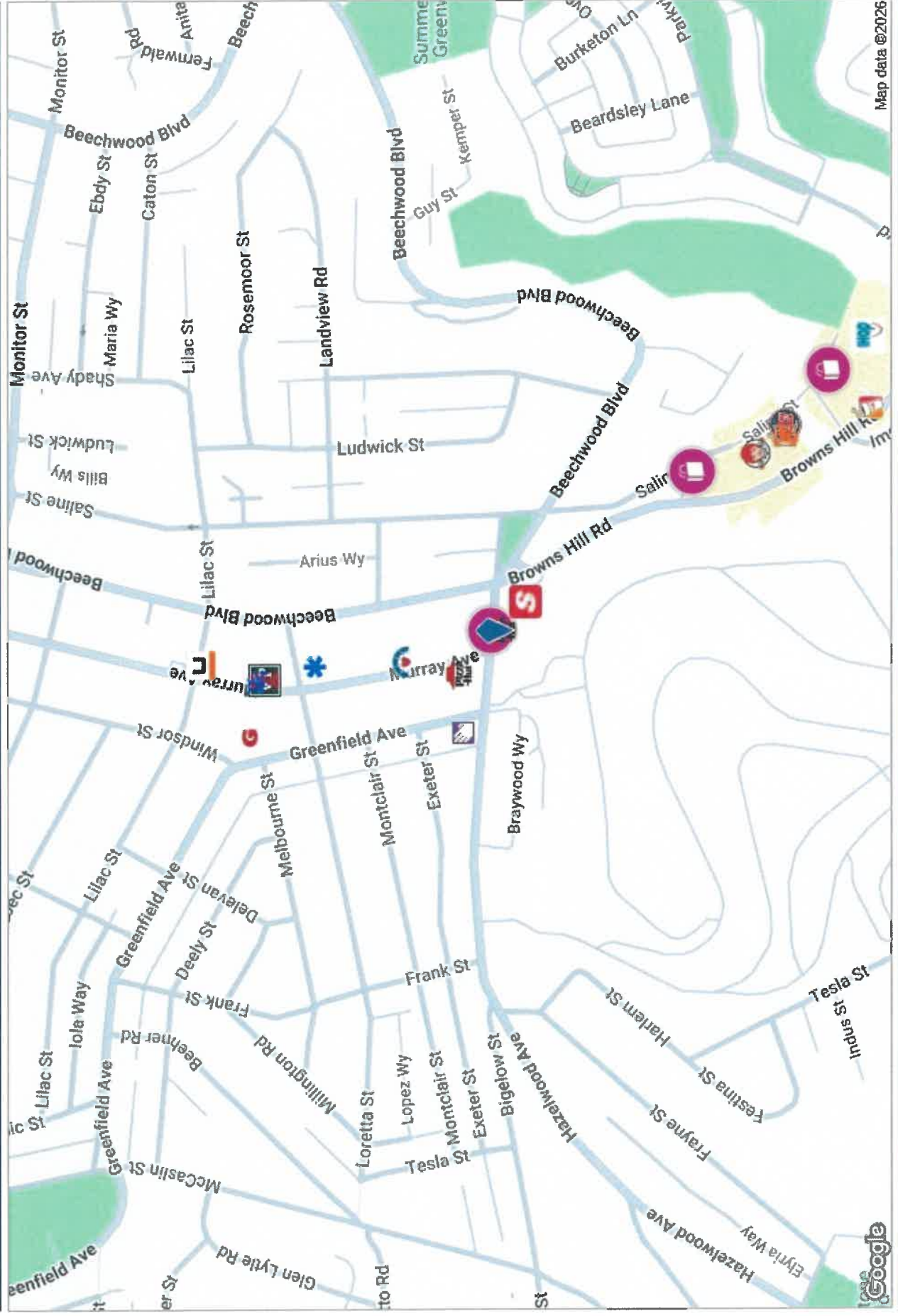
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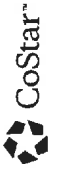


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